

Wintz, Katelynn A

From: Erin and Tyler Stambaugh <houseofstambaugh@gmail.com>
Sent: Wednesday, February 23, 2022 8:21 AM
To: Wintz, Katelynn A
Subject: Summerfield rezoning- not all residents were notified.

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Hi Katelynn,

We are residents in Summerfield in the area closest to the elementary school Academy International on Melbourne Drive. We heard of the plans to rezone the area on Research Pkwy and Dynamic to an apartment complex. We have many concerns about this rezoning and are opposed to it. We are in favor of growth and planning that the neighborhood could benefit from such as commercial zoning but a massive apartment complex brings many concerns. We would also like to mention that our side of the neighborhood was not represented nor do I believe an official notification went out. Is there something that we can do to assist? Can we make sure that Summerfield on the east side of Lexington homeowners are notified of this proposed plan so their voices are heard as well?

Thank you kindly for your time and assistance.

Erin and Tyler Stambaugh
9430 Melbourne Dr
Colorado Springs, CO 80920

Wintz, Katelynn A

From: Amanda Martin <amandakate.martin@gmail.com>
Sent: Thursday, February 17, 2022 2:29 PM
To: Wintz, Katelynn A
Subject: Re: Allaso Briargate Rezoning and Concept Plan Application - Staff updates

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Good afternoon Ms. Wintz,

I wanted to follow up after participating in the neighborhood meeting earlier this month. It did not appear the neighbors were being heard, especially on the issue of traffic on Dynamic Dr. The numbers quoted in the meeting are absolutely not what I see on a day to day basis. I actually live on Dynamic Dr., my address is 2850 Dynamic. I want to encourage you to come and see the congestion we encounter daily already, especially before and after middle school. At 7:50 AM and 3:00 PM for instance, there are a large number of cars and children all throughout the Dynamic Dr. area. It really does not seem realistic to safely add 300 additional units and their cars. For example, if I lived in the proposed new development and wanted to go to the grocery store, the most logical route would be East on Dynamic and the South on Lexington. Directly past Mountain Ridge Middle School and all the local kids walking to and from school. This adds a lot of additional traffic to an area already full of children. If when leaving the apartments residents could only turn left on Dynamic toward Chapel Hills Drive it would avoid in large part the safety issues that we foresee.

This stretch of Dynamic Drive is also used by the community for sports. There are often soccer practices at Lulu Pollard Park, T-ball games at the MRMS softball field, and flag-football tournaments on the MRMS football field. Sometimes all at the same time. All the attendees park along Dynamic in both directions, which causes single tracking. It is concerning again to be doubling the number of cars in our neighborhood. My child crosses Lexington on Dynamic every day, and I really do hope that the city will consider the traffic issues of this rezoning.

Kindly,
Amanda Martin

On Wed, Feb 2, 2022 at 5:19 PM Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hi –

Thank you for your comments and interest in the proposed applications for the Allaso Briargate project (City File Numbers CPC ZC 22-00008 and CPC CP 22-00009). You can review all current project documents online [at this link](#) and use the file numbers provided above.

Your comments will be forwarded to the applicant for their review and they will be required to provide a written response if the project moves forward. A neighborhood meeting is scheduled for this project tomorrow **February 3rd**, and I invite you to attend if you are able as this will be a great opportunity to participate and voice your concerns directly to the applicants.

The virtual meeting information is also provided below for your convenience.

FEBRUARY 3, 2022

from 6:00 – 8:00 PM

Virtual Neighborhood Meeting

Please let me know if you have any other questions or concerns at this time.

I look forward to working with you and your neighborhood as City staff evaluates this applicants request.

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

+ 1-720-617-3426

Thank you and stay warm!

Conference ID: 140 267 928 #

Kate

Join Online: <https://rb.gy/fmnlgl>



Katelynn Wintz, AICP (she/her)

Planning Supervisor, North Team

Phone: (719) 385-5192

Email: katelynn.wintz@coloradosprings.gov

Land Use Review Division

City of Colorado Springs

30 S Nevada Avenue, Suite
701

Colorado Springs, CO 80903

Wintz, Katelynn A

From: alncarolyoung@comcast.net
Sent: Wednesday, February 16, 2022 9:10 AM
To: Wintz, Katelynn A
Subject: RE: Allaso Briargate Rezoning and Concept Plan Application - Staff updates

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Ms Wintz,

Could you provide an update as to the status of the subject application?

Thanks.

//SIGNED//

Alexander and Carol Young
2605 Helmsdale Dr., COS, CO 80920

From: alncarolyoung@comcast.net <alncarolyoung@comcast.net>
Sent: Wednesday, February 9, 2022 11:09 AM
To: 'Wintz, Katelynn A' <Katelynn.Wintz@coloradosprings.gov>
Subject: RE: Allaso Briargate Rezoning and Concept Plan Application - Staff updates

Ms. Wintz,

We were unable to attend the 3 February neighborhood meeting.

We checked the associated file numbers CPC ZC 22-0008 and CPC CP 22-00009 online, but did not find updates as to the current standing of the proposal.

Could you provide the outcome of the meeting, and if a decision was made?

Thank you.

//SIGNED//

Alexander and Carol Young
2605 Helmsdale Dr., COS, CO 80920

From: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Sent: Wednesday, February 2, 2022 5:19 PM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: Allaso Briargate Rezoning and Concept Plan Application - Staff updates

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Kate



Katelynn Wintz, AICP (she/her)

Planning Supervisor, North Team

Phone: (719) 385-5192

Email: katelynn.wintz@coloradosprings.gov

Land Use Review Division

City of Colorado Springs

30 S Nevada Avenue, Suite

701

Colorado Springs, CO 80903

Wintz, Katelynn A

From: Bill and Teresa Colon <BColon3975@msn.com>
Sent: Thursday, February 10, 2022 12:01 PM
To: Wintz, Katelynn A
Subject: CPC ZC 22-0008 follow up

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Good morning Katelynn,
Just a short note to express our thanks for how you conducted last week's virtual neighborhood meeting. We were impressed by your knowledge, maturity, and confidence in facilitating the meeting, one obviously filled with many passionate positions.
Keep up the good work...
Sincerely,
Bill and Teresa Colon

Sent from [Mail](#) for Windows

Wintz, Katelynn A

From: Adam <adamh592004@yahoo.com>
Sent: Wednesday, February 9, 2022 3:21 PM
To: Wintz, Katelynn A
Cc: Michaela Jurcikova; Adam Hurst
Subject: Re: Allaso Briargate Rezoning and Concept Plan Application - Staff updates- request for discussion and traffic study(follow up to phone discussion 2/9)

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Katelynn,

Thank you for taking time with me today to address concerns as well as process of steps this moves through for project.

As discussed I wanted to send a follow up to our discussion highlighting some of the points we discussed that may not have been considered in traffic study and hopefully that can be considered by the city council to either stop project or adjust it appropriately.

Key points from our discussion:

1) despite a national traffic study performed the study does not address functionally the most common routes residents will take when primarily going to grocery stores (Safeway and king soopers) and drug stores (Walgreens) that are north of the development.

2) when traveling north both egress "A" and "B" will drive majority if not all of the traffics up Dynamic or through the Summerfield neighborhood roads for shortest direct trips to and from grocery stores and errands north of Chapel Hill Road.

2) if leaving entrance/exit A you have to go south to a turn around in the traffic report. This is not only inconvenient but dangerous. To make turnaround you would have to cross several lanes on Research road with traffic coming down hill in reearch. It won't be easy. I can honestly say when driving north I have never exited on research south in 5 years. So the other option would be leaving entrance B. This requires a left on Dynamic, a right on Chapel Hills, a right on Briargate Blvd and 2 traffic lights to get to king soopers when the easiest way is for all cars going straight up Dynamic to get to Briargate eluding multiple turns and lights. Or a back road trip from dynamic to Summerfield to Lexington.

I promise you I am speaking from functionality, practicality, and easiest to and from to grocery/other stores north. This will make Dynamic severely trafficked and dangerous cut through.

This truly needs to be looked at as the data provided in traffic report does not align with laziness of average person looking to get from point A to B faster.

It's one thing to build the residential units but it's another to not be realistic about a small residential road (Dynamic) that will become a major byway ifall Alasso residents (potentially 600+ new cars) that will be added to Summmerfield residential roads. Primarily Dynamic and Summerfield roads.

If this project moves forward. What changes could be made to not have these roads be utilized by Alasso residents? Or could a "no right hand turn" sign be added to entrance/exit B to avoid cars utilizing this road and going the "expected" means of dynamic/to chapel hills road/to Briargate that the traffic study is claiming will occur?

I believe people of Summerfield should be able to convey the realities of where traffic issues and potential dangers will occur to council and Titan before these traffic studies are used as fact and we must deal with realities after Alasso is built.

My # is 843-425-3236 should you require any clarification on what discussed or I tried to sum up above.

V/R

Adam Hurst
Adamh592004@yahoo.com

On Feb 4, 2022, at 10:50 AM, Adam <adamh592004@yahoo.com> wrote:

Ms. Wintz,

I was wondering if you could assist with a request. First off I appreciate you facilitating meeting yesterday. I understand it's not an easy position. I still left with many unanswered questions that I would like to schedule a time to discuss on the phone next week. I can leave a voicemail too. as you mentioned multiple times you will make time to talk. I appreciate that.

One of items I want to discuss is what do we as residents have to provide to where someone leaves the land zoned as business as it is? Is there anything objective? Or is it all subjective by the board to proceed or stop this from occurring? Do we have any true say or are all these meetings just a box check that were held and minutes reviewed/ "considered" before the board doing what they want to do. If it ...please spare all of us the free time. Please answer that question. Votes and other items were discussed often in chat but always ignored for discussion when noting info in chat.

Another item. Can the City or Titan issue a vote on if residents prefer business zoning or residential? It sounded to me unless folks were shy that this is 100%-0% against residential as proposed. This would show the city truly cared to hear our voices along with using data/metrics to assist in decision. Please let me know that and we can discuss too.

In addition...I wanted to give Titan the benefit of doubt in sharing their project plans. But you could see through them in how they responded to questions or inserted information about what a big favor they were doing all residents by putting this project up verse business buildings.

What disgusted me about Titans approach was their narrative that they were doing all of us a favor by building these residences as it could be worse with business buildings....or worse with "medical centers that treat Covid." Using COVID to attempt to fear people on the phone showed how low the Titan folks will go. They lost all credibility that they give a care about us. IF they cared they would send out a survey with questions on if business or residential was preferred, and if a risk to a medical center even bothered us. Dropping it in convos on our town hall Teams meeting was disgusting salesmanship. Also if they are going to use COVID to fear folks they could have also noted that they are bringing 300-1000 additional people to our community that could have COVID to live year round and increase exposure. But no...they only slyly dropped it into their responses about possibly a medical center that could treat COVID. That was extremely low on their business pitch.

At the end of the day is a vote or survey even possible? Because then you get real input verse skewed studies that can be utilized to back the decision to build what it appears the town wants as they are considering the rezoning.

Lastly before we talk can you please send me the traffic study that was so highly touted in the 2/3 meeting as fact in the meeting of only 4 cars hour during peak times? There is so much to this I would love to review. Titan and the city stood on this report and it is obvious it will most likely be used to support decision to go forward.

If this project goes forward I will sit out there with a camera often to discredit these studies for all future Titan projects. Also I don't even know what peak hours are....but evening and weekend when I walk with my dog, 2 kids on bikes are my "peak hours". Dynamic is already VERY dangerous without an additional 450 cars. Unless you had a way to prevent them from going right out of development your study is a sham. If any additional injuries or accidents occur I would think the town or the company who conducted that study/with Titan would be liable. If anyone wanted to conduct a valid study it would include data of residents and which streets are utilized and how often. What was displayed yesterday was a "we did a study, here are the facts, deal with it, all 175 families on this call are wrong about what you are claiming"

I support growth of residences in the CO springs area in the appropriate areas. But not here. It is all residential homes and no condos within the square of Lexington Street, Research Parkway, Briargate parkway and Chapel hills road. This is not right to squeeze his in.

This will completely change the dynamic of why just about everyone in Briargate moved to Summerfield and purchased homes. Please seek other alternatives or request they build houses using 1/4 to 1/3 lots like the rest of community here.

I look forward to our discussion. Please provide times when you are free. In the meantime I will await the traffic study to review in advance.

My #is843-425-3236

V/R
Adam Hurst
8930 Edgefield Drive
Colorado Springs CO 80920

Sent from my iPhone

On Feb 2, 2022, at 5:19 PM, Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hi –

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FEBRUARY 3, 2022

from 6:00 – 8:00 PM

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+ 1-720-617-3426

Conference ID: 140 267 928 #

Join Online: <https://rb.gy/fmnlgl>

you are able as this will be a great opportunity to participate and voice your concerns directly to the applicants.

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Please let me know if you have any other questions or concerns at this time.

I look forward to working with you and your neighborhood as City staff evaluates this applicants request.

Thank you and stay warm!

Kate



Katelynn Wintz, AICP (she/her)

Planning Supervisor, North Team

Phone: (719) 385-5192

Email: katelynn.wintz@coloradosprings.gov

Land Use Review Division

City of Colorado Springs

30 S Nevada Avenue, Suite

701

Colorado Springs, CO 80903

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Sent: Wednesday, February 9, 2022 11:09 AM
To: Wintz, Katelynn A
Subject: RE: Allaso Briargate Rezoning and Concept Plan Application - Staff updates

Conference ID: 140 267 928 #

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Could you provide the outcome of the meeting, and if a decision was made?

Thank you.

//SIGNED//

Alexander and Carol Young
2605 Helmsdale Dr., COS, CO 80920

From: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Sent: Wednesday, February 2, 2022 5:19 PM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: Allaso Briargate Rezoning and Concept Plan Application - Staff updates

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I look forward to working with you and your neighborhood as City staff evaluates this applicants request.
Thank you and stay warm!
Kate



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

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

Wintz, Katelynn A

From: Steve Brower <as.brower@icloud.com>
Sent: Monday, February 7, 2022 12:36 PM
To: Wintz, Katelynn A
Cc: Helms, Randy
Subject: Allaso development # CPC ZC 22-00008 and CPC 22-00009

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

via email at Katelynn.Wintz@coloradosprings.gov

Dear Ms Wintz:

We are writing to you as a follow-up to the video meeting regarding to the Allaso development proposal, file numbers CPC ZC 22-00008, CPC 22-00009 on 3/2/22. We thank you for hosting the meeting and bringing significant information to us. That meeting generated additional thoughts which we would like to share. They are organized as facts and observations, questions and a concluding comment.

Facts and observations.

Briargate and Summerfield divisions are clearly successful developments and have resulted in wonderful, safe family communities. This is due in no small part to the Master Plan and attendant zoning.

No current homeowner, tax payer and voter in the Summerfield division purchased their home with adjunct multi-family zoning in effect. This is a major change.

You stated that the original Master Plan is no longer in force due to the maturity of the development. Nevertheless, it appears obvious that changes to the zoning at this point should be in concert with the spirit and intent of the original, successful Master Plan. Changes should benefit the community, not exploit it.

The meeting presented no assessment of community benefits from this project nor did it indicate that the project was the best alternative for the citizens of Colorado Springs. There may be a nation wide housing shortage, we may have a housing shortage in Colorado Springs. However, we also heard in the meeting from local real estate professionals that there are needs for entry level homes and age 55 plus units. The developers replied that these would not generated the revenue they desired.

During the meeting you stated that the evaluation criteria did not include views or impacts to the quality of the neighbor environment or financial impact to existing homes. This is hard to believe as quality of life and mountains views are major assets of the the city. Nevertheless, this puts the residents in the position of assessing the proposed project solely on the project's factors. As such, the credibility of the developer becomes the focus of the discussion.

Despite assertions of affinity for Colorado Springs, the simple truth is that the developers do not live in Colorado Springs or the Summerfield neighbor. They will not be affected by any negative impacts of this project. It is disingenuous to claim otherwise.

The developers claim that this is a high end luxury apartment unit. Yet the estimated rental prices are below market, as indicated by market information provided by local real estate professionals. Under questioning the developers admitted the pricing would be based on the market at the time. This is not a business strategy to segregate the market into a higher end segment. By inference, occupancy rates are a higher priority than quality. This claim is disingenuous.

Comparing this project to their developments in Denver and other cities is not comparable. The Denver locations are in existing high density population areas. If they have not presented any negative impacts to the local population it does not follow that there will not be significant impacts to an existing safe, quiet family community. This reasoning is disingenuous.

Under questioning, the developers acknowledged that at the previous community meeting they provided incorrect information on current zoning and obfuscated their property ownership status. This is disingenuous.

During the meeting, the developers compared their project to the extreme end of the current commercial zoning category. It is highly unlikely that an industrial heavy manufacturing facility would be constructed on the land or that it would make it through the city approval process. In fact retail stores and shopping areas as originally envisioned would be welcomed. Even light industrial facilities such as a medical or auto repair facility would be more useful to residents and have less negative impact. The creation of such a false dilemma is disingenuous.

As a result of feedback from the previous community meeting the developers claimed to have made numerous adjustments. They reduced the number of units by 25, or 10% .In reality this is only a 8.3% reduction. They moved the building design farther from the property line to mitigate noise. Building codes and deed requirements make this a requirement. The only noise mitigation was the location of the swimming pool. Nothing was said about light pollution. View impacts were a major issue, and the developers made a point with simulated graphics to show that the views of the mountains were maintained. However, when studied, the simulated views they presented were from selected, most favorable locations. Other homes would have severely more restricted or no views. All of this is disingenuous.

Their traffic study did not include the impact on the existing congestion during school drop off hours on Dynamic Drive. It did not include mass emergency evacuation requirements. The developers did not have precise information on parking, but their guess seemed low. When questioned, they asserted that a walking lifestyle would offset any parking issues. Not sure how that would work for this location. Again, all this seems disingenuous.

Questions.

What will be the criteria for recommendation and subsequent decision by the city?

Will there be an assessment as to the optimal use of that land in terms of benefit to the community before any zoning action is taken?

As there were over 150 households attending the video meeting many did not get a chance to ask questions due to time constraints. Will there be a formal data call? Will the developer be required to respond in writing?

Has the developer built a high density apartment complex in a single family neighborhood before? Where? What was the community response and impact?

What is the developers business model, are they planning on selling the complex upon completion? What is the average time they hold and manage complexes they develop?

Will traffic be further addressed to include a neighbor evacuation plan?

What legal and binding mechanisms are in place or available to ensure that the developers perform as they assert?

Conclusions.

The developers have clearly indicated that despite their claims of community needs and enhancements, their only interest is financial. As the use of the land will undoubtedly impact the entire neighborhood, the approval should consider a complete cost (impact to the community) as well as benefit (financial for the developer) analysis.

We are not against a development project for this area. In fact we support it. This is just not the right project.

Sincerely,

Stephen A and Adele L Brower
8945 Edgefield Dr
Colorado Springs, CO 80920
719/598-1165

cc: Mr Randy Helms

Randy.Helms@coloradosprings.gov

FEBRUARY 3, 2022

from 6:00 – 8:00 PM

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

1-720-617-3426

From: Melissa Bannerot <melissabannerot@gmail.com>
Sent: Sunday, February 6, 2022 12:11 PM
To: Wintz, Katelynn A
Subject: Re: Allaso Briargate Rezoning and Concept Plan Application - Staff updates
Conference ID: 140 267 928 #
Join Online: https://rb.gy/fmnlgl

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I know I am past the due date.

I would like to request that a path/trail is maintained and even expanded - regardless of the decision.

Melissa
Sent from my iPhone

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Planning Supervisor, North Team
Phone: (719) 385-5192
Email: katelynn.wintz@coloradosprings.gov

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

Wintz, Katelynn A

From: Matthew Ross <mcr162@hotmail.com>
Sent: Sunday, February 6, 2022 10:58 AM
To: Wintz, Katelynn A
Subject: Concerned Resident: Rezone proposal for 10.5 acres behind Fire Station #19 off of Research

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> Good Morning,

> I am a resident in the Summerfield Community, on Trottenham Court. I read a notification that the city is considering a Rezoning request for the 10.5 Acres behind the Fire Station #19 off of Research. I am very concerned about this proposal AND ASK THAT YOU DENY THE REZONE REQUEST.

>

> This neighborhood and surrounding area was designed and scaled to only handle the homes that it currently has, adding these high density facilities would exceed the local services that the area can adequately provide, impacting and underserving not only the new proposed residents but also and more importantly the existing residents.

>

> Further, that area is part of and adjacent to a beautiful open space with trails wide angle views of the front range. For the well-being of our residents who consistently enjoy that space, placing high-density facilities in this area would substantially impact the views and recreational and psychological value and culture that makes our current neighborhood layout so desirable and beneficial. We frankly need more open spaces than less for our well-being.

>

> We know that there are significant growth pressures and gaps in available housing, but this rezoning would have a negative affect and not result in providing better benefit for proposed new residents and a substantial negative impact to its current residents. There is significant growth in other parts of the town notably in the powers corridor where high density considerations can be properly built into the system of system plans and that is where this company should be redirected.

>

> In order to retain the critical outdoor emphasis on open and preserved spaces it is important to continuing to keep the spirit and natural feeling of Colorado Springs, rezoning this space should be disapproved.

>

> We sincerely thank you for your time and consideration.

>

> Very Respectfully,

> Matthew Ross

> Trottenham Court Resident

>

>

> Sent from my iPad

Wintz, Katelynn A

From: robert sallee <robert.sallee@gmail.com>
Sent: Saturday, February 5, 2022 3:40 PM
To: Wintz, Katelynn A
Subject: Rezoning Request by Titan Development

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re. CPC ZC 22-00008; CPC CP 22-00009

Thank you for hosting last night's meeting.

Can you place the link to the recording of last night's meeting on the Land Use Review Division's link for the Allaso Briargate project? Thank you.

Titan said they had received communications from Academy School District #20 stating there would be no negative impact on the schools if the apartments are built as described. Can you share this letter at the Land Use Review Division's link for the Allaso Briargate project? Thank you.

Titan said they had received approval from the Briargate Owner's Association for their project. Can you post this approval at the Land Use Review Division's link for the Allaso Briargate project? Thank you.

Best regards,

Bob Sallee

Wintz, Katelynn A

From: Josh <j83soldier@gmail.com>
Sent: Saturday, February 5, 2022 9:05 AM
To: Wintz, Katelynn A
Subject: Summerhill proposes appartments

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Ma'am

I am writing you in concern to the proposed rezoning of commercial land file number cpc zc 22-000008 in Summerhill for the purpose of building an apartment complex. I, and all of my neighbors think this rezoning is not responsible and will have a large negative effect on our neighborhood. First and foremost the over congestion of the local roads is a safety hazard. Titan conducted an independent traffic study but it was conducted on 12/9/21 at 2:55 pm. This is not an honest assessment of the impact of adding a 300 unit apartment complex. School is releasing at this time, many families had already departed for extended Christmas vacation and it was not peak commute for workers. The over congestion of the area, as illustrated by the Black Forrest Fire and the more recent Boulder fires, are a risk that will strain resources and hinder evacuation times in a similar situation.

I understand the need for development but the influx of high-density housing in established neighborhoods is not responsible. There are a limited number of roads, schools, fire stations, police stations, and choices to expand as the population grows. This land was originally zoned as commercial and should stay that way.

How does are community advocate against the rezoning of this piece of land? Thank you for your assistance

Wintz, Katelynn A

From: Kathie Soltero <kathiesoltero@hotmail.com>
Sent: Friday, February 4, 2022 12:47 PM
To: Wintz, Katelynn A
Subject: File numbers CPC ZC 22-00008, ACP 22-00009

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Dear Ms Winz, Scott Hente, Peter Wysocki, and City Council members,

I am writing after last night's web meeting. With so many on that phone/web meeting, +160 from the area, you can see how we feel about this proposal.

I feel so helpless. I feel rail roadbed. I came away last night feeling like there is no hope, similar to the David/Goliath story; how can we convince you to consider the wishes of a lovely neighborhood. We are all concerned about the potential crime, schools, traffic, (being told a study was implemented, paid by the developer, with a result of only 4-5 cars invading our neighborhood every 15 minutes....seems unbelievable considering 275 units with most having a minimum of 2 adults both most likely having cars) resulting in congestion, evacuation problems, road deterioration and concerns for our children's safety.

I saw pictures of the resulting "view" which I heard over and over that you do not take into consideration....however for many of us, the view is a large part of our quality of life. When I purchased this home, I was told the view would never be in jeopardy. The leftover "view" after the buildings are built is nearly at the tip top portion of the range. I'm an original owner and at 75 have enjoyed my backyard with the full range top to bottom with city lights enjoyed in the evening. Now that is a view with squirrels, rabbits and birds adding to the calm atmosphere. That will all be gone. The city has already given recently over 5,000 apartment permits, a record high and there are 3 huge apartment complexes very close: a massive complex to the south side of the Shops at Briargate, Sears building and the existing ones on Research and Lexington....why put so very many in this very small area when there are many many open spaces all around. I'm sure the developers have gotten a good price for T Mobil's parking lot and the adjoining lot near the fire department but does my quality of life have to be Given to others....the renters will have my view and will be able to see into my home and yard, this would make me feel violated, cheated and unsafe. Other uses for that land within the original zoning could benefit this neighborhood and city would make more sense like small shops, eateries, day care, even a construction site that the developers said was a real possibility and we should basically be so happy that we get 275 units instead. If reasoning is a positive for the city, 55+ patio homes would be a great plus...especially for grandparents with their grand children living so near.

Please consider our request to deny the rezoning for these apartments.

For future meetings including council ones, are there ways handicapped people, as I am, can attend by phone or web like this one?

Thank you for your consideration,
Katherine Soltero
2475 Wimbledon Court, 80920

719-505-6837

Sent from my iPad

Wintz, Katelynn A

From: Adam <adamh592004@yahoo.com>
Sent: Friday, February 4, 2022 10:50 AM
To: Wintz, Katelynn A
Cc: Michaela Jurcikova; Adam Hurst
Subject: Re: Allaso Briargate Rezoning and Concept Plan Application - Staff updates- request for discussion and traffic study

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Ms. Wintz,

I was wondering if you could assist with a request. First off I appreciate you facilitating meeting yesterday. I Understand it's not an easy position. I still left with many unanswered questions that I would like to schedule a time to discuss on the phone next week. I can leave a voicemail too.as you mentioned multiple times you will make time to talk. I appreciate that.

One of items I want to discuss is what do we as residents have to provide to where someone leaves the land zoned as business as it is? Is there anything objective? Or is it all subjective by the board to proceed or stop this from occurring? Do we have any true say or are all these meetings just a box check that were held and minutes reviewed/ "considered" before the board doing what they want to do. If it ...please spare all of us the free time. Please answer that question. Votes and other items were discussed often in chat but always ignored for discussion when noting info in chat.

Another item. Can the City or Titan issue a vote on if residents prefer business zoning or residential? It sounded to me unless folks were shy that this is 100%-0% against residential as proposed. This would show the city truly cared to hear our voices along with using data/metrics to assist in decision. Please let me know that and we can discuss too.

In addition...I wanted to give Titan the benefit of doubt in sharing thier project plans. But you could see through them in how they responded to questions or inserted information about what a big favor they were doing all residents by putting this project up verse business buildings.

What disgusted me about Titans approach was their narrative that they were doing all of us a favor by building these residences as it could be worse with business buildings....or worse with "medical centers that treat Covid." Using COVID to attempt to fear people on the phone showed how low the Titan folks will go. They lost all credibility that they give a care about us. IF they cared they would send out a survey with questions on if business or residential was preferred, and if a risk to a medical center even bothered us. Dropping it in convos on our town hall Teams meeting was disgusting salesmanship.Also if they are goi go use COVID to fear folks the. They could have also noted that they are bringing 300-1000 additional people to our community that could have COVID to love year round and increase exposure. But no...they only slyly dropped it into thier responses about possibly a medical center that could treat COVID. That was extremely low on their business pitch.

At the end of the day is a vote or survey even possible? Because then you get real input verse skewed studies that can be utilized to back the decision to build what it appears the town wants as they are considering the rezoning.

Lastly before we talk can you please send me the traffic study that was so highly touted in the 2/3 meeting as fact in the meeting of only 4 cars hour during peak times? There is so much to this I would love to review. Titan and the city stood on this report and it is obvious it will most likely be used to support decision to go forward.

FEBRUARY 3, 2022

from 6:00 – 8:00 PM

Virtual Neighborhood Meeting

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

+ 1-720-617-3426

Conference ID: 140 267 928 #

Join Online: <https://rb.gy/fmnlgl>

If this project goes forward I will sit out there with a camera often to discredit these studies for all future Titan projects. Also I don't even know what peak hours are....but evening and weekend when I walk with my dog, 2 kids on bikes are my "peak hours". Dynamic is already VERY dangerous without an additional 450 cars. Unless you had a way to prevent them from going right out of development your study is a sham. If any additional injuries or accidents occur I would think the town or the company who conducted that study/with Titan would be liable. If anyone wanted to conduct a valid study it would include data of residents and which streets are utilized and how often. What was displayed yesterday was a "we did a study, here are the facts, deal with it, all 175 families on this call are wrong about what you are claiming"

I support growth of residences in the CO springs area in the appropriate areas. But not here. It is all residential homes and no condos within the square of Lexington Street, Research Parkway, Briargate parkway and Chapel hills road. This is not right to squeeze his in.

This will completely change the dynamic of why just about everyone in Briargate moved to Summerfield and purchased homes. Please seek other alternatives or request they build houses using 1/4 to 1/3 lots like the rest of community here.

I look forward to our discussion. Please provide times when you are free. In the meantime I will await the traffic study to review in advance.

My #is843-425-3236

V/R

Adam Hurst

8930 Edgefield Drive

Colorado Springs CO 80920

Sent from my iPhone

On Feb 2, 2022, at 5:19 PM, Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hi –

Thank you for your comments and interest in the proposed applications for the Allaso Briargate project (City File Numbers CPC ZC 22-00008 and CPC CP 22-00009). You can review all current project documents online [at this link](#) and use the file numbers provided above.

Your comments will be forwarded to the applicant for their review and they will be required to provide a written response if the project moves forward. A neighborhood meeting is scheduled for this project tomorrow **February 3rd**, and I invite you to attend if you are able as this will be a great opportunity to participate and voice your concerns directly to the applicants.

The virtual meeting information is also provided below for your convenience.

Please let me know if you have any other questions or concerns at this time.

I look forward to working with you and your neighborhood as City staff evaluates this applicants request.

Thank you and stay warm!

Kate



Katelynn Wintz, AICP (she/her)

Planning Supervisor, North Team

Phone: (719) 385-5192

Email: katelynn.wintz@coloradosprings.gov

Land Use Review Division

City of Colorado Springs

30 S Nevada Avenue, Suite

701

Colorado Springs, CO 80903

FEBRUARY 3, 2022

from 6:00 – 8:00 PM

Virtual Neighborhood Meeting

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

~~1-720-617-3426~~

Conference ID: 140 267 928 #

From: Brian Nord <N_Brian@yahoo.com>
Sent: Friday, February 4, 2022 3:42 AM
To: Wintz, Katelynn A
Subject: Re: Allaso Briargate Rezoning and Concept Plan - Staff updates

Join Online: <https://rb.gy/fmnlgl>

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Good morning Kate, thank you for hosting last night. I was not impressed with Titon’s estimates on traffic thinking only 1 car every 15 mins would travel east on Dynamic during 7-8 am. Nor do I see it possible the main entry/exit to possibly exist onto Research to the south with existing businesses and the fire station. I believe Dynamic will end up being the main entrance and require a light at the intersection of Dynamic and Chapel Hills. Titon’s thinking that professionals occupying these apartments will walk to work is totally unfounded with offices at interqwest closest at best I imagine. If you would please include these comments with the others already obtained I would appreciate it. One more thing, the Triton point on less water in that having one community pool vs multiple single family home pools...last I checked we have 0 home pools in Summerfield. Did they forget this is Colorado not Texas? Thanks, Brian Nord

Sent from my iPhone

On Feb 3, 2022, at 9:49 AM, Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hi –

Thank you for your comments and interest in the proposed applications for the Allaso Briargate project (City File Numbers CPC ZC 22-00008 and CPC CP 22-00009). You can review all current project documents online [at this link](#) and use the file numbers provided above.

Your comments will be forwarded to the applicant for their review and they will be required to provide a written response if the project moves forward. A neighborhood meeting is scheduled for this project today **February 3rd**, and I invite you to attend if you are able as this will be a great opportunity to participate and voice your concerns directly to the applicants.

The virtual meeting information is also provided below for your convenience.

Please let me know if you have any other questions or concerns at this time.

I look forward to working with you and your neighborhood as City staff evaluates this applicants request.

Thank you and stay warm!

Kate

<image001.png>

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

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

Wintz, Katelynn A

From: valerie richardson <valndave7@yahoo.com>
Sent: Thursday, February 3, 2022 11:59 PM
To: Wintz, Katelynn A
Subject: APARTMENTS BETWEEN FIRE STATION AND T MOBILE BY SUMMERFIELD

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Hello, I am a resident of the Summerfield neighborhood writing in response to the apartment proposal. Sorry I hope I am not too late to voice my opinion. I tried to log into the meeting but kept waiting to be accepted by the organizer, and eventually I had to hang up. I have lived on Dunwood Court for 15 years. I COMPLETELY think building an apartment complex of 300 apartments is a HORRIBLE idea. The roads cannot support this traffic and I would think it would be a fire hazard as well. There is a school only blocks away and as my house backs Dynamic, I can tell you there are a lot of kids walking every day. I can not imagine the traffic on Dynamic if this goes through. It would be extremely dangerous for the children. In addition, the closest grocery store has a full parking lot pretty much at all hours- I seriously don't think there are enough grocery stores around to support this many people, plus- EVERYBODY here goes to King Soopers which is to the east of the proposed lot- With that many people the line to get onto Briargate Parkway to go to the grocery store would be sooooooo backed up at all times, people would have to resort to going east on Dynamic, right by the school. It is ALREADY crazy on Dynamic with all of the drop off and pick up. That would be a NIGHTMARE for the children. You guys need to realize- these are large houses with 5 bedrooms- thus there are A LOT of kids in this neighborhood!!!! This is NOT A SAFE IDEA!!!! NO APARTMENTS!!! You would have to put a stop light at Dynamic and Wimbledon- plus could you please fix the already crumbling roads before adding around 600 more cars. Personally I do not know why it could not just stay open land? Why do you have to build something on every inch of open space anywhere- let the company build something in Albuquerque where they are from.. If something has to be there- local businesses or anything would be better than what you are proposing. The traffic increase is just not feasible and quite frankly, I feel like the city can not keep up with the terrible roads already- the manhole right at the end of my driveway is crumbling and sinking so deep into the cul de sac- fix the current problems before adding more....

Sorry I am late to write this- I am a RN and single mom and have been working a lot lately- please listen to my concerns- as this is just not feasible and I REALLY worry for the safety of the neighborhood if this goes through!

Thank you,
Valerie Richardson

Wintz, Katelynn A

From: Carlos Perez <perez@doorstep.com>
Sent: Thursday, February 3, 2022 9:30 PM
To: Wintz, Katelynn A
Subject: CPC ZC 22-00008 and CPC CP 22-00009 (Allaso Briargate)

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Ms. Wintz,

I thank you and your staff for hosting the Briargate neighborhood meeting on Thursday, February 3. I felt you were very professional and patient and I appreciated this very much.

I had my virtual hand up in Microsoft Teams but was not called on because of time constraints.

First, I do not have an opinion on the rezoning request and therefore neither support nor oppose the project. I am simply a concerned citizen and currently collecting the facts before weighing in.

Second, I had questions about the rezoning request. Here they are:

- 1) Other than the proposed landscaping enhancements to Skyline Trail corridor buffer, does the applicant plan to add acreage to our trails, open space, and parks inventory?
- 2) Has the Parks Department reviewed the application, and if so, what are their comments and concerns, if any?
- 3) Concerning the PLDO, will the city be receiving new parks land from the developer or fees in lieu of parks land, or a combination of both?

Thank you,

Carlos Perez
3390 Harbor Island Dr.
Colorado Springs, CO 80920
perez@doorstep.com

Wintz, Katelynn A

From: Peter Knudsen <norseman1157@gmail.com>
Sent: Thursday, February 3, 2022 8:19 PM
To: Wintz, Katelynn A
Subject: Planning & Community Development Meeting (2 Feb 22) 10.5 acre rezoning

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Katelyn,

This was a great meeting, in spite of some of the negative feedback from some of the others. I believe that the builders received valuable information to be able to use to lower their current contingent bid to the seller for a less-dense economical solution.

Pete

Wintz, Katelynn A

From: Ross Thacker <rt50484@gmail.com>
Sent: Thursday, February 3, 2022 8:18 PM
To: Wintz, Katelynn A
Subject: Neighborhood Meeting, Feb 3rd

Categories: Support

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Thanks for holding the meeting, Katelynn. You did a great job managing the meeting and herding the cats. You and the developers certainly showed lots and lots of patience!!

The developers answered all my questions. Lots of people don't seem to realize that they live in a city and re-zoning happens. I personally like the idea of so-called luxury apartments instead of other alternatives.

Thanks,
Ross

...

Ross Thacker
719-510-1356
rt50484@gmail.com

Wintz, Katelynn A

From: John Anderson <janderson.co@gmail.com>
Sent: Thursday, February 3, 2022 7:50 PM
To: Wintz, Katelynn A
Subject: Rezoning cannot continue

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Dear Katelynn,

Please do not allow this rezoning this land in our neighborhood. This causes an issue with traffic and puts a huge strain on our schools and hospitals. This cannot continue.

This is a huge issue for our community.

https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm

File numbers for the project CPC ZC 22-00008 and CPC CP 22-00009

Thank You!

John Anderson

Wintz, Katelynn A

From: Ronald Chartier <rcharti@yahoo.com>
Sent: Thursday, February 3, 2022 5:38 PM
To: Wintz, Katelynn A
Subject: Briargate development proposal

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Dear Katelynn,

I'm writing to express my opposition to the proposal to rezone a parcel of land at the area near Chapel Hills and Research.

I believe this land would be better suited for senior, single, ranch, luxury, or patio living.

This location and area schools cannot sustain the traffic generated by 300 apartments units. As it is traffic is backed up at beginning and end of school along Dynamic Dr.

I urge you not permit this proposal.

Ronald Chartier

Sent from my iPhone

Wintz, Katelynn A

From: Nora Fisher <nora.l.fisher@gmail.com>
Sent: Thursday, February 3, 2022 5:37 PM
To: Wintz, Katelynn A
Subject: Proposed zoning change - Summerfield neighborhood

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Dear Ms. Wintz,

I was informed by a neighbor just today about the proposed zoning change that would allow apartments behind the T-Mobile office building on Dynamic. I'm dismayed to learn that the city is considering changing the zoning in that area. It seems that every time a developer wants something that isn't in the current zoning rules, Colo. Springs caves to that pressure and changes things in their favor. I'm hoping the City will stick to their original guns this time and wait until there is a better proposal on the table for that land - something more aesthetically pleasing and not as obtrusive to the current neighborhood! Please add my voice to those who oppose this change!

Sincerely,

Nora Fisher
8970 Thorncreek Dr.
(719) 510-5271

Wintz, Katelynn A

From: sonia marroquin-smith <smarroquinsmith@gmail.com>
Sent: Thursday, February 3, 2022 4:36 PM
To: Wintz, Katelynn A
Subject: Rezoning Request for 2505, 2525 & 2535 Dynamic Dr.

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Good Afternoon Katelynn,

We live at 2425 Wimbledon Court located in the Summerfield neighborhood directly behind the property Titan Property Management is requesting to rezone from a PIP-1 to OC in order to build a proposed 300+ unit apartment complex. I have reviewed the information provided by Titan in their General Application to rezone as well as their conceptual plan for the project. In addition, I attended their initial zoom meeting regarding the project in November/early December.

While we understand Titan's request to rezone is to fill a need for housing in Colorado Springs and that they have emphasized that such a development would align with the PlanCOS initiatives for growth and infill development, I am AGAINST this proposed use.

As per PlanCOS, page A:25, "the residents of Colorado Springs hold significant pride in the neighborhoods where they live. These neighborhoods are where residents invest their money-purchasing a home is often the largest investment one will make-..." We made a major investment when we purchased our home in June 2021 as the property touted prime mountain views and the amenities offered of an established suburban neighborhood. The prime reason we purchased the home was due to the fact the neighborhood was established and we would not have to worry about additional housing developments being built around us. Now, that is not the case.

Instead, we are now faced with a developer requesting to "sandwich" 3-story apartment complexes between "our backyard" and office buildings. Although the developer proposes in their conceptual plan that building height will not exceed 38 ft, a R-5 Zone allows for 45 ft. What guarantee do homeowners have that the developer will not come back after the conceptual plan and rezoning has been approved to request a special condition to build up to the 45 ft? In addition, from what point of reference is the max. height to be determined? After the grade and fill is used to prepare the site, which would raise the height of the building(s) even further?

Currently, the existing office complexes located behind our home do not exceed 2 stories and have minimal traffic and noise levels that promote the safety and quality of life for the neighborhood.

We appreciate your consideration of our request to reject the rezoning request.

Sincerely,

Randy and Sonia Smith

Wintz, Katelynn A

From: robert sallee <robert.sallee@gmail.com>
Sent: Thursday, February 3, 2022 4:22 PM
To: Wintz, Katelynn A
Subject: Neighborhood Input re. Allaso Briargate Rezoning Request
Attachments: Ltr re Allaso Briargate Project 4-3-22.pdf

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Dear Katelynn,

Attached please find our input regarding the proposed rezoning of two parcels adjacent to the Summerfield subdivision.

Thank you for the opportunity to participate in this review.

Robert and Susan Sallee

Wintz, Katelynn A

From: Marie Swartz <schwarco@gmail.com>
Sent: Thursday, February 3, 2022 3:44 PM
To: Wintz, Katelynn A
Subject: Proposed Apartments in Summerfield Subdivision

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I am a resident of Summerfield subdivision in Briargate. I just recently found out that Titan Development wants to build two three-story apartment buildings in our area behind the Fire Station. This land was not zoned for nor designed to support a 10-fold increase in the population density of the neighborhood on the 10.5-acre lot in question.

I am **not** in favor of changing the zoning to accommodate apartments and lose our neighborhood trail and views. I would like to see the property utilized as it was originally intended for in the Master Plan. I would love to support small retail businesses in this area and would be much happier to have them utilize that space.

I hope that you will take into consideration the desires of those of us who live here.

Marie Swartz

Wintz, Katelynn A

From: Bernie <PhysicsFarmer@msn.com>
Sent: Thursday, February 3, 2022 3:10 PM
To: Wintz, Katelynn A
Subject: Zoning change for proposed apartment

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Good afternoon,

My name is Bernard Gordon, and my wife and I reside at 2505 Wimbledon Court, 80920. We are writing in the hope that the property located behind our house and situated between Research Parkway and Dynamic Drive will not be rezoned for multifamily residential use. This currently open property is nowhere near large enough house the proposed apartment complex that has been submitted for review. We instead request that the current zoning remain in the hope that some small businesses can be located in this space.

Thank you very much,
Bernard Gordon

Wintz, Katelynn A

From: Molly Dewell <mollydewell@yahoo.com>
Sent: Thursday, February 3, 2022 2:56 PM
To: Wintz, Katelynn A
Subject: I support affordable housing

Categories: Support

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Hello,

I am a homeowner in The Heights at Summerfield.

I received an email asking me to speak out against the proposed apartment complex between T-Mobile and the Fire Station.

However, instead I would like to express my support for the apartment complex being built.

If they were talking about a night club or something that would be loud and disruptive for families, I would speak out against it.

But we're talking about (relatively) affordable housing.

I am the mother of 5-year-old twins, and of course I want to keep them safe. But people who live in apartments aren't all criminals. I'm blessed to have a husband who makes a lot more money than I do. Otherwise, I wouldn't be able to live in this neighborhood either.

Maybe D20 teachers or school paraprofessionals could live in the apartments. We have a teacher shortage and most teachers wouldn't be able afford a house in this neighborhood on their salary alone.

You're probably going to get a lot of messages that don't come out and say this directly, but where the subtext, is "we don't want poor people to live in our neighborhood." That's really what this is about, right?

But people are people. And I'd love to make it possible for a single mom with a kid to rent an apartment in our neighborhood, and have her kid go to school with my daughters.

I know some people are concerned about property values. Our home has already increased in value (more than 200K more than when we moved here 3 years ago) significantly.

Property value matters to me since our home is our biggest investment. But I don't want to let concern for property values get in the way of human beings having access to affordable housing.

So I personally support building the apartment complex. I should note that I only speak for myself, as my husband was willing to go along with what the neighborhood wanted us to say.

Thank you for your time.

Molly Dewell
8969 Rockmont Terrace
Colorado Springs, CO 80920

Wintz, Katelynn A

From: Jamie Candelaria <jcandelaria@d49.org>
Sent: Thursday, February 3, 2022 2:26 PM
To: Wintz, Katelynn A
Subject: Participation in the virtual meeting

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Hello,

Please let me know what I need to do to gain access to the virtual meeting.

thanks,

Jamie

--

Mrs. Candelaria
7th Grade Resource Teacher
Horizon Middle School
719-495-1149 Extension 4109

"Everybody is a genius. But if you judge a fish
by it's ability to climb a tree, it will live it's
whole life believing that it is stupid."

-Albert Einstein

Wintz, Katelynn A

From: Josh Day <josh.day11@gmail.com>
Sent: Thursday, February 3, 2022 2:24 PM
To: Wintz, Katelynn A
Subject: re-zoning proposal in summerfield neighborhood

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 Katelynn,

My wife and I live in the Summerfield neighborhood near the proposed re-zoning for apartment construction and have some concerns and some questions.

The first and most pointed concern relates to the need for more apartment options in the area. We called 7 apartment offices within 3 miles and there were more than 135 available apartments within the next 60 days. It does not appear as though we need new apartments to fill some unmet need. In addition, the price charged for these current apartments listed as luxury apartments is above the proposed starting price for these proposed apartments, implying that maybe the developer is being dishonest when saying "luxury."

The second concern is related to water usage, in that we already have water restrictions surrounding watering lawns. The average person uses about 100 gallons daily so where will the additional 30,000 to 60,000 gallons of water come from?

The third concern is about obstruction of views for many neighbors, where it will reduce their homes' values by 10's of thousands of dollars.

Fourth is related to the influx of students that will come from this highly dense addition of individuals. Right now at the local middle school there are several shipping container-style "temporary" buildings being utilized for schooling because they are already stretched to the max. In El Paso county the student to teacher ratio is 20:1, which is higher than the state average. Will additional schools be constructed to handle the extra load?

Finally, if the goal is to help low-income families, building an apartment complex where an out of state developer will build wealth seems to miss the mark. According to the Urban Institute, a leading non-profit research and policy institute, dedicated to "help[ing] advance upward mobility and equity," [they argue that](#) "we do not need affordable rental housing." They argue that homeownership is affordable housing, and if re-zoning of this land is needed, it should be to that end, the construction of more homes that could be used to lift whole families rather than simply to line the pockets of landlords and out of state developers.

Please consider that approving this apartment complex of 300 apartments will not lift anyone out of anything. It will simply enable the status quo, while generating more problems in the process.

And now, some open questions that I hope have been asked and resolved:

- Will there be environmental impacts from this venture? What about water run-off?
- How will the surrounding community support this influx of people? Are there adequate services? Do the apartments include washer/dryer or will there need to be a laundromat located nearby?
- Will we have new public transit options to accommodate this influx of people in our area?

Thank you for reading this email and giving us time to relay our concerns with this proposed project.

Josh and Britni Day

Wintz, Katelynn A

From: Robby Donald <wrdonald@gmail.com>
Sent: Thursday, February 3, 2022 1:20 PM
To: Wintz, Katelynn A
Subject: Comments re zoning change

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Good afternoon,

I am writing to express my strong opposition to the proposed zoning change on Dynamic Drive and the Allaso multi-family development proposal. My opposition focuses on one significant point - traffic.

Traffic on Dynamic Drive is already substantial during certain parts of the day. Cars frequently use Dynamic as access to and from the Summerfield neighborhood, access to Lulu Pollard Park, access to Mountain Ridge Middle School, and athletic events and practices at the school and park. We have seen a significant increase in the volume and speed of cars driving along Dynamic and have had several dangerous encounters while trying to cross Dynamic Drive on foot. Adding 300 multi-family units, 600+ residents, and the multiple cars each will bring will turn Dynamic into an even more dangerous street. Dynamic Drive and the Summerfield development were never intended or designed to handle such a large amount of traffic. On my street, Wimbleton Court, we have had many dangerous encounters with speeding vehicles and our children are already at increased risk playing outside due to blind corners and vehicles using Wimbleton as a shortcut. Increasing the population of the neighborhood by over 100% and all of the personal, garbage, and delivery vehicles that come with the increase is dangerous for all residents - especially the neighborhood children and students at Mountain Ridge Middle School.

I ask that the city of Colorado Springs deny the zoning change request and honor the original intent of city planners and the Summerfield neighborhood. I would welcome medical or dental offices, a daycare center, dry cleaners, restaurants or any other structures allowed by the current zoning designations. I also would support rezoning the lots in favor of building patio homes for seniors or other lower density housing.

Although housing is an ongoing issue in Colorado Springs, the safety of a neighborhood, its residents, and middle school students should be of highest consideration.

Respectfully,

William Donald, 2470 Wimbleton Ct

Wintz, Katelynn A

From: Sheryl <papernapkin@gmail.com>
Sent: Thursday, February 3, 2022 12:20 PM
To: Wintz, Katelynn A
Subject: Proposed apartments in Summerfield

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Dear Ms. Wintz,

I appreciate you setting up a meeting for our community to discuss the proposed apartments behind T-Mobile in Summerfield.

I know there is a need for housing in the Springs, there is no doubt about that, and I'm sure it would be good for the developer, but it would be catastrophic for our neighborhood.

There is no way we have the infrastructure to support 300 apartments if the area is rezoned for residential use, rather than commercial use as was originally intended. Just the number of cars alone-- between 150 and 700-- would be completely untenable for streets like Dynamic and Summerfield to accommodate. Not to mention many other services and resources which would be severely strained.

I think a more viable solution would be a smaller number of patio homes which are owned and overseen by an HOA. It seems like that would be very profitable for the developer which would be a win-win for everyone. Ideally I would like to see the zoning stay the same, but I understand that office parks, etc. are not as profitable now that many people work at home since the pandemic.

Thank you for your consideration.

Sheryl Patton
2765 Heathrow Dr.

Wintz, Katelynn A

From: Mustapha A. <kornmoos@hotmail.com>
Sent: Thursday, February 3, 2022 11:51 AM
To: Wintz, Katelynn A
Subject: Summerfield subdivision - home owner

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Hello Katelynn

My wife and I own a house in this subdivision and we just received a note from a neighbor in regards to today's call (apartment proposal, fire station and tmobile).

Please note that I will attend the call (calling from California)

Name: Mustapha Aitouaskri (2910 Helmsdale Drive, 80920)

Thank you
Mustapha

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Wintz, Katelynn A

From: Joseph Tysk <joseph.tysk@gmail.com>
Sent: Thursday, February 3, 2022 11:37 AM
To: Wintz, Katelynn A
Cc: rebeccacarelli
Subject: Tysk Family STRONG OBJECTION to New Titan Development Apartment in Briargate

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Ms. Katelynn Wintz,

Greetings on this cold and snowy day. My wife, Rebecca, and I currently live at 2430 Linenhall Ct in the Summerfield sub-division of the Briargate neighborhood. We are writing in response to the proposed plan for Titan Development (out of Albuquerque) to build two three-story buildings with 300 luxury apartments on the 10.5 acres of land behind Fire Station #19 including the parking lot behind T-Mobile.

Bottom line is that our family SIGNIFICANTLY OBJECTS to this proposal. Short-term transients who typically rent apartments will not be as invested in the long-term success and safety of a community as the current neighborhood homeowners. Not only will the new apartments potentially diminish the home value in the immediate vicinity, it will destroy the residential character of the neighborhood and its desirability as a place of detached residences. The increased traffic will detract from street safety and deprive children of quiet and open spaces for play. The higher density and relatively low-rent apartments will also increase the potential for crime and have a greater drain on the local community's city-provided services.

The Briargate community was not zoned for nor was it designed to support a 10-fold increase in the population density of the neighborhood on the 10.5-acre lot in question. We would have never purchased our home in the neighborhood in 2019 if the apartment building was present. The vast majority of our neighbors agree.

We are not against new development, but are strongly against it being used for apartments. Our recommendation is for the city to utilize the property as it was originally intended in the Master Plan. Better uses include locally family-owned restaurants, art/dance studios, or other service and retail stores allowed within the current zoning.

Thank you in advance for taking our concerns into account. Both my wife and I have work-related engagements this evening, but we will try to dial into the virtual meeting tonight. Let us know if you need any additional information.

Regards,
Joseph and Rebecca Tysk
2430 Linenall Ct, Colorado Springs, CO

Wintz, Katelynn A

From: Joe and Kirsten Woyte <woyte@msn.com>
Sent: Thursday, February 3, 2022 11:29 AM
To: Wintz, Katelynn A
Subject: Summerfield Subdivision of Briargate

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Ma'am,

My wife, Kirsten Woyte, and I both would like the opportunity to participate in the Summerfield Subdivision meeting this evening as we are both interested residents. Please send an invitation/zoom link.

Sincerely,

Joseph Woyte

Wintz, Katelynn A

From: Kathie Soltero <kathiesoltero@hotmail.com>
Sent: Thursday, February 3, 2022 11:13 AM
To: Wintz, Katelynn A
Subject: Re: Allaso Briargate Rezoning and Concept Plan Application - Staff updates

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May I share your email?
Kathie Soltero

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From: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Sent: Wednesday, February 2, 2022 5:19:13 PM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: Allaso Briargate Rezoning and Concept Plan Application - Staff updates

Hi –
Thank you for your comments and interest in the proposed applications for the Allaso Briargate project (City File Numbers CPC ZC 22-00008 and CPC CP 22-00009). You can review all current project documents online [at this link](#) and use the file numbers provided above.

Your comments will be forwarded to the applicant for their review and they will be required to provide a written response if the project moves forward. A neighborhood meeting is scheduled for this project tomorrow **February 3rd**, and I invite you to attend if you are able as this will be a great opportunity to participate and voice your concerns directly to the applicants.

The virtual meeting information is also provided below for your convenience.

Please let me know if you have any other questions or concerns at this time.

I look forward to working with you and your neighborhood as City staff evaluates this applicants request.

Thank you and stay warm!

Kate

**FEBRUARY 3, 2022
from 6:00 – 8:00 PM**

Virtual Neighborhood Meeting

To comment during the meeting, use the phone-in number and conference ID:
+ 1-720-617-3426

Conference ID: 140 267 928 #

Join Online: <https://rb.gy/fmnlgl>



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

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

Wintz, Katelynn A

From: Jeffrey Jensen <jeffrey@urbanus.design>
Sent: Thursday, February 3, 2022 10:01 AM
To: Wintz, Katelynn A
Subject: Allaso Development

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Dear Katelynn,

I am writing in strong opposition to the Allaso Development at 2505 Dynamic Drive.

The zoning for this area should NOT be changed from how it stands now, in accordance with the original master plan of the area, and the development proposal should be denied completely. This area is already seeing (and has already seen) many developments of high-density housing, whether it is elderly care facilities or apartment complexes. The increase of population density in this area is already taking a toll on the community, and the area cannot bear the huge increase that this development would impose.

I refer you to the letter already submitted by Robert Balink with my wholehearted support of his opposition points, and I remind you of his conclusion over-and-above those opposition points. **CONCLUSION: IF THERE IS NO OTHER JUSTIFICATION FOR DENYING APPROVAL OF THIS RE-ZONING REQUEST, IT SHOULD BE THE SAFETY OF ALL THE CHILDREN ATTENDING MOUNTAIN RIDGE MIDDLE SCHOOL and those, including the students, who regularly utilize the adjacent Lulu Pollard Park while enjoying a multitude of activities daily. This is already a very busy neighborhood.**

I would also remind you of his qualifications for building the case against this development - Bob Balink was the former El County Clerk & Recorder (8 years) and, subsequently, your County Treasurer (4 years).

Again, I oppose this development and any change to the existing zoning of the master plan.

Regards,
Jeffrey Jensen
Owner, Principal Designer
U R B A N U S designs, LLC
www.urbanus.design
719-722-1923

FEBRUARY 3, 2022

from 6:00 – 8:00 PM

Virtual Neighborhood Meeting

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

~~1-720-617-3426~~

From: Wintz, Katelynn A **Conference ID:** 140 267 928 #
Sent: Thursday, February 3, 2022 9:50 AM **Join Online:** <https://rb.gy/fmnlgl>
To: Wintz, Katelynn A
Subject: Allaso Briargate Rezoning and Concept Plan - Staff updates

Hi –
 Thank you for your comments and interest in the proposed applications for the Allaso Briargate project (City File Numbers CPC ZC 22-00008 and CPC CP 22-00009). You can review all current project documents online [at this link](#) and use the file numbers provided above.
 Your comments will be forwarded to the applicant for their review and they will be required to provide a written response if the project moves forward. A neighborhood meeting is scheduled for this project today **February 3rd**, and I invite you to attend if you are able as this will be a great opportunity to participate and voice your concerns directly to the applicants.
 The virtual meeting information is also provided below for your convenience.

Please let me know if you have any other questions or concerns at this time.
 I look forward to working with you and your neighborhood as City staff evaluates this applicants request.
 Thank you and stay warm!
 Kate



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

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

Wintz, Katelynn A

From: Kathryn Hatfield <kathrynleehatfield@gmail.com>
Sent: Thursday, February 3, 2022 6:52 AM
To: Wintz, Katelynn A
Subject: Development Proposal - Briargate - Allaso

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Dear Ms Wintz and City Planners,

I have lived in Colorado Springs for over 17 years and have owned my home during those years. I have benefited from the green space that was planned into the Briargate area in the following ways:

1. For 17 years I've walked the green space trail you propose to develop for my physical health.
2. I have kept my 15 year old Labradoodle healthy with daily walks through this green space.
3. My mental health has been restored by being outside with space to see Pike's Peak and the beautiful sky. The quiet and safety has renewed me making me a better member of society.
4. My spiritual life has found solitude in this space as I've wrestled with the story of my life.

Please do not squeeze in more people by re-zoning this area. The development taking place at Chapel Hills Mall will already bring in more residents. The roads that carry workers to I-25 are already clogged, and will continue to be so as further development takes place east of I-25. When does a city expand beyond its resources? What does it mean to steward our land and not just use it up? Please maintain the space that allows our Briargate Community to restore ourselves and live more productive lives. Please look at the larger picture.

Respectfully yours,

Kathy Hatfield

8915 Coberdale Ct
Colorado Springs, CO. 80920
719-205-1072
kathrynleehatfield@gmail.com

Wintz, Katelynn A

From: Brian Nord <N_Brian@yahoo.com>
Sent: Thursday, February 3, 2022 4:46 AM
To: Wintz, Katelynn A
Subject: Proposed development adjacent to Summerfield

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I echo the same concerns voiced by Robert Balink, former El Paso County recorder. A single story retirement community of some 30 units would be much more reasonable than 300 apartments. And I do not believe any developer in this housing market is going to undercut rent prices of the units just to the west near shops at Briargate. The congestion, increase in crime, impact to property values, lack of capacity in district 20 schools are all concerns. Would city council vote for such a development next to their home? I think not. Brian and Cathy Nord oppose this development.

Sent from my iPhone

Wintz, Katelynn A

From: James Fisher <jpeterfisher@earthlink.net>
Sent: Thursday, February 3, 2022 4:06 AM
To: Wintz, Katelynn A
Subject: Against proposed zoning change in Briargate subdivision

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Ms. Winter:

I am a homeowner in the Briargate subdivision and have lived in this subdivision since 1988. I am emailing you to voice my opposition to the planned zoning change requested for an "luxury" apartment proposed in our neighborhood. Our neighborhood would be negatively affected by this proposed addition; lowering of property values, 10-fold increase in population density for our Briargate community, significantly increased traffic congestion among other negative impacts. My wife and I enjoy outdoor walks in this area and the addition of two large 300 apartments would detract from our ability to enjoy the cohesive look our community now has and spoil the quiet community aspect our neighborhood enjoys. Our Briargate community does not need this type of growth. The zoned land is for smaller commercial development and fits within the long term plan of our community. I totally oppose this planned zoning change and request you vote "NO" on this zoning change proposal.

V/r

James Fisher
Homeowner
8970 Thorncreek Drive

Sent from my iPhone

Wintz, Katelynn A

From: Karen Plants <pikespeakplants@gmail.com>
Sent: Wednesday, February 2, 2022 11:19 PM
To: Wintz, Katelynn A
Cc: christopherchavez291@gmail.com
Subject: Rezoning Proposal Opposition - Summerfield Subdivision
Attachments: letter to Katelynn Wintz.pdf

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Please see attached.

Wintz, Katelynn A

From: Seth Barthels <scbarthels@gmail.com>
Sent: Wednesday, February 2, 2022 11:01 PM
To: Wintz, Katelynn A
Subject: Rezoning request near the Summerfield neighborhood in Briargate

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Hello Katelynn,

My name is Seth Barthels. My wife (Liz) and I are residents of the Summerfield neighborhood at 2510 Wimbledon Ct. 80920. I have been made aware of a request by a developer to rezone a 10.5 acre parcel of land for the purpose of building an apartment complex. This is near our residence in the undeveloped area to the south of Dynamic Dr., to the east of T-Mobile and just north of the Briargate fire station.

Specifically, this rezoning appears to be associated with file numbers:

CPC ZC 22-00008

CPC CP 22-00009

My wife and I respectfully request that our names be added to the list of those who stand in opposition to this current rezoning request.

If you would, please kindly acknowledge receipt of this email.

Regards, Seth Barthels

Wintz, Katelynn A

From: Diane <richardanddiane@yahoo.com>
Sent: Wednesday, February 2, 2022 9:12 PM
To: Wintz, Katelynn A
Subject: Summerfield Division of Briargate Rezoning Request

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To: Katelynn Wintz, City Planner

Please add our names to the list of those who stand in opposition to the current rezoning request in the Summerfield subdivision of Briargate.

We, as well as all our neighbors, purchased our homes with the knowledge, and the assurance, that this property was zoned for PIP, not for multi-family, high density housing! Most of us might have thought otherwise about buying if we knew this would be the future of this property, and our neighborhood.

Adding the population density, noise, and crime increase of a 300 unit apartment complex right next to our homes is totally unacceptable. Crime, especially car break ins and theft, has already escalated in the past few years. The police have responded that they have limited resources to patrol and protect our neighborhoods. And adding these apartments will only bring more opportunity for thieves to commit these property crimes- or worse.

The population density increase that this new apartment community would create in our neighborhood would negatively affect not only the traffic, but also Mountain Ridge Middle School, leading to more crowded classrooms. The added congestion and traffic around the school and around/in the small but busy LuLu Pollard Park on Dynamic Drive would be a safety issue for kids and adults alike.

Many other apartments/multi-family dwellings have been built in this area. The Elements Apartments, as well as The Zeb, have added many people to our part of town. But these communities were not just stuck into a small open lot right next to a single family home neighborhood, bringing down the home values of that neighborhood. High rise apartments are going up all over our city, especially to the North and East. There is plenty of multi-family zoning in our city for these communities.

Our city needs to utilize this property as it was originally designed for in our neighborhood's Master Plan. Our neighborhood desires to keep the current PIP-1 zoning in place, and welcome businesses in this space—small businesses that can offer services to our community, and be a part of our neighborhood. Without causing all these negative issues that a large apartment complex would cause, not the least of which would be a drop in the value of our home investments.

If housing is what's needed, then single level patio homes could be an acceptable solution, especially patio homes for the age 55+ population, many who are needing to buy smaller homes. These types of homes have been very successful in other areas of our city.

Please consider these points, and especially the people who will be affected by re-zoning this land parcel.

Thank you for consideration,
Richard and Diane Garritson

Wintz, Katelynn A

From: C K <Klutch.CK@outlook.com>
Sent: Wednesday, February 2, 2022 8:44 PM
To: Wintz, Katelynn A
Cc: C K
Subject: REGARDING ZONING REQUEST TO ALLOW CONSTRUCTION OF A 300 UNIT, THREE-STORY APARTMENT COMPLEX ON DYNAMIC DRIVE, COLORADO SPRINGS, CO

Importance: High

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Ms Wintz,

I agree wholeheartedly with the below memorandum originally by Mr. Robert Balink.

As a 10 year resident of Summerfield/Briargate, I am ADAMANTLY OPPOSED to the proposed rezoning!

Please do NOT recommend/approve that request!

Thank you,
Carl

Carl Klotzsche
331-223-9277
CAPTAIN, US Navy (Ret.)
Disabled Veteran

MEMORANDUM REGARDING ZONING REQUEST TO ALLOW CONSTRUCTION OF A 300 UNIT, THREE-STORY APARTMENT COMPLEX ON DYNAMIC DRIVE, COLORADO SPRINGS, CO. 01-31-22

Many hard-working citizens believe that government officials at all levels (local, state, and national), perhaps out of necessity, have an insatiable appetite for capturing as much revenue from the taxpayers they serve as possible. Current residents already pay numerous and ever-increasing taxes and creative fees for such services as public safety (fire and police), emergency services, road construction and maintenance, utilities and so much more. When a population increases, with perhaps 600 or more residents in a new 300 unit apartment complex, tax revenues collected from these new residents would increase significantly as will the burden on current infrastructure.

The reality is this request for a zoning change will have a devastating effect on the nearby residential neighborhood and here's why.

Property values: The largest investment most families ever make is the purchase of a home. And in doing so, families consider the size of the home to meet their needs, the price range they can afford, nearby amenities (schools, parks, shopping, etc.). They also realize that home ownership is, perhaps, the most important element of growing the wealth of the family...a safety net, if you will, as they age. Anything that would threaten an increase in the property value of one's home is, understandably, a cause for great concern. There is no doubt that this zoning request will significantly decrease the home values of residents in the Summerfield and nearby neighborhoods in Briargate. I would ask those responsible for making this rezoning decision "Would you allow a similar zoning change if it was 1 or 2 blocks away from YOUR HOME?" I think we know the answer to that question but we'd like to hear it from you.

Note: While city revenues increase, citizens also see a decline in services. I offer just one of many examples. There were two major snow storms in Colorado Springs in 1997, one in late April and one exactly six months later in late October. It should be noted that 1997 was the last time the city plowed snow from the street in front of our home....that's twenty-five years ago, a distant memory. Property taxes on our home have increased more than 50% in recent years, even after an allowance for the senior tax exemption. The decline in city services is a recurring theme, whether it is replacing street lights or lane dieting which occurred on Research Parkway all the way to Powers Boulevard a couple of years ago. As hastily and ill-advised as the decision was made to create those lanes they were removed soon thereafter at great and needless taxpayer expense. We're still wondering why a municipality would remove 33% of existing traffic lanes in the fastest growing area of town to accommodate bicycle traffic which had never exceeded one or two bicycle riders on an occasional sunny summer weekend day along that corridor in the last 25 years we have lived here.

Public safety: The fact is there is a direct relationship between building a multi-family, high density housing facility in a formerly single family home residential neighborhood and a serious increase in **crime** that is the inevitable result. Temporary or transient populations lead to more crime.

Traffic and current neighborhood density:

Within the last several years the Briargate neighborhood has experienced considerable growth. Across the street from the large Focus on the Family (FOTF) complex, the popularity of The Shops at Briargate and the partial development of FOTF property further to the east have turned Briargate Parkway into a very busy thoroughfare during every hour of the day. Additionally, a major expansion of a retail complex is underway on this property. It is bordered on the EAST by Chapel Hills Drive, on the SOUTH by Research Parkway and on the NORTH by Briargate Parkway. All this is just one half a block west of this proposed new apartment complex. When fully completed it will generate thousands of retail customers all hours of the day. It is easy to anticipate major congestion in this area if the re-zoning request is approved. All this is in addition to two major facilities which generate considerable traffic throughout the day...the large T-Mobile call center with hundreds of employees adjacent to this proposed apartment complex and an even larger, multi-building office complex directly across the street on Dynamic Drive. Both of these two properties include hundreds of parking spaces for employees, tenants, clients and visitors.

There are other recently completed developments adjacent to or within a block of Focus on the Family. Not to be forgotten in this rapid growth equation is The Elements, a significantly larger, multi-building apartment complex built on the south side of The Shops at Briargate. However, this huge apartment community is well-placed among several office buildings and the shopping center. But it too, along with a recently completed Assisted Living facility, has added significant daily traffic to the area.

The threat to public safety which will accompany this proposed apartment development is real and it will, unnecessarily, create significant and unacceptable congestion issues.

Some may believe that there already is a pre-determined outcome for this current re-zoning request. Let's not believe that is true. The law requires public input and hearings to be held prior to making any re-zoning decision and that provides citizens the opportunity to express support or opposition of this proposal. We can only hope that our voices are heard and trusted!

Some can imagine the excitement reflected in the wide open eyes of some government officials who are responsible for generating additional revenues while considering this zoning request. After all, as the City's operating expenses increase so is the need to identify additional revenue. This would be similar to the eyes of a child, early on Christmas morning, when they enter their living room and see for the first time a beautifully decorated Christmas tree, adorned with colorful lights and ornaments beneath which sit dozens of lovingly and carefully wrapped presents. The anticipation and excitement the kids feel for opening presents and celebrating this important holiday must be similar to those having the opportunity to generate additional revenues resulting from this zoning change. I believe that the cost to the Briargate community will far exceed any benefits to the City as a result of additional property tax revenues from this property. And while I cannot speak for the homeowners on Wimbledon Drive who will be the most adversely affected with the construction of a three-story, three hundred unit apartment community, needless to say it will be devastating. (This street name should properly be spelled 'Wimbledon.')

NOISE: Aside from a major increase in passenger vehicle, delivery trucks and other vehicular traffic one reality and necessity of every residential neighborhood is trash collection. In our neighborhood no less than three trash companies efficiently, and loudly, collect our trash at least two days of each week. A large apartment complex has trash collection needs as well. Several large, steel dumpsters will be deployed throughout the complex into which residents dump their trash during the week. Now, imagine every time these dumpsters are emptied. Very noisy trucks arrive and they lift each dumpster high into the air (more noise). Then the trash, not quietly, falls into the internal mechanisms of the truck where it is not so quietly compacted (more noise). Each dumpsters then crashes onto the rock solid asphalt pavement as it is returned to its resting place. It is an unpleasant and very disruptive process and not what anybody would want adjacent to their single-family zoned residential neighborhood.

Other: All this is not to say the role of politicians and public servants isn't a difficult one to fulfill. It is. To all those who offer to serve their community please know your efforts are greatly appreciated. The expectations of your job performance are great and their decisions are always under scrutiny and sometimes carry significant consequences.

An alternative: The approval of one-story, single family patio homes for this property may be an acceptable option for the neighborhood. Many older citizens want to downsize as their children have grown up and moved away.

CONCLUSION: IF THERE IS NO OTHER JUSTIFICATION FOR DENYING APPROVAL OF THIS RE-ZONING REQUEST, IT SHOULD BE THE SAFETY OF ALL THE CHILDREN ATTENDING MOUNTAIN RIDGE MIDDLE SCHOOL and those, including the students, who regularly utilize the adjacent Lulu Pollard Park while enjoying a multitude of activities daily. This is already a very busy neighborhood.

I respectfully request that my name be added to the list of those who stand in opposition to this current re-zoning request.

Respectfully submitted on the 2nd day of February 2022

Carl Klotzsche

Wintz, Katelynn A

From: John Farquhar <hoosier58@comcast.net>
Sent: Wednesday, February 2, 2022 8:34 PM
To: Wintz, Katelynn A
Subject: Allaso Development Proposal File Number CPC ZC 22-00008
Attachments: Letter to Oppose Allaso Rezoning .jpg

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Dear Ms. Wintz and members of the City Land Use Review Division:

We are writing to express our concern about the proposal to rezone 2505 Dynamic Drive by Allaso Development. The addition of 300 apartment units and associated traffic raises concern for the safety of the neighborhood youth and their families. Dynamic Drive is used by students to access Mountain Ridge Middle School. Multiple cars, approximately 30-50, line the street daily for drop off and pick up from the school. This middle school also hosts outdoor football, softball, and track meets with multiple schools participating with buses. In the summer, when school is not in session, multiple sports camps use the sports field as well as Little League with youngsters from age 5 and up crossing Dynamic Drive with cars lining both sides of the road. Bordering Mountain Ridge Middle School on Dynamic Drive is Lulu Packard Park which is the site for soccer practices and family parties. Both the middle school and park are located less than one quarter mile from the entrance to the proposed apartment complex and the potential for greater than 300 additional cars on Dynamic Drive.

Additionally, we selected our home in Summerfield in 1998 because it was a neighborhood in the traditional sense of the term. We raised our three children in this neighborhood and formed many friendships over the last 24 years. The addition of 300 densely packed apartments will fundamentally change the character of our neighborhood. We value our neighborhood in the same way that residents of the Old North End or Manitou value theirs. Many big city guidebooks proclaim that great neighborhoods make great cities; please preserve one of our city's fine neighborhoods.

We strongly recommend that you deny the proposal to rezone 2505 Dynamic Drive from its current designation to Office Commercial. File number: CPC ZC 22-00008 and CPC CP 22-00009.

Sincerely,

John & Millie Farquhar

2720 Clapton Drive

719-210-3906

Wintz, Katelynn A

From: ROSE STURDEVANT <ROSE_01_1@msn.com>
Sent: Wednesday, February 2, 2022 8:07 PM
To: Wintz, Katelynn A
Cc: ROSE STURDEVANT
Subject: development zoning change proposal, file# CPC ZC 22-00008; CPC CP 22-00009

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Katelynn Wintz,

My name is Rose Sturdevant

I live in the Summerfield neighborhood in the Master Planned Community of Briargate. I am writing to implore you to NOT "rezone" the 10.5 acres of land behind Fire Station #19 off Dynamic Drive to accommodate two, three story buildings that include 300 apartments. This parcel of land was not designed in the Master Plan to support a 10 fold increase in population density on the 10.5 acre lot.

The beautiful Briargate Master Plan was designed to include parks, walking trails and open space inside each neighborhood, this rezoning would impact the trail we all enjoy in Summerfield, and the property values of the neighborhood.

The 10.5 acres would be better utilized with its current zoning for locally owned family restaurants, a day care center, a franchised sandwich shop, or other retail businesses that would support the neighborhood.

Thank you for accepting input on this very important project that will negatively impact the Summerfield neighborhood.

Kind regards
Rose Sturdevant

Sent via the Samsung Galaxy S10+, an AT&T 5G Evolution capable smartphone
Get [Outlook for Android](#)

Wintz, Katelynn A

From: J C PROCTOR <jcproctor@hotmail.com>
Sent: Wednesday, February 2, 2022 7:31 PM
To: Wintz, Katelynn A
Subject: Fwd: Rezoning

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Sincerely,

Carri Proctor

Begin forwarded message:

From: J C PROCTOR <jcproctor@hotmail.com>
Date: February 2, 2022 at 6:01:58 PM MST
To: katelyn.wintz@coloradosprings.gov
Subject: Rezoning

Hello Katelyn.

I am writing about the rezoning behind fire station #19.

First of all, a company from out of state? Do they really care about our area and way of life? Probably not! Just looking to make money.

Second. The letter mentioned house shortage and affordable housing shortage.
How can building luxury apartments help the affordable problem?

Three. Building 3 story apartments should do wonders for the views the houses currently have.

Four. No, Summerfield cannot handle 300 more cars and traffic. It is perfect the way it is.

Five. Apartments bring crime and will lower the value of houses around the new apartments.

Six. We do not need dry cleaning since there is one in union town square.

I believe a small sit down restaurant that families can walk to and eat inside or out to enjoy the views. Nothing beats a good sandwich shop.

I jus believe that building apartments will not bring anything positive to our area.

They just build 2 large apartments west of the are towards 83 and I believe more being build Behind the promenade shops and some being built towards interquest by in and out.

Thanks for you time on this and hopefully it does not happen. If it does, time to move!

Sincerely,

Carri Proctor

Wintz, Katelynn A

From: David Rhody <davidmrhody@gmail.com>
Sent: Wednesday, February 2, 2022 7:28 PM
To: Wintz, Katelynn A
Subject: Opposition to proposed rezone of Dynamic property (Allaso Briargate)

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Hello, Katelynn-

I am a long-time resident of the Summerfield Subdivision that is adjacent to the proposed rezone property off Dynamic Drive, east of T-Mobile. I am writing in **opposition** to this re-zoning proposal.

My family has lived in our Summerfield home for almost 16 years. A Colorado Springs resident since 1979. One of the reasons that we purchased our home in this area was because of the open spaces and trails that run through the neighborhood. Almost every day, we walk the trail behind the Wimbledon homes to where it crosses Dynamic and leads to Briargate Parkway. Our daily walks feel safe and enjoyable as we take in the unobstructed views of Pikes Peak. If a 3-story, 300 unit apartment complex were to be built in the proposed area, we would no longer be guaranteed the feel of a safe walk along there, nor would we have any view of Pikes Peak. It would literally destroy the "quality of life" there is to enjoy with our home in Summerfield.

This apartment complex will add more congestion to the already busy roads of Briargate and Research Parkway that has the Kum and Go, the expanded Briargate restaurants/shops north of Focus on the Family, Chuy's Restaurant, Assisted Living Complex, and the proposed construction just down the way in the land just east of Focus on the Family.

Traffic will increase in an already busy neighborhood that houses Mountain Ridge Middle School, crime rates will increase, the value of our home will go down, the noise will skyrocket in our otherwise quiet neighborhood. Even in viewing the plan the entrance and exit from this complex looks to be inadequate in such a way that at busy traffic hours traffic would back up into the Research and Dynamic streets.

There is already another large apartment complex in this area!! There is a HUGE apartment complex less than a mile west of us at the intersection of Research and Voyager Parkway. They recently finished adding another apartment building to that complex. I have no idea how many apartments are in that complex now, but there has been a significant amount of traffic increase on Research/Voyager and as I mentioned early this complex will only add to the congestion issue as well as increase accidents for those roads.

What about the excess water usage this will be adding in a city that has neighborhood water restrictions? How does adding this amount of units and people help conserve the water resources we have?

As a long-time resident of Colorado Springs and a positive contributor to this city, is there no protection for the quality of life that long-time residents have enjoyed and worked hard to create? Is there no one to protect us from out-of-state developers that have absolutely no regard for those of us that have grown up here, raised our children here, contribute to the betterment of this city, and just want to be able to enjoy an evening walk through the neighborhood? We feel like much of this growth is promoted by greed versus contributing to the quality of life for neighborhood residents.

I respectfully ask that you refrain from re-zoning this property and that you would consider this plea to maintain the quality of life for Summerfield residents. Thank you!

Sincerely,
David Rhody

Wintz, Katelynn A

From: James Allen <jallen@1stmiracle.net>
Sent: Wednesday, February 2, 2022 7:24 PM
To: Wintz, Katelynn A
Subject: Opposition to Apartments Proposed between Fire Station and T-Mobile

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Katelynn,

We have been original residents in the Summerfield neighborhood since 1997 and are writing to voice our concerns with the proposed re-zoning near T-Mobile from PIP-1 to multifamily.

We strongly oppose the proposal for rezoning as we have concerns about the direct impact to our most prized investment of our neighborhood and home.

The areas in our neighborhood that we believe will be greatly impacted are as follows.

- Reduced Property Values
- Reduced Public Safety
- Increase in Traffic
- Increase in Crime
- Increase in Noise

We will be joining our neighbors on Feb 3 at 6pm to voice our opinions and concerns regarding this issue.

Jim and Patty Allen

Wintz, Katelynn A

From: Christine Callender - Happy Home Happy Life <christinecallender7@gmail.com>
Sent: Wednesday, February 2, 2022 7:06 PM
To: Wintz, Katelynn A
Subject: AGAINST - Allaso Briargate project (City File Numbers CPC ZC 22-00008 and CPC CP 22-00009).

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Hello Katelynn,

I live in the Summerfield neighborhood near the location they are proposing to build a large apartment complex. I want to voice my concerns about the threat this construction will create for our neighborhood and environment. Thank you for taking the time to let me air my grievances. Below are my arguments AGAINST this building proposal:

* This project is NOT luxury apartments. The proposed rents are lower than the large apartment complex "The Elements" recently built near the Shops at the Promenade. There tenants are paying \$1500 for a 1 bedroom apartment, and \$2100 for a 2 bedroom apartment. Allaso is advertising this to our neighborhood as a "Luxury" apartment complex, but with proposed rents at \$1300, that is not luxury. As a top producing Realtor in Colorado Springs, I know this to be false advertising and misleading information fed to my neighbors.

* This project will obstruct the views of the front range, including Pikes Peak and Garden of the Gods, for multiple homes in our community and significantly devalue their investment. For many homeowners, their home is one of their greatest assets. As a licensed Realtor in Colorado Springs I know views SIGNIFICANTLY INCREASE the value of a property.

* This project will threaten the popular Skyline Trail system. Looking at the county assessor's website with the boundary lines and where the trail system is located it overflows into the proposed building site. Myself and many neighbors regularly use this trail to exercise, walk dogs, and build community relationships. Cutting off this trail, and/or it's views of the mountains will hurt both the physical and emotional health of our community. This trail system EXPLODED with activity during the lockdown of COVID 19 and I personally exercise on it 3+ times per week.

* This project is NOT RESPONSIBLE gentle density growth, which is what our community truly needs. As a mother of 4 young adults who grew up in this neighborhood, attending the local schools, and looking forward to continuing to live in Colorado Springs, we need to create more middle housing. Not give our children no other option than to get stuck paying apartment rents, and unable to generate their own future wealth.

* The noise and traffic will create harm for our neighborhood's quiet lifestyle. Today was a snow day. There were at least 50 elementary and middle school aged kids enjoying sledding down the LuLu Pollard Park hillsides today. With a large apartment complex built within feet of this location, parents will NOT allow their young children to participate in these types of activities for fear of nearby strangers.

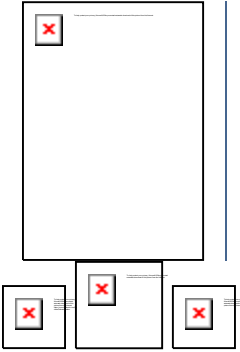
* This developer is from out of state, will make a quick buck at the expense of myself and our neighbors, and then cash out! This builder has no local responsibility!

* A better solution for bridging the gap in our missing middle housing may be age 55+, ranch, luxury, patio living. The HUGELY popular 55+ housing at the Banning Lewis "Retreat" proves there is a great need for more of this type of housing. In the Summerfield neighborhood you will find more than 40% of the homeowners are ORIGINAL homeowners. Many of them raised their children in this neighborhood. Many are retired military. And, many of them want to still live in this area, but they don't know where to go? Many homeowners now are a couple living a 4-5

bedroom house. We have a bedroom surplus, and a housing shortage! We need to create MORE viable options for these homeowners.

Again, thank you for taking the time to consider my opinion in this matter. I hope to attend the meeting tomorrow. And, I hope more of my neighbors voices will be heard and seriously considered. Please, do NOT let this invade our neighborhood.

Sincerely,
Christine Callender



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

Wintz, Katelynn A

From: Neil Thomas <neilthomas37@gmail.com>
Sent: Wednesday, February 2, 2022 6:45 PM
To: Wintz, Katelynn A
Subject: Titan development group land use change proposal objection from a Summerfield resident

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Hello Miss Wintz,

I would like to express my concerns for the proposed zoning changes for the property behind the Summerfield subdivision.

My family and I recently purchased a house in the Summerfield subdivision off of Wimbledon Ct on Oct 12th. We learned about Titan development group only a few days after our closing and we were needless to say very upset. Prior to purchasing the land we inquired about the potential use for the two plots of land behind our property located on Wimbledon just off Dynamic drive. We were told the land was for commercial use if it was to be built on in the future but we're assured that it had a two story limit if and when it was going to be built out. We ended up purchasing the property with the understanding of the future potential for commercial use directly behind our house. In fact we paid well over the asking price of similar houses in the area due to the mountain view we have facing west from our house. I realize that the city is growing and us complaining about a view seems petty. However we spent according to real estate comps in the same subdivision approximately \$50,000 over recent (within the last 3 months) sales just because of the view. Neighbors in the area have told us time and time again that on our street the houses facing west have always sold for around 50k over what similar floor plans have sold for a few streets over. If the city approves the zoning changes this has cost us a 50k loss for something that we understood prior that it was zoned for commercial and we were accepting that. Changing it to apartments was the last thing we thought would happen.

My wife and I are educators in the public school systems and understand the impact of putting the proposed 300 units would potentially do to the schools just up the road where class size has almost reached capacity. We have a young daughter and moved into this area specifically for the schools and class size. Changing the zoning to include the extra 300 units is not something we feel is fair to the community or the faculty at the school or it's students.

We would not be complaining about a business being welcomed into the area or a shopping center. These buildings would be low enough not to impact our view and bring potential revenue to support the growth of the city. We would welcome a restaurant or another business. We do not feel the land being rezoned is in the best interest of anyone except for Titan development group and their investors.

When they held their first meeting they lied to us residents several times about several different things. They attempted to sell us that it's a good thing for us but used scare tactics such as presenting the worse possible outcome of commercial use in effort to scare us into accepting the proposal to rezone. They basically told us the deal is done and if we go along with them we could have some say in developmental changes to their building design, which they suggested to us that if it stayed commercial use we would not have any say in it.

They used fear and frankly bully tactics to push us into believing they have our best interest at heart.

I also am concerned about the potential for the increase of traffic in our neighborhood to those cutting across Wimbledon or dynamic to get to their apartment complex. If you were to drive in the subdivision you would see how bad the roads are already and repairs are already in dire need. To increase traffic would make it worse.

Titan development group also told us that these new apartments are luxury apartments and this would not be a place for children to live but they have no way of legally preventing families from moving in, this would be discrimination and the fair housing act would not allow it. As long as the rent is less than housing in the area anyone could be able to move in. Therefore it not only does not really solve the housing shortage for low income families if they were able to pull off only renting to people with no kids, it's also a lie that they can prevent children from moving in.

My concern with the increase in traffic also has to do with the safety of my family should they need to evacuate the area should arise.

I also am concerned about the potential increase of crime and noise that a small apartment building housing 300 units into that small area would bring. Our current fencing behind our house is shorter than 6 feet. Putting an apartment complex directly behind that makes my family less comfortable being in our back yard having renters see our every move. Again when we bought the property we were considering business use behind our house which would not be open 24/7 and would not have the potential for so many residents staring at us while we are in our back yard.

If we end up losing our view that is a sad day. But we have sadly lost our financial investment as well Our safety now feels more at risk and I would want to build a large fence that is much higher for our own safety and privacy.

I do realize some of these concerns seem like petty first world problems, but we specifically purchased our house with the understanding of the current zoning rules in place and felt comfortable buying the property. Now if this rezone is approved we will not only have wasted our hard earned money over paying for something but we will also not be able to recoup that money if we sell and we feel our safety and privacy has been invaded. At that point I would rather have bought a house where we are back against other houses in the community.

I would really appreciate it if this zoning change is declined and allow the original use for the land be executed when an investor who wants to use the land as currently zoned for moves in.

Thank you for your time and I hope the decision has not already been made without local resident consent since this has the ability to impact so many things in a negative way.

-Neil Thomas, Summerfield resident on Wimbledon ct

Wintz, Katelynn A

From: adam@businesslawgroup.us
Sent: Wednesday, February 2, 2022 6:07 PM
To: Wintz, Katelynn A
Cc: 'Holly Baxter'
Subject: Letter in Opposition to Rezoning
Attachments: Letter to the Planning and Development Department - Summerfield Subdivision (rev. ALW 2022.02.02).pdf

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Dear Ms. Wintz,

Please see the attached letter in opposition to the developer's application to rezone a portion of the Summerfield Subdivision to allow for multi-family housing in our single-family residential neighborhood.

I plan on attending the Zoom meeting tomorrow as well.

Best regards,

Adam

Adam L Weitzel, Esq.
Business Law Group
90 S. Cascade Ave.
Suite 400
Colorado Springs, CO 80903
(719) 355-8840 (phone)
(719) 694-3714 (fax)
www.BusinessLawGroup.us

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Wintz, Katelynn A

From: Natalie Paluso <natalie.paluso@gmail.com>
Sent: Wednesday, February 2, 2022 5:55 PM
To: Wintz, Katelynn A
Subject: Summerfield at Briargate Community proposal

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Hi Ms. Katelynn Wintz,

I am emailing you to object to apartments proposed between Fire Station and T-Mobile area which is right behind our house. I just bought this house and paid a lot of money for our new house that have beautiful views from our backyard. With that, I was told that there is no planning to build anything between our house to T-mobile. Therefore, I expect that it stays as original master plan as intended for PIP-1 zoning....there is a reason for that with the original plan. If you decide to rezone and allow the apartments to be built in that area, then I will be concerned for our family's safety due to noises since we are a Deaf family. This would increase the traffic, concerns the safety of our children in neighborhoods, the class sizes at schools could cause a domino effect where teachers would get overwhelmed and unable to give full supports to each student's needs. I ask you to consider to reject the apartments proposed for this area.

Thank you for your consideration and time to read this.

Natalie Thomas

Wintz, Katelynn A

From: CenturyLink Customer <icedtea10@q.com>
Sent: Wednesday, February 2, 2022 5:46 PM
To: Wintz, Katelynn A
Subject: Allaso Briargate

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Hello Katelynn Wintz,

I am writing to voice my objection to the proposed rezoning of the 10.5-acre section in question by Titan Development. Allaso Briargate. I have several reasons.

1. The primary, and in practical terms, only entrance for this project is Dynamic Drive. All other current and foreseeable access points are private drives or the drive off Research that is intended as the access point for fire trucks to Fire Station #19. Dynamic Drive is a one lane each way residential street with a 25 mile per hour speed limit. Currently, this road is appropriately a non-traffic signal road. With 300 proposed units, I feel that there would be at least 1.5 additional vehicles per unit; 450 additional vehicles added to traffic flow in the area. As proposed, this project is deemed 'luxury', increasing the chance of vehicle ownership. At an average of 2 vehicles per unit, that is 600 additional vehicles added to the neighborhood. There is no safe room for on street parking, which is likely to spill out from such a large development, and no room for a center turn lane.

2. Additionally, there are multiple pedestrian crosswalks along Dynamic Drive, including two adjoining this site, another directly connecting residents to a small neighborhood park, and school crossings to the local middle school. The likely increase of vehicle/pedestrian accidents would be substantial. Dynamic Drive runs through a very friendly, courteous neighborhood of property owners. I feel that renters, who are less invested in the neighborhood, are less likely to be respectful of crosswalks. Especially as these crosswalks are most utilized during rush/commute time periods for recreation/exercise and children coming/going to school. The crosswalks do not have signals as is appropriate for a small neighborhood street. Adding bright, blinking signals is not in keeping with the atmosphere of the neighborhood. It is also not fair to those property owners who would be close to such devices if installed, as the rest of the neighborhood does not need such signals along its residential streets.

3. This neighborhood, Summerfield, has been established since the early 1990s. It is and has always been a quiet, low-density single family home neighborhood. There are 396 houses. There are currently no retail businesses directly bordering the neighborhood. Retail businesses are all buffered by low volume, professional offices on its outskirts, and a church on the southeast side. The 10-fold population density increase that this project would bring to this part of the neighborhood would increase demand and pressure for greater retail space, including future rezoning requests of current buffering, professional office space to retail space. Such potential realities if they came to fruition, are unfair both from character/atmosphere and property value perspectives to current residents who have invested in this neighborhood based on its current quality of life.

4. For professional and medical offices, traffic is inbound when neighborhood residents are leaving for work. Likewise at the end of the day, office traffic is leaving the neighborhood and residents are

returning, minimizing traffic conflict. Apartments, and potential retail growth, will add to the neighborhood traffic congestion during the times of the day when neighborhood traffic is already highest. Also, apartments will bring additional noise during those times of day that are currently quietest in the neighborhood, evenings and weekends.

5. There is also the likely hood that this radical increase of population density will bring an increase in property crime. The majority of apartment developments age into an average quality and attractiveness regardless of their 'luxury' beginnings. Additionally, those homeowners directly to the east, southeast, and northeast of the development will lose a substantial part of their mountain views. They would lose the ability to look out across to the entire range including the foothills and only see the tips of the mountains, given the proposed 3 story buildings with likely utilities on top. The highly probable depreciation of property values in the rest of the neighborhood because of these concerns is very real. I have not seen anything in the proposal sent to me regarding the renumeration of such deprecations to be paid by the developers.

6. I have serious concerns about the "70-foot landscape buffer along the eastern property boundary". If I understand what is being described correctly, this contains a public trail that is used by scores of residences every day. It is a direct part of the quality of life in Summerfield. On a weekend day when the weather is good, I have seen over 200 people using it. I personally use it at least 4 times a week. Additionally, this space is used by homeowners for utility and repair vehicles to access the rear of their properties. Even 70 feet of a non-developed buffer is nowhere near enough distance to allow this trail to remain as public space. The trail will no longer fall under public access, or it would be eliminated entirely. The loss of this resource will directly affect the character and quality of the entire neighborhood, not just those that live next to it.

7. Also concerning is that hundreds of new residents will overwhelm the remaining very small trail system and local park (Lulu Pollard Park), neither of which was designed for such a large population. The park is adjacent to the middle school and is often used by teachers/students both during and after school. Assuming many of the new residents will be dog owners, the chance many of those will not be responsible pet owners, and not pick up their dog waste is quite substantial.

8. I don't understand why the developers are seeking such a drastic, radical rezoning of the neighborhood. The existing type and character of the neighborhood needs to be considered. Adding 300 units to 396 existing units should also require the developer to add an entirely new set of recreational amenities such as additional trails and a new park to go with it. The developers should not be able to piggyback off of our neighborhood's current quality of life without contributing an equal amount back to it. The best residential idea is to build new, single-family homes with the same density as the current neighborhood (3 – 5 per acre). Existing amenities would then be more likely to absorb the increase. In a worst-case scenario, a complex of 2 story, individually owned townhomes with garages would make more sense, and balance somewhat with the current neighborhood. The bordering offices and fire station are only 1 or 2 stories, not 3.

9. In all potential cases, the development should only go as far east as the current parking lot, leaving the highly used public trail in place. Population density and traffic increases should not be as radical and unbalanced as the current proposal by Titan. New residents should be owners, not renters in order to have a vested interest in the quality of life in the neighborhood

Thank you for your time,

Steve O'Brien

8940 Edgefield Dr. 80920
[719-264-7743](tel:719-264-7743)

Wintz, Katelynn A

From: Marlen/Bobbi Wells <wellsbmw@gmail.com>
Sent: Wednesday, February 2, 2022 5:23 PM
To: Wintz, Katelynn A
Subject: Summerfield Subdivision meeting today

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Dear Ms. Wintz,

As homeowners at 2655 Heathrow Dr in the Summerfield Subdivision, we want to express our deep concern and disagreement regarding the proposed rezoning in the T-Mobile parking lot to Fire Station #19, from planned industrial to multifamily.

We moved to this specific location due to the smaller footprint of family housing and the overall plan of Briargate vision as a 'family friendly' community. Our community has been single family for years and incorporates a school and a park that has been grown for the use and inclusion of the families in this area. In regards to the needs of more housing in the Springs, there are new apartment complexes all over the city that are going up faster than our roads, schools and communities can absorb. This is a long standing community of people who welcome newcomers but to increase the population of this neighborhood 10 fold is reckless and irresponsible for the people who already live and the burden on our roadways and the safety of all who live here.

If you have ever been present at the beginning and end of the school day at Mountain Ridge Middle School, you would experience the many cars parked along Dynamic and the many cars that cut through our neighborhood streets to get relief from the light at Dynamic and Lexington or the long lines at Dynamic and Chapel Hills. To add more congestion and confusion to our streets by adding a 300+ housing unit is just unconscionable by the city. We need our city planners to be very wary of this type of intrusion into any established neighborhood and to act on our behalf to stop these types of plans within our communities across the city. There are places and spaces outside of established neighborhoods that can be developed.

Please do not support this rezoning attempt. In addition to the influx of traffic and people all trying to utilize this current area, the homeowners in this neighborhood will all lose the value of our homes and the sanity of our neighborhood lifestyle.

Thank you.

Sincerely,
Marlen and Bobbi Wells
Summerfield Homeowners.

Wintz, Katelynn A

From: wellsbmw <wellsbmw@gmail.com>
Sent: Wednesday, February 2, 2022 4:58 PM
To: Wintz, Katelynn A
Subject: Meeting today regarding Summerfield Subdivision

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Dear Ms. Wintz,

Blessings,

-bobbi

“Sometimes your only available transportation is a Leap of Faith!”

Wintz, Katelynn A

From: RICHARD AVILA <krmavila@comcast.net>
Sent: Wednesday, February 2, 2022 4:53 PM
To: Wintz, Katelynn A
Cc: Wysocki, Peter
Subject: Comments to Development Proposal - Files CPC ZC 22-00008 and CPC CP 22-00009
Attachments: Allaso Briargate Comments - Avila.pdf

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Attached are comments for the subject proceedings.

Thank you for the opportunity to provide comments.

Rick Avila

Wintz, Katelynn A

From: Jon Plechas <jon.plechas@gmail.com>
Sent: Wednesday, February 2, 2022 4:48 PM
To: Wintz, Katelynn A
Subject: Allaso - apartments proposed in Summerfield

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Greetings Ms. Wintz,

I am writing to voice my concerns about the proposed rezoning in the Summerfield subdivision for an apartment complex between the fire station and T-Mobile. I am firmly against this rezoning for the following reasons:

- 1) Congestion - car traffic, foot traffic, local public places like schools and parks. Summerfield's Master Plan was set up just right to support the population density that we currently have.
- 2) Safety - I am concerned about the safety due to congestion, but also related to Summerfield's young children being near the less stable demographic that typically lives in apartments.
- 3) Eyesore and Noise - I believe these are planned to be 3-story buildings. And it looks like these will butt right up against the homes on Wimbledon and Edgefield, thereby destroying their valuable views of Pikes Peak. In addition, this will introduce considerable more noise with the site being so close to single-family homes.
- 4) Property Values - Apartments built near existing homes lower property values, force out the well-established residents who live in those existing homes, and introduce more lower income families who can now afford these homes, but may not care to invest in the upkeep of these older homes.

If the goal is to generate more revenue, I'm sure the city would lose revenue on the reduced property tax values of the nearby single family homes. I'd suggest using this space as planned, zoned for PIP-1. Or perhaps introduce less dense, more high end single story homes. Briargate is definitely in need of these kinds of homes for people to downsize into.

I appreciate your service to our city. Thank you for taking the time to read my thoughts on this issue.

Respectfully,

Jon Plechas (Summerfield resident)

Wintz, Katelynn A

From: Mbise, Lamech <LAMECH.MBISE@CUANSCHUTZ.EDU>
Sent: Wednesday, February 2, 2022 4:38 PM
To: Wintz, Katelynn A
Cc: 'arusha2010@hotmail.com'
Subject: Proposal to Rezone 10.5 Acres for Multi-Family 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!

Dear Sir/Madam

I am writing in opposition to the building project at 2505 Dynamic Drive. My name is Lamech Mbise, a resident of Briargate at 2440 Wimbleton Court, Colorado Springs, CO 80920.

First, there is no room for a multi-family residential development (File #CPC ZC 22-00008; CPC CP 22-00009) in a space of 10.5 acres. If that many people were added to this area, including their families, automobiles, and guests, the resources in this community such as fire services, sewer and water systems, schools, and public safety will break down. Consequently, the quality of life and joy of living in this community would be completely eliminated. With so many children and cars added to this community, the risk of accidents will increase dramatically: There is a middle school up the street from the proposed building site. Students, parents, and teachers are in constant movement in the area. Crowds of children are flocking the street daily as they are dropped off at school in the morning or being picked up in the afternoon. When not in class, children are out playing sports or walking along Dynamic Drive and are exposed to so many dangers, including traffic accidents. These dangers multiply significantly with so many new people are driving up and down Dynamic Drive. Yes, traffic lights could be installed, but that will be further in the future and there is no guarantee people that people will obey the lights.

Currently, there are three schools close to the area considered for development – Academy International Elementary School, Mountain Ridge Middle School, and Rampart High School. These schools are filled to capacity. Where will the new families send their children to school? D20 is already the largest school district in Colorado and the district currently has a strong tax base to support education. Do we really need to create a reason for new taxes by bringing in new families in this area?

Another major concern is the level of noise and automobile pollution that will immediately come from so many people concentrated in such a small area. The long-term health costs brought about by preventable pollution and noise are incalculable.

There is a fire station near the proposed building site and fire trucks need to be able to get in and out of the station easily to attend to emergencies. With additional people crowding the neighborhood, access to Research Parkway and other outlets will be greatly impaired.

If the land is taken for building the apartments, there will be no parking place around the new complex. This will require apartment owners have to charge high prices for parking around or underneath the apartment building. As it always happens, some tenants won't be able to afford the parking fees while others will refuse to pay. Therefore, many of the newcomers will likely opt to park along Dynamic Drive, thus congesting the street even more, or parking on the neighboring streets blocking people's driveways. With so many people in and out of the street chances of serious crime will also grow.

For these reasons, I am totally opposed to the new apartments or multi-family development being considered in Briargate. However, let me present some options for the city and the new developers to consider:

1. The space being considered for development a beautiful open space where families walk, jog and ride bicycles and others use that spaced for dog walking or simply getting out to enjoy fresh air. This area is best left as open space for the community. If new housing is built and residents bring their dogs in the park that open space will quickly disappear.
2. Not only does the open space being considered for development serve recreation needs for people and their pets, but it is also a great green belt that can be replanted with more trees to deter potential fires and increase the benefits of an environmentally friendly community. I believe that the Briargate community will accept a challenge to help plant more trees and preserve that space as a park. The communal benefits of leaving the 10.5 acres alone far outweigh the private benefits of an apartment developer.
3. There are new business being developed further north of Briargate along I-25 and as far north as Highway 105. There is space for the apartment developer to secure space for building, and the tenants will be able to access I-25 easily without going through congested neighborhood streets.
4. If the city chooses to proceed with granting the permit for development despite strong community opposition, the company should be limited to 25 tenants.
5. As a citizen of Briargate, I vehemently oppose granting a building permit to this company. There are other spaces north of Briargate and in other locations for this company can develop.

Wintz, Katelynn A

From: Claudia Martinez <juno4@aol.com>
Sent: Wednesday, February 2, 2022 4:34 PM
To: Wintz, Katelynn A
Subject: Proposed Apartment Building at 2505 Dynamic Drive 80920

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Ms. Wintz,

Like many of my neighbors I am concerned about Titan Development's proposed rezoning of 2505 Dynamic Drive and the adjoining lot (the area near Fire Station 19 and T-Mobile) to build 300 "luxury" apartment units. This piece of property has always been zoned PIP-1. It was intended for office park/light industrial. This was the original intent for development in the Briargate Master Plan. I have never had a problem with the fire department, T-Mobile, or office medical buildings being built on the other half of this land. I also don't have a problem with eventual building here, we know that will come, it's just the type of building/zoning that is at issue. We bought our property with the understanding that this land would be developed as office space/light industry and we adamantly oppose a rezoning of this property.

Putting 300 apartments on 10 acres creates a housing density of approximately 30 households per acre while our neighborhood housing density is three households per acre, a tenfold increase. The traffic on dynamic drive will increase substantially, as that will be the primary means of entering and exiting the property (as Research only exits to the west). Dynamic, Wimbleton Court and Summerhill will all become "cut throughs" for people exiting the property. Parking would be at a premium on this size lot, will our streets become the backup for that as well? People already speed down Wimbleton Court, there are numerous children in the area (one having already been hit by a car) as well as Mountain Ridge Middle School on Dynamic (traffic before and after school is congested and dangerous already when it turns into 1 lane). I would like to see the current traffic study and the dates that it took place. Was there a safety study done?

I am concerned with a multitude of things that would come with a low-medium rent apartment complex that would butt up to a neighborhood with \geq \$600,000 homes. Has any thought been given to this? The noise, trash, 24/7 lights. This seems like a total mismatch next to a quiet residential area. There are numerous areas like beside the Chapel Hills Mall (where a 300+ apartment is currently being built), that are more fitted to this type of development.

I have 13 pages from Colorado Springs Land Development Code which shows all the approved businesses that would be allowed in the current PIP zoning. There are plenty of alternate uses a developer could choose from to build on this land. The land could be used for: retail shops, day care centers, business event centers, gyms, educational institutions. All of these would benefit the surrounding community, not erode it.

It concerns me that the developer says they already purchased the land prior to getting approval for a zone change. Is the sale contingent upon the zone change? What do they do if the zone change doesn't get approved? They seemed absolutely sure that this was a done deal on the neighborhood call they hosted.

Additional concerns:

In light of the recent fires in Boulder and the Waldo and Black Forest fire, I am concerned with neighborhood evacuation with the addition of 300-900 people. Has this been evaluated and is the study available?

How tall will the building be with A/C, heating etc. on top? I believe there is a 45' limit. The proposed height alone would be looking directly into our backyards and patios from above.

Has the environmental study been done? The endangered Prebble Mouse has been found in nearby open spaces in Briargate. When would this be conducted (they hibernate from November through May)?

Thank you,

Jerry & Claudia Martinez

2465 Wimbledon Court

Colorado Springs, CO 80920

719-262-0604

Wintz, Katelynn A

From: Cindy Thomas <cdtsing@gmail.com>
Sent: Wednesday, February 2, 2022 4:33 PM
To: Wintz, Katelynn A
Subject: Summerfield subdivision

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I am opposed to the rezoning for the 10.5 acres of land to build two, three story apartment complex buildings behind fire station and T-Mobile.

We purchased our house recently and paid extra because of the view and the beauty of this neighborhood. I believe that putting apartments in this area will create a conflict to the value of houses, a fluctuation in the population for this area, and cause problems with traffic on dynamic street to where children could be in jeopardy. I would much rather see businesses to help the economy in the northern end of Colorado Springs. The 1 story buildings are there, they should be filled with restaurants and a variety of ma and pa businesses. The construction will also cause unnecessary noise and dust to an already existing quiet neighborhood. Please leave the zoning as it is to avoid any further turmoil. Thank you for your efforts to protect established areas and zones.

Sincerely, Cindy Thomas at 2455 Wimbleton Ct.

Sent from my iPhone

Wintz, Katelynn A

From: Team Jackson <teamjackson@gmail.com>
Sent: Wednesday, February 2, 2022 3:19 PM
To: Wintz, Katelynn A
Subject: Against re-zoning behind T-Mobile

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Ms. Wintz,

My name is David Jackson, owner of 2625 Heathrow Drive, 80920. I stand in agreement with the following statement from Bob Balink. I am against the re-zoning of the land behind the T-Mobile building off of Dynamic for the purpose of apartment buildings.

Respectfully,

David Jackson

MEMORANDUM REGARDING ZONING REQUEST TO ALLOW CONSTRUCTION OF A 300 UNIT, THREE-STORY APARTMENT COMPLEX ON DYNAMIC DRIVE, COLORADO SPRINGS, CO. 01-31-22

Many hard-working citizens believe that government officials at all levels (local, state, and national), perhaps out of necessity, have an insatiable appetite for capturing as much revenue from the taxpayers they serve as possible. Current residents already pay numerous and ever-increasing taxes and creative fees for such services as public safety (fire and police), emergency services, road construction and maintenance, utilities and so much more. When a population increases, with perhaps 600 or more residents in a new 300 unit apartment complex, tax revenues collected from these new residents would increase significantly as will the burden on current infrastructure.

The reality is this request for a zoning change will have a devastating effect on the nearby residential neighborhood and here's why.

Property values: The largest investment most families ever make is the purchase of a home. And in doing so, families consider the size of the home to meet their needs, the price range they can afford, nearby amenities (schools, parks, shopping, etc.). They also realize that home ownership is, perhaps, the most important element of growing the wealth of the family...a safety net, if you will, as they age. Anything that would threaten an increase in the property value of one's home is, understandably, a cause for great concern. There is no doubt that this zoning request will significantly decrease the home values of residents in the Summerfield and nearby neighborhoods in Briargate. I would ask those responsible for making this rezoning decision "Would you allow a similar zoning change if it was 1 or 2 blocks away from YOUR HOME?" I think we know the answer to that question but we'd like to hear it from you.

Note: While city revenues increase, citizens also see a decline in services. I offer just one of many examples. There were two major snow storms in Colorado Springs in 1997, one in late April and one exactly six months later in late October. It should be noted that 1997 was the last time the city plowed snow from the street in front of our home....that's twenty-five years ago, a distant memory. Property taxes on our home have increased more than 50% in recent years, even after an allowance for the senior tax exemption. The decline in city services is a recurring theme, whether it is replacing street lights or lane dieting which occurred on Research Parkway all the way to Powers Boulevard a couple of years

ago. As hastily and ill-advised as the decision was made to create those lanes they were removed soon thereafter at great and needless taxpayer expense. We're still wondering why a municipality would remove 33% of existing traffic lanes in the fastest growing area of town to accommodate bicycle traffic which had never exceeded one or two bicycle riders on an occasional sunny summer weekend day along that corridor in the last 25 years we have lived here.

Public safety: The fact is there is a direct relationship between building a multi-family, high density housing facility in a formerly single family home residential neighborhood and a serious increase in **crime** that is the inevitable result. Temporary or transient populations lead to more crime.

Traffic and current neighborhood density:

Within the last several years the Briargate neighborhood has experienced considerable growth. Across the street from the large Focus on the Family (FOTF) complex, the popularity of The Shops at Briargate and the partial development of FOTF property further to the east have turned Briargate Parkway into a very busy thoroughfare during every hour of the day. Additionally, a major expansion of a retail complex is underway on this property. It is bordered on the EAST by Chapel Hills Drive, on the SOUTH by Research Parkway and on the NORTH by Briargate Parkway. All this is just one half a block west of this proposed new apartment complex. When fully completed it will generate thousands of retail customers all hours of the day. It is easy to anticipate major congestion in this area if the re-zoning request is approved. All this is in addition to two major facilities which generate considerable traffic throughout the day...the large T-Mobile call center with hundreds of employees adjacent to this proposed apartment complex and an even larger, multi-building office complex directly across the street on Dynamic Drive. Both of these two properties include hundreds of parking spaces for employees, tenants, clients and visitors.

There are other recently completed developments adjacent to or within a block of Focus on the Family. Not to be forgotten in this rapid growth equation is The Elements, a significantly larger, multi-building apartment complex built on the south side of The Shops at Briargate. However, this huge apartment community is well-placed among several office buildings and the shopping center. But it too, along with a recently completed Assisted Living facility, has added significant daily traffic to the area.

The threat to public safety which will accompany this proposed apartment development is real and it will, unnecessarily, create significant and unacceptable congestion issues.

Some may believe that there already is a pre-determined outcome for this current re-zoning request. Let's not believe that is true. The law requires public input and hearings to be held prior to making any re-zoning decision and that provides citizens the opportunity to express support or opposition of this proposal. We can only hope that our voices are heard and trusted!

Some can imagine the excitement reflected in the wide open eyes of some government officials who are responsible for generating additional revenues while considering this zoning request. After all, as the City's operating expenses increase so is the need to identify additional revenue. This would be similar to the eyes of a child, early on Christmas morning, when they enter their living room and see for the first time a beautifully decorated Christmas tree, adorned with colorful lights and ornaments beneath which sit dozens of lovingly and carefully wrapped presents. The anticipation and excitement the kids feel for opening presents and celebrating this important holiday must be similar to those having the opportunity to generate additional revenues resulting from this zoning change. I believe that the cost to the Briargate community will far exceed any benefits to the City as a result of additional property tax revenues from this property. And while I cannot speak for the homeowners on Wimbledon Drive who will be the most adversely affected with the construction of a three-story, three hundred unit apartment community, needless to say it will be devastating. (This street name should properly be spelled 'Wimbledon'.)

NOISE: Aside from a major increase in passenger vehicle, delivery trucks and other vehicular traffic one reality and necessity of every residential neighborhood is trash collection. In our neighborhood no less than three trash companies efficiently, and loudly, collect our trash at least two days of each week. A large apartment complex has trash collection needs as well. Several large, steel dumpsters will be deployed throughout the complex into which residents dump their trash during the week. Now, imagine every time these dumpsters are emptied. Very noisy trucks arrive and they lift each dumpster high into the air (more noise). Then the trash, not quietly, falls into the internal mechanisms of the truck

where it is not so quietly compacted (more noise). Each dumpsters then crashes onto the rock solid asphalt pavement as it is returned to its resting place. It is an unpleasant and very disruptive process and not what anybody would want adjacent to their single-family zoned residential neighborhood.

Other: All this is not to say the role of politicians and public servants isn't a difficult one to fulfill. It is. To all those who offer to serve their community please know your efforts are greatly appreciated. The expectations of your job performance are great and their decisions are always under scrutiny and sometimes carry significant consequences.

An alternative: The approval of one-story, single family patio homes for this property may be an acceptable option for the neighborhood. Many older citizens want to downsize as their children have grown up and moved away.

CONCLUSION: IF THERE IS NO OTHER JUSTIFICATION FOR DENYING APPROVAL OF THIS RE-ZONING REQUEST, IT SHOULD BE THE SAFETY OF ALL THE CHILDREN ATTENDING MOUNTAIN RIDGE MIDDLE SCHOOL and those, including the students, who regularly utilize the adjacent Lulu Pollard Park while enjoying a multitude of activities daily. This is already a very busy neighborhood.

I respectfully request that my name be added to the list of those who stand in opposition to this current re-zoning request.

Respectfully submitted on the 31st day of January 2022, A.D.

Wintz, Katelynn A

From: Emily Jackson <emrosejackson@gmail.com>
Sent: Wednesday, February 2, 2022 3:13 PM
To: Wintz, Katelynn A
Subject: Against zoning change in Summerfield

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Hello,

My name is Emily Jackson, owner of 2625 Heathrow Drive, 80920. I 100% agree with and support the following statement from Bob Balink. I am against the re-zoning of said site for the purpose of apartment buildings.

Thank you,

Emily Jackson

MEMORANDUM REGARDING ZONING REQUEST TO ALLOW CONSTRUCTION OF A 300 UNIT, THREE-STORY APARTMENT COMPLEX ON DYNAMIC DRIVE, COLORADO SPRINGS, CO. 01-31-22

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Other: All this is not to say the role of politicians and public servants isn't a difficult one to fulfill. It is. To all those who offer to serve their community please know your efforts are greatly appreciated. The expectations of your job performance are great and their decisions are always under scrutiny and sometimes carry significant consequences.

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I respectfully request that my name be added to the list of those who stand in opposition to this current re-zoning request.

Respectfully submitted on the 31st day of January 2022, A.D.

Wintz, Katelynn A

From: CHRIS TOPE <cdplus2@comcast.net>
Sent: Wednesday, February 2, 2022 2:59 PM
To: Wintz, Katelynn A
Subject: CPC ZC 22-00008. Allaso Briargate Project

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Hello,

We are Briargate Summerfield residents living within a few blocks of the proposed complex and do not agree with the subject rezoning proposal.

The existing zoning supports various business opportunities that could support the needs of the existing community whereas this proposal would just increase the demand for services. This proposal will exacerbate vehicular traffic, decrease property values, and negatively impact public safety especially near the middle school. The impact on these areas is unacceptable.

The significant increase in the proposed population density is outside the bounds of what we residents 'bought into' when we invested in Briargate. The probable 80 people per acre is a quantum increase from the existing 3.3 people per acre. This is unacceptable.

There is no reason to change the Master Plan of this community, against the wishes and investments of the members of this community, so an out-of-state developer can take advantage of this development market.

Thank you for your time and attention.

Chris Tope
9040 Rutledge Dr

Wintz, Katelynn A

From: Gentry Lewis <gen06erin@yahoo.com>
Sent: Wednesday, February 2, 2022 2:55 PM
To: Wintz, Katelynn A
Subject: Apartment development

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Hello,

I live in the Summer field neighborhood and would hate to have the apartments go up and detract my beautiful view of the mountains. That is one of the reasons we bought the house! It dramatically changes the value as well if we are looking at a building.

Thank you for your time,
Gentry O'Leary

[Sent from Yahoo Mail on Android](#)

Wintz, Katelynn A

From: Aol Mailer Info <bgscpamba@aol.com>
Sent: Wednesday, February 2, 2022 2:18 PM
To: Wintz, Katelynn A
Subject: Summerfield Subdivision property rezoning

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Dear Ms. Wintz and City council members,

In regards to the requested rezoning of property within the subdivision, these are a few of my issues to be addressed.

Dynamic is the only street running through the subdivision going in any direction. It is a main route to the middle school with students walking and parents driving to drop off and pickup their children. Serious consideration needs to be given to our children. At this time there is a three-way stop sign at Summerhill and Dynamic, across the street from the school, to help with traffic control. With Dynamic being the main entrance to the proposed development this will only add traffic issues for the subdivision's tax paying residents. With 300 hundred units planned it is conceivable that this would add another 400, or more, vehicles using Dynamic daily adding to traffic concerns noted with the three-way stop sign added in recent years. The addition of a lighted stop sign on Dynamic to facilitate access to the proposed development would add additional traffic issues for the homeowners.

Where does the developer plan on building schools to handle the influx of children this complex would house? The city does not have resources to build the additional facilities nor should homeowners in District 20 be responsible for the developer's needs.

It is our belief the city has a water shortage noted by increased utility bills. If there is actually a water shortage, neither this or any other development in the city should be approved whether a rezoning is needed or not.

The master plan for this subdivision did not include zoning for a multifamily facility for a reason. Had this subdivision been planned to include multifamily housing it would have been zoned that way in the beginning. The developer (Norwood?) had planned this as family oriented tract with single family homes and education facilities to accommodate the homeowners. Any needs beyond what the developer had envisioned would need to be addressed by this proposed rezoning.

At the top of the property above the T-Mobile parking lot is a walking path utilized daily by residents of all ages. It would a sorry thing to loose our trail which we use on a regular basis.

We did not buy in the subdivision expecting it to become overcrowded with traffic issues and others as the result of a multifamily development. There is property east of town which would be more suitable for this kind of housing project.

Please give these concerns and any others presented serious consideration when making your rezoning decision. Please acknowledge receipt of this letter

Respectfully,

Burl Stewart
8910 Coberdale Ct
CSC 80920

Wintz, Katelynn A

From: Kathryn Schultz <kathyschultz14@gmail.com>
Sent: Wednesday, February 2, 2022 2:14 PM
To: Wintz, Katelynn A
Subject: Oppose Rezoning

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To the Planning and Development Department,

I am a resident of the Summerfield Subdivision and wanted to express my concern over the proposal to rezone the land between the Fire Station and the T-Mobile building on Dynamic Drive. I believe the rezoning of this area to allow for multifamily use and apartment buildings would impact my neighborhood greatly. I desire that we utilize the property as it was originally intended when the Summerfield area was first developed. I am opposed to the rezoning. I feel the traffic impact would be too much for this area to handle and would take away from the original Plan for this area. Thank you for your consideration.

Kathryn Schultz
9030 Troon Way
Colorado Springs CO 80920



Virus-free. www.avg.com

Wintz, Katelynn A

From: Terridole <terridole@aol.com>
Sent: Wednesday, February 2, 2022 2:12 PM
To: Wintz, Katelynn A
Subject: Opposing Rezoning for Apartments on Dynamic Drive

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

Dear Ms. Wintz,

We are writing to oppose the rezoning to allow for proposed apartments in our Summerfield subdivision between the Fire Station and T-Mobile.

The subdivision was developed with infrastructure to support the existing houses and not another 300 units. That type of increase would cause safety and traffic concerns, particularly so close to the elementary school. Our roads already are congested during school drop/pick-up hours and going to/from work hours. These apartments would add another 300-600 cars! Our roads have not been repaved in years and now would have even more wear and tear on them.

We're also concerned about an increase in crime and noise. Most of the crime we experience now is targeted against cars parked outdoors so an apartment complex will draw even more criminals like that to our subdivision. It's also proven that temporary and transient populations lead to more crime. Our local police force already is stretched beyond its limits. Adding another 300-600 cars and even more people will increase noise and congestion in common areas. Noise also will increase with large garbage dumpster pickup in apartment complexes.

Three story buildings also can hamper the beautiful views the existing residents have. All of this together will surely lower our property values. This doesn't seem fair when our homes were purchased under different assumptions.

Although it has been fantastic having some open space in a congested area, we understand that the land may eventually be used. We just ask that it be used for small businesses as originally intended rather than a congested apartment complex. Small businesses have limited traffic and safety issues and can even have a positive benefit to the community.

Thank you for hearing and considering our concerns. We hope and pray that you will choose not to rezone the property and allow apartments to be built for the good of our subdivision and local community.

Sincerely,

Steve and Terri Dole
2840 Clapton Drive

Wintz, Katelynn A

From: streamwader <streamwader@gmail.com>
Sent: Wednesday, February 2, 2022 2:10 PM
To: Wintz, Katelynn A
Subject: Briargate zoning change

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I would like to express my view as ABSOLUTELY NO, regarding the proposed zoning change behind fire station 19, from PIP-1 to Multifamily use.

There this area was not designed to handle the amount of traffic and congestion the addition of 300 family units would add.

There is a middle school less than two blocks from this area on Dynamic Street that is already dangerous due to Dynamic being used as a thoroughfare and kids crossing the street to their waiting rides.

This is just one of MANY reasons that this is a BAD IDEA for everyone except the developers and supporting City Council members, (who I would guess stand to make a lot of money from this proposal).

Regards,
Ron

Wintz, Katelynn A

From: Alisha Donald <alishamdona1d@hotmail.com>
Sent: Wednesday, February 2, 2022 2:01 PM
To: Wintz, Katelynn A
Subject: Re-Zoning and Apartment Proposal Comment- Summerfield Subdivision

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Good Afternoon Ms. Wintz,

I am respectfully writing this letter as a public comment regarding the proposal of rezoning the property in the Summerfield subdivision west of Dynamic Dr. and Wimbleton Ct. I am in strong opposition to the re-zoning of this property because we are aware that this request is being made so that a 300-unit, 3 story apartment complex can be built. Not only would this be irresponsible due to the size of the property for the actual property area, but it would significantly impact the current residents of this area in a negative way.

In the original master plan of this community, this land was zoned as it currently is now (PIP-1), intended for offices and light industrial businesses. Included in this zoning designation is the opportunity for small retail business, locally owned restaurants, daycare, coffee shop/café, or any other small business that could instead add additional value to our neighborhood, rather than create any of the concerns I will raise below. I would much rather see something that fits the current zoning be encouraged, as it would provide the possibility of social gathering places for those of us in our neighborhood to walk or ride our bikes to enjoy each other's company, and support our local economy.

Below are some of my concerns and justifications that speak to why this re-zoning should NOT be considered. I am respectfully asking that you support this request as a representative of our neighborhood.

- **Increased pressure on an already stressed area that will impact our safety:** This is the most important concern that I have. The streets in the Summerfield neighborhood were not designed for the traffic that routinely uses it as through streets. We battle cars that cut through our streets as a short cut to get to and from Lexington, Research, and Chapel Hills. These cars often do not adhere to speed limits or drive in a manner that respects the fact that there are many children who live in our neighborhood. We have asked for mitigation in the past, but were told that the options available are not an option for us (speed bumps are only maintained – not introduced any more). If this project is passed, our children would now be at an even higher risk from the additional 300 – 600 cars that would, without doubt, also begin to use our streets to cut through. Our streets have blind corners and curves. With no posted speed limits, no police presence, or speed bumps/roundabouts, we fear for our children's safety. They should be allowed to play freely, without the fear of additional speeding or distracted drivers from this complex using our roads as short cuts to get to their destination quicker. As support for this, an out-of-control/distracted driver took out the trash cans up against our curb – significantly damaging their own car just a few weeks ago. What if that had been one of my children riding their bike on the sidewalk? We will not tolerate the safety of our children being compromised further by inappropriately allowing a project of this scale. A business (like those that already exist near us and are approved for the property being discussed) open and close at reasonable times and result in traffic at predictable times. In addition, some are closed altogether on the weekend. This would not be the case with a 300-unit apartment. Renters with multiple cars, as well as their guests (especially on weekends and evenings) pose a significant concern that overall higher traffic loads at unpredictable times and potentially unsafe driving that will negatively impact the safety of our area.
- **Out of state management of the property:** The company that is requesting to change this property zoning and build on it is based out of New Mexico. This is problematic to me for several reasons. Without true local representation, I feel that there will be little care put towards our concerns once the project is approved. There is a greater chance that a local restaurant or shop that could be built under the current zoning designation would. While I have no solid proof at this time, I do feel that an out of state management company, who have no vested interest in our area or neighborhood, would also do little to continue to monitor this property or address any

increased issues that arise from the additional traffic, behavior of tenants, or property disrepair. The bottom line is that the promises of being “good neighbors” by a company that is hundreds of miles away are empty and I have no confidence that they are interested in building up Colorado’s economy or responsible building.

- **Decreased property values for current residents:** The proposed apartment complex will significantly alter the views of the Front Range for houses on the west side of Wimbledon Ct. and Edgefield Dr. Those who purchased these homes paid a premium for this view and there is no way the construction of these buildings will not impact all of our property values in a negative way. It would be an irresponsible decision to allow this on behalf of those of us who current live here and have equity in our homes. Especially when the current zoning could bring in business that would add value. In addition, the length of construction to build this project will also deter anyone from purchasing a home during this time, and indefinitely make those interested in a home think twice due to having a mediocre (what was proposed is far from luxury, as stated by the company) apartment building in their back yard.
- **The proposal is out of place and inappropriate for the size of the area:** The proposed project will bring 300 units to an area that is not able to accommodate it. The increase in lighting in such a small area will be a nuisance to houses that neighbor this property, increased noise and traffic will increase the potential for police/emergency service involvement as calls would be made to enforce noise ordinances and mitigate traffic issues due to streets in our area not being designed to accommodate it. The bottom line is this project just doesn’t fit the small strip of land! It is awkward and feels very weakly thought out. It is simply an attempt of an out of state company to try to make a profit in Colorado with no regard for the people who live here, or return it to our local economy in any way. This is why it was zoned as PIP-1 in the master plan – and it should remain that way.

There are honestly additional reasons that I could list that justify how this re-zoning should NOT be considered, but I know your time to read our comments is limited. **We are asking that you sincerely view this situation through the eyes of the residents, who have families and a vested interest in our homes.** To change zoning so that there is the high probability of this project proceeding would negatively impact us and the safety of our families. Please say NO to this rezoning. We are looking forward to your full support on February 3rd when we attend the re-zoning meeting.

Thank you for your time and consideration of my concerns on this matter.

Kindly,
Alisha Donald
2470 Wimbledon Ct.
alishamdona1d@hotmail.com

Wintz, Katelynn A

From: Otto Bixler <ocbixler@gmail.com>
Sent: Wednesday, February 2, 2022 1:20 PM
To: Wintz, Katelynn A
Subject: No for proposed New Apartment Complex at T-Mobile & Fire Station

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This is out of character for our neighborhood: while claiming Luxury Apartments, is actually lower rent than nearby units. We bought in the adjacent development, with full knowledge of the current zoning by the city and are in full agreement with what that means to the ambiance of our neighborhood. The average daily traffic generated by this proposed development will exceed that of the existing zoning, raise community noise levels. There are plenty of other parcels that are already zoned for this kind of development. This type of multi family development is not in keeping with our neighborhood and the wisdom of our city planners who already decided what would be best for us and the city.
Otto Bixler

Sent from my iPhone

Wintz, Katelynn A

From: ALLAN CHERYL <siracusa_co@msn.com>
Sent: Wednesday, February 2, 2022 12:21 PM
To: Wintz, Katelynn A
Subject: Apartments Proposed Between Fire Station and T-Mobile

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My wife and I live at 8845 Liverpool Ln, in the Summerfield subdivision. We are opposed to the proposal to rezone the 10.5 acres outlined by Dynamic Dr and Chapel Hills Dr from industrial park to multifamily. This will have a terrible affect on the community, especially to those currently living along Dynamic Dr, as traffic on Dynamic would increase substantially. This property should remain zoned PIP-1, or how about the city buy the land and convert it to a park. Maybe add a community swimming pool. Either of these would be much more palatable than 300 apartment units. We will not be able to attend the meeting on 2/3, but we wanted our voices to be heard. Thank you for your time.

Sent from [Mail](#) for Windows

Wintz, Katelynn A

From: chas8252@gmail.com
Sent: Wednesday, February 2, 2022 12:18 PM
To: Wintz, Katelynn A
Subject: Proposed Apartments between Fire Station and T-Mobile

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My wife and I are writing in opposition to the proposed rezoning by Titan Development for multi family apartments on the land between the Fire Station and T-Mobile. We live in Summerfield on Troon Way. When we moved here in 1997, this land was zoned for a planned industrial park. Dynamic Drive is already too busy with the school and other commercial enterprises to support a 10-fold increase in traffic. Please keep this land for its already intended purposes. Thank you. Ron and Sylvia Retzer

Sent from my iPhone

Wintz, Katelynn A

From: Stombaugh <stombaugh@gmail.com>
Sent: Wednesday, February 2, 2022 11:39 AM
To: Wintz, Katelynn A
Subject: New apartment development near Summerfield

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Dear Katelynn,

As a resident and property owner in the Summerfield neighborhood in Briargate, I am writing to submit my statement of opposition to the rezoning of the property behind the fire station adjoining the Summerfield community. I would categorically encourage the building and planning commission to deny this request to build an apartment complex on this property. I feel that it would change the nature of our neighborhood, impact safety in our neighborhood, affect home values and overall affect our quality of life. For these reasons, I oppose this project.

Thank you for listening to my concerns.

Albert Stombaugh
2875 Helmsdale Dr.
Colorado Springs, CO 80970
(706) 715-9235

Wintz, Katelynn A

From: DOUG BARBEE <lbarbee1950@comcast.net>
Sent: Wednesday, February 2, 2022 11:08 AM
To: Wintz, Katelynn A
Subject: Allaso

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Regarding the proposed Allaso Development please consider the following concerns.

- Traffic: We believe this development will greatly increase traffic on Dynamic causing safety issues, especially around the school zone for Mountain Ridge Middle School. Additionally, we have concerns regarding the increased traffic on Lexington and Chapel Hills and where these streets intersect with Dynamic.
- Green Space: We are disappointed that we are losing neighborhood green space and walking trails due to this rezoning.
- Multiple Family homes: Is this going to be an apartment complex 4 stories high or 2 story condominium or town homes ?
- Safety: Will there be an increase in protection from police and the fire department as a result of this increase in population?

At this time, we do not support this rezoning effort. Many more details and information needs to be shared with current residents of the neighborhood.

Doug and Roanna Barbee
2840 Bethune Court
Colorado Springs, CO
80920

Wintz, Katelynn A

From: Mona <monasbooks@hotmail.com>
Sent: Wednesday, February 2, 2022 10:51 AM
To: Wintz, Katelynn A
Subject: Proposed rezoning of 10-acre, PIP-1 lot in Summerfield subdivision

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Dear Ms. Wintz,

I appreciate the opportunity to send you this email to share my thoughts and concerns regarding the re-zoning request for the proposed 300-unit apartment development behind Fire Station #19 and T-Mobile.

I am a home owner and resident in the Summerfield subdivision. Several rather large apartment complexes have already been constructed or are near completion in this area and those units are not all full. For example, the Commons at Briargate (corner of Lexington & Research) which has been there quite a long time has 30'ish vacancies alone. The Summerfield area was never intended to have the population growth that the proposed apartment complex would bring. I understand that there is a housing crisis in the city, but again, with the large complexes being built up and down the Research corridor, that will provide a lot of availability without having to cram a 300-unit complex in a 10-acre lot.

As home owners, we paid a premium to be in this area and a complex this size will decrease the value of our homes and properties and diminish the neighborhood with such a transient population. We are very close to schools and the area is populated with young families. The rents being proposed by the builder (\$1300) doesn't warrant their claim of these being "luxury" apartments. To follow-up with the Commons at Briargate example above, a one-bedroom there is \$1500. So, if the proposed complex will not be attracting high-income professionals, what is the demographic that will be moving into our family-oriented neighborhood? I think of every night that I watch the news and inevitably there are reports of various levels of crime and police activity associated with apartment complexes. We do not need that in our neighborhood.

Finally, the area has already been experiencing issues with water and water pressure. The 300 additional units will put a strain on an already strained infrastructure. If the city insists on developing this plot, perhaps a more appropriate option would be small business or a few patio homes.

As a Summerfield homeowner and resident, I object to the use of this 10-acre lot for the proposed 300-unit apartment complex.

King regards,
Mona Wolverton
2735 Heathrow Dr

Wintz, Katelynn A

From: Larry Walker <llw1957@icloud.com>
Sent: Wednesday, February 2, 2022 10:35 AM
To: Wintz, Katelynn A
Subject: Zoning Request in Summerfield

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As a resident of Summerfield I'm in opposition to any re-zoning plans for the 10.5 acre plot to allow a 300-unit apartment complex and will voice my concerns at the meeting on February 3rd. Thanks.

Wintz, Katelynn A

From: Terri Allmon <terri@terristeas.com>
Sent: Wednesday, February 2, 2022 10:32 AM
To: Wintz, Katelynn A
Subject: Apartments proposed next to Summerfield neighborhood

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Hello,

This is just a brief email to note our objection to the zoning changes requested for this development to move forward.

The proposed building and added population density are not at all in the best interest of our neighborhood. Others have said it more eloquently than I, so I won't bother to repeat what they have said.

We are worried for our property values and safety in the event of emergency, in addition to other concerns.

We respectfully request that the city does NOT allow this plan to move forward.

Thank you,

Terri & Jason Allmon
9245 Gingerhill Ct.

Sent from my iPhone

Wintz, Katelynn A

From: Kendra Martinez <kennyem1@gmail.com>
Sent: Wednesday, February 2, 2022 10:20 AM
To: Wintz, Katelynn A
Subject: Rezoning of 2505, 2525, & 2535 Dynamic Drive

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Ms. Wintz,

Like many of my neighbors I am concerned about Titan Development's proposed rezoning of 2505, 2525, & 2535 Dynamic Drive (the area near Fire Station 19 and T-Mobile) in order to build 300 luxury apartment units.

My biggest concern that comes with this proposal is the issue of overcrowding and what follows by adding more than 300 residents to such a small space. Sadly, we saw entire neighborhoods burn to the ground recently with the Marshall Fire in Boulder County and watched as people tried to evacuate with a fast moving fire through residential streets and highways. Emergency egress in a situation like this could be disastrous for our community even without the added apartment units. Traffic evacuating the community on Dynamic, Wimbleton, and Chapel Hills would have a hard time exiting in a timely manner, especially if one of these exit point were blocked or couldn't allow traffic to flow. If you want to see an example of the current heavy traffic flow in this area already and how easily it becomes backed up, just watch it during a school day for Mountain Ridge Middle School.

With the changing of the zoning for this project to add full-time housing units instead of a small office building, homeowners in this area could potentially experience a decrease in emergency response times. Our already stretched thin first responders would have even more added to their plates and we all know they are already understaffed with a very heavy work load. Crime would no doubt also increase just with the huge influx of people occupying the space 24/7.

We live in a high desert and water is always a concern in the west. We are already on water restrictions every summer in this neighborhood. Adding another 300 housing units is going to stress our water usage even more than before. The average person uses 60 gallons of water per day for basic necessities. At least 300 people in the proposed apartment complex will add up to over 18,000 gallons per day of water usage. Not to mention landscaping Titan would like to add to the complex and their proposal for a pool at the apartment complex.

We live in a very tight knit community of locals, many of whom have lived in this area for over 20 years. I know we would much rather see this area go to a local business who would bring much more local benefit to our small community, which was the intended original use for this space.

Thank you for your time and consideration,

Kendra Martinez

Wintz, Katelynn A

From: Holly Rhody <rhodys4camp@gmail.com>
Sent: Wednesday, February 2, 2022 10:02 AM
To: Wintz, Katelynn A
Subject: Rezoning for 300 unit Apartment Complex on Dynamic Drive

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Hello, Katelynn-

I am a long time resident of the Summerfield Subdivision that is adjacent to the proposed rezone property off Dynamic Drive, east of T-Mobile. I am writing in opposition of this re-zoning proposal.

Our family has lived in our Summerfield home for almost 16 years. One of the reasons that we purchased our home in this area was because of the small open spaces and trails that run through the neighborhood. Most everyday, we walk the trail behind the Wimbleton homes to where it crosses Dynamic and leads to Briargate Parkway. Our daily walks feel safe and feed our souls as we take in the unobstructed views of Pikes Peak. If a 3-story, 300 unit apartment complex were to be built in the proposed area, we would no longer feel safe to walk along there, nor would we have any view of Pikes Peak. It would literally destroy our "quality of life" at adds to the enjoyment of our home in Summerfield.

I literally feel sick when I think about the possibility of this apartment complex and would sincerely consider moving if this area is re-zoned. The sad thing is, the housing market is so crazy in Colorado Springs, we would probably have to leave the city in order to find a home. I am a Colorado Native and a teacher for Academy School District #20. My husband is a graphic artist and has worked in Colorado Springs for over 30 years. All that to say, we are hard working contributors to the city of Colorado Springs. This apartment complex might be the "last straw" to all the growth that we have watched in our area recently...the Kum and Go, the expanded Briargate restaurants/shops north of Focus on the Family, Chuy's Restaurant, Assisted Living Complex, etc....All of that growth has already been concerning us and yet we never even dreamed that the SMALL plot of land to the east of T-Mobile would be considered for 300 apartments!!

Traffic will increase in an already busy neighborhood that houses Mountain Ridge Middle School, crime rates will increase, the value of our home will go down, noise will skyrocket in our otherwise quiet neighborhood, etc....

Finally, we DO NOT NEED another large apartment complex in this area!! There is a HUGE apartment complex less than a mile west of us at the intersection of Research and Voyager Parkway. They recently finished adding another apartment building to that complex. I have no idea how many apartments are in that complex now, but there has been a significant amount of traffic increase on Research/Voyager and yesterday a bad accident on Research just outside of that apartment complex.

As a long time (30 years) resident of Colorado Springs and a positive contributor to this city, is there no protection for the quality of life that long time residents have enjoyed and worked hard to create? Is there no one to protect us from out of state developers that have absolutely no regard for those of us that have grown up here, raised our children here, contribute to the betterment of this city, and just want to be able to enjoy an evening walk through the neighborhood? We feel like much of this growth is promoted by greed...does Colorado Springs even care about the quality of life for its residents?

I respectfully ask that you refrain from re-zoning this property and that you would consider this plea to maintain the quality of life for Summerfield residents. Thank you!

Sincerely,
Holly Rhody

Wintz, Katelynn A

From: Laurel & Roger Burritt <rbburritt@comcast.net>
Sent: Wednesday, February 2, 2022 9:26 AM
To: Wintz, Katelynn A
Subject: Proposed Development Allaso

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Dear Mrs. Wintz,

I am permanently disabled and late in responding to your request to voice my serious concerns regarding the proposed development Allaso in Briargate. It is CRIME!

It is an absolute that if this development is allowed to proceed, the crime in this neighborhood will increase considerably. This is to include domestic violence, theft, and sex offenders. These crimes are present in all economic population distributions, with the amount of offenses directly corresponding to population density.

Our neighborhood was planned as a relatively secure and safe area with larger homes valued now at \$650K and up. Mine is worth much more as are those that back to this proposed area. We have children playing along the street, and neighbors both young and old who walk the blocks for exercise. They can feel safe because of such limited traffic in this area.

Because I am disabled, I am more conscious of these threats as am an easy target. Most 'hits' have been downtown, but also at Walmart; i.e. highly populated areas. I do not want to feel unsafe when outside in my neighborhood, nor do I want our neighbors traumatized by the threats this development would bring to their families.

I STRONGLY OPPOSE THIS APARTMENT DEVELOPMENT. We are all fine with the current zoning.

Laurel Burritt
8860 Edgefield Drive
Colorado Springs, CO 80920
719-522-9265

I am not physically able to attend the on-line meeting Feb. 3 (Thursday). I am not mobile at that time of day.

Wintz, Katelynn A

From: Dale Skattum <daleskattum@gmail.com>
Sent: Wednesday, February 2, 2022 9:17 AM
To: Wintz, Katelynn A
Subject: Zoning

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This is Dale Skattum I would like to say I am not in favor of rezoning this area for apartments. Thank you

Sent from my iPhone

Wintz, Katelynn A

From: Howard Absetz <Howard.Absetz@MFRM.com>
Sent: Wednesday, February 2, 2022 8:58 AM
To: Wintz, Katelynn A
Subject: Proposal on new apartments - Summerfield @ Briargate area

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Good morning!

We are writing in regarding the proposal to have apartments built behind Fire Station #19 and T-Mobile center location in the Summerfield at Briargate area. We have some concerns over this proposal:

Additional traffic

Being close to the Mountain Ridge Middle School, we have a good amount of traffic during drop off and pick up times during the school year. I have had to call the school multiple times in the past few years to voice concerns over driving habits of parents of students of the middle school. An increase in traffic will not help the situation; it will only worsen yet. We are surprised that there have not been accidents or children getting hurt (thank goodness) but with the potential increase in vehicle traffic, the chances of accidents and/or injury do go up.

Street conditions

Our street conditions in the neighborhood are not in the best of shape and with the anticipated increase in vehicle traffic, it will get worse. They are currently working on some of the sidewalks in the area but what about the actual driving pavement that is in need of repair? With the potential increase in vehicle traffic, our street conditions will only continue to deteriorate. There is no course of action or focus right now on our street conditions; what will this look like in the future should this go through?

General housing needs

New apartment complexes were just built in our area, near Tel-Star and Research. These new apartments still have openings for leasing. Why do we need to add more apartments to the neighborhood when there are these currently that have not been filled?

When this neighborhood was established over 20 years ago, it was developed to be for single family homes and home-owners built in this neighborhood for this reason, not for the addition of apartment complexes. Our neighbors selected this area and built here for specific reasons (location, views, parks/trails, etc.) and not for the reason of adding apartment complexes to our quiet and peaceful neighborhood.

Adding a locally-owned restaurant and/or other small businesses in this area is more feasible and makes more sense. This area is already zoned for these types of businesses.

Re-zoning

Rezoning from PIP-1 (planned industrial park) to residential: what do our taxes look like in the future? Will there be tax increases on current homes in the area if this proposal goes through?

Water restrictions






For the past few years, we have been under water restrictions due to drought conditions and adding apartments to the area will decrease the amount of water pressure in current homes.

We see the needs for housing in Colorado Springs due to population growth and know that there is a housing shortage but that does not mean adding apartments to our area. There are many other places in and around Colorado Springs where new apartments could be developed and built. We are not in favor of adding these apartments. This area was not zoned for a 10-fold increase in population density 20+ years ago when this entire area was first developed.

Find something else to do with this property or leave it the way it is.

Thank you,

Brenda McGovern
Howard Absetz
2755 Hamermesh Drive
Colorado Springs, CO. 80920

Howard Absetz
Store Manager
Broadmoor (115011)
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Wintz, Katelynn A

From: Don Alford <alforddon99@yahoo.com>
Sent: Wednesday, February 2, 2022 8:58 AM
To: Wintz, Katelynn A
Subject: Zoning changes

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To whom it may concern:

As a 25 year resident in this neighborhood I have seen many changes that have improved our quality of living in this neighborhood.

I want to confirm that I adamantly oppose this type of development.

Don Alford
2675 Clapton Drive
719-291-4185

[Sent from Yahoo Mail for iPhone](#)

Wintz, Katelynn A

From: matt.dewell@yahoo.com
Sent: Wednesday, February 2, 2022 8:29 AM
To: Wintz, Katelynn A
Subject: Apartments Proposed between Fire Station and T-Mobile

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Hello Mrs. Wintz,

I would like express my desire not to have the proposed apartments built in this area of the Summerfield neighborhood. I currently reside in the neighborhood at 8969 Rockmont Terrace, and find it to not be a useful construction.

v/r,

Matthew Dewell

Wintz, Katelynn A

From: Gwen Pendragon <gwenpendragon@hotmail.com>
Sent: Wednesday, February 2, 2022 8:21 AM
To: Wintz, Katelynn A
Subject: Opposition to Rezoning in Summerset

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Dear Ms. Wintz,

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

Our neighborhood elementary and middle schools are already overcrowded, needing to utilize trailers. We would like Academy School District 20 to weigh in on this decision.

How will such a population increase affect fire evacuations in our neighborhood?

How many shootings have happened at apartment complexes in the last year in Colorado Springs? Our police force is already understaffed for the current population.

We are seeing green space encroachment already in our area - it is our understanding that the new complex area on Union behind Quail Glen Drive was supposed to remain as green space. When we bought our home in this neighborhood in 2016, part of its appeal was that it contained green space and was fully developed.

If this area is to be developed and/or rezoned, there are much better potential uses, such as another daycare, preschool, elementary, or middle school. We've heard lots of complaints from new residents about the lack of outdoor public pools in our area.

Lastly, if the area is doomed to be rezoned for multi-family housing, the ownership of the complex should be to a local company - not an out-of-state outfit whose only concern is profit!

Regards,

Maria Keller
8815 Grovenor Court
Colorado Springs, CO 80920

Wintz, Katelynn A

From: Joanne <kaisfam@msn.com>
Sent: Tuesday, February 1, 2022 9:28 PM
To: Wintz, Katelynn A
Subject: Summerfield Subdivision plans

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Katelynn Wintz
Planning and Development Department
City of Colorado Springs
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903
719-385-5192

Dear Katelynn and Planning and Development Department,

Since 1997 our family has lived in the Summerfield subdivision. It has remained a safe and quite neighborhood. I am extremely concerned that a plan to rezone the property near Fire station 19 and T-Mobile in order to develop 300 apartment units will negatively impact the quality of our neighborhood. I participated in the initial zoom meeting hosted by the Albuquerque developer, and while they say these apartments will actually *enhance* our neighborhood, I disagree for the following reasons:

Automobile traffic will increase. The developer contended otherwise, but that is preposterous. Dynamic Drive cannot handle an additional 300-600 vehicles (assuming 1-2 adults per apartment) traveling each day to get to Lexington or Chapel Hills Drive. It is intuitively obvious this will increase the traffic on Research Parkway and Briargate Parkway too.

Safety and noise level may be compromised. The spokesmen state that it will be an upscale complex, requiring a significant salary to be able to rent. That does not negate the impact of extra noise from vehicles, extra people and dogs walking through our neighborhood of *home owners*. Part of the quality of living in a neighborhood of home owners is the privilege of getting to know the neighbors. It helps with safety as we look out for each other and our properties. Renters come and go and have the potential to not care as much about the neighborhood (litter, dog waste, noise) because they are not financially and relationally invested. I am concerned that crime will increase – theft of personal property and who knows what else. Also, with a middle school and park nearby, the safety of kids crossing the street or biking on the street could be impacted by the extra traffic on Dynamic Drive.

The view of the mountains will be blocked. The Albuquerque Development Company say the view will not be impacted. Even a single story building will impact the view – but two 3-story buildings will take away the view. Also, the buildings would be right next to a quiet, dirt walking path. Not only would the view along the path be gone but again, noise from cars coming and going, generator noise from air conditioning units, barking dogs etc. would decrease the quietness that we currently experience.

I respectfully ask the City of Colorado Springs Planning and Development department to DISAPPROVE the request for rezoning of the property in question.

Please keep our neighborhood safe and quiet.

Sincerely,
Joanne Kaiser, homeowner

Wintz, Katelynn A

From: tommie person <tommiemcobb@gmail.com>
Sent: Tuesday, February 1, 2022 9:12 PM
To: Wintz, Katelynn A; Wysocki, Peter; CenturyLink Customer
Subject: Titan Development Proposal - Briargate: File # CPC ZC 22-00008 CP 2200009
Attachments: Feedback - 2 Neighborhood Apt Bldg.pdf

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To Whom It May Concern:

Thank you for your invitation for feedback from residents of the Briargate area regarding the above proposal. We have attached our comments and plan to join the Neighborhood meeting on February 3, 2022.

Respectfully,
Alexander and Tommie Person

Wintz, Katelynn A

From: Michelle Kane <michellelanekane@gmail.com>
Sent: Tuesday, February 1, 2022 5:52 PM
To: Wintz, Katelynn A
Subject: Fwd: ALLASO BRIARGATE DEVELOPMENT PROJECT

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Hello Katelyn,

I would like to share with you our thoughts about the planned project for the 10.5 acres behind our subdivision. This is absolutely a layman's version as I am no expert in city planning.

First off I do agree that there is a housing shortage in Colorado Springs, Colorado as a state needs more housing. I am just not sure that putting 300 units on 10 acres is the way to go and here is our reasoning:

- 1) We have water restrictions every year, the strain of 300 units with anywhere from 300 to 750 people (estimated as we don't know the number of 1/2/3 bedroom units) would be a huge burden on the water supply which is already overburdened. Plus they plan to have a pool and spa.
- 2) Traffic patterns, I would request a traffic study of how a 300-600 cars (a minimum figure based on a 1 bedroom having 1-2 working adults) would affect the traffic flow on dynamic and research. We had several accidents and children being hit by Mountain Ridge on Dynamic and we now have crosswalks which are fantastic! The downside is that people park all the way up to the stop sign and block the crosswalk and visibility during pick up, drop off, and throughout the day. More children and traffic added to that congestion is another reason a traffic study is warranted.
- 3) Sound and light pollution. We have walked around the apartment complex on Lexington and they have lots of additional lighting in the parking lots and around the buildings, more than we would see from an office building or businesses as they have hours of operation. The additional lighting would affect the view as it would stay on all night. The added noise of the ac/heating units is also a factor for the houses closest to the buildings.
- 4) If we use that 10 acres as zoned there could be much less traffic, less water burden, no burden on schools, no infringement on the view, and less light pollution.
- 5) How many car spaces will be available in the parking lot and where will the overflow go? Titan mentioned underground parking but there is nothing laid out in the plans about this. In my estimation once the apartment parking lot and T-mobile parking lots are full they will use Dynamic and Wimbleton as overflow.
- 6) Briargate is a safe neighborhood and as such many people are attracted to living here. Apartment complexes are by nature transient. We absolutely want people to join our neighborhood that want to be a part of it and have buy-in.
- 7) Would the emergency services and evacuation plan be overburdened if the subdivision population doubled or tripled?
- 8) I believe that businesses would be a great addition to that area, restaurants, auto repair, small businesses, nail salons, literally any small business would be beneficial to the area. If it was walkable even better. Would it be possible to have a mixed-use development that provides more than one use or purpose within a shared building or in the development area in question. It could be any combination of housing, office, retail, medical, recreational, with commercial or industrial components.

I hope our thoughts help with the process as we want to see our neighborhood grow in a way that improves the residents way of life (current and incoming!) and sustains resources.

Thank you,

Michelle and Geoff Kane
2575 Wimbleton Court
919-750-1450

--

Michelle Kane

--

Michelle Kane

Wintz, Katelynn A

From: Fiona Feickert <fiona@feickert.us>
Sent: Tuesday, February 1, 2022 3:01 PM
To: Wintz, Katelynn A
Subject: Summerfield rezoning for apartments concerns
Attachments: BlackForestFires (1).JPG; RedSun (5).JPG

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Hi, I am a busy mom of 6. I haven't had a chance until now to write like my neighbors have, but I am concerned about the proposed rezoning to make way for 300 new homes in the tiny space behind Fire Station #19 and the T-mobile building. I am all for developing the land. I know when it happens, all of us (including me) who have homes that border open space trails will have an influx of some of the wildlife that lives in this area. We will deal with that when it comes. (Gopher issue in my yard already costing me plenty, and we had a mangy wolf for a while so I couldn't let my kids walk to school one year.)

What actually concerns me most is the inability of our current road systems to handle even half of the 300 commuting, much less all of them if we ever had a fire to evacuate from. Summerfield subdivision was 2 miles from a voluntary evac zone during the Black Forest fire. (I shared a pic from the front of my home on day 1, and from a little later after we lost that blue sky to a perpetual sheen of smoke.) When our church asked if anyone could house refugees from the fire, they declined my offer because we were too close and may also need to evacuate. After the danger in the Bolder area, I am sure you realize how important it is to not overpopulate an area! I trust that the city would never consider rezoning, which would completely block off egress in times of emergency. I understand that there was a study done on Dynamic alone, and only during midday when there was light traffic. Is this true? It wasn't during the high traffic times for Mt. Ridge Middle School, nor the high traffic times for commuters? And only on one day? I only saw it there one day. This could never offer the city an accurate picture of the traffic flow patterns to have a snapshot of the lightest flow of one single day.

As a mom of 6 D20 kids and a Summerfield resident since 2012, one of the first questions I asked at the first meeting the builders hosted was what about our school district? Sure, the last few years have been down in enrollment. Our Summerfield grade school, Academy International, used to have 4 classes per grade, pushing several out to the portables. This year, the mostly have 3 classes per grade due to covid concerns. I have heard similar reports for our Summerfield-located middle school, Mt. Ridge, and our nearby high school Rampart. But these numbers I am sure will return to normal, and when they do, what then for adding 300 households to our neighborhood? The company when I asked about this immediately assured me that since they were a high-end apartment building, that they would only have older clients, like a single bachelor or a retired couple. Nice soothing, yet meaningless words. They aren't guaranteeing there won't be demand placed on our schools. Is D20 prepared to take in these new homes for the neighborhood schools? Will this crowd my children out of the AIES French immersion program or other opportunities?

Also, what about water? Power needs? How does the city plan to handle these issues as well? What about decreasing property values while increasing crime? How can we mitigate these issues? I implore you to keep the zoning as it is. This would be an excellent place for more medical offices, small businesses or restaurants, etc. Other than the pest control issue, the rest of the issues melt away when you keep the zoning as it is and allow local businesses to build something that would help rather than hurt our community.

Thanks so much,
Fiona Feickert
Heathrow Drive resident

Wintz, Katelynn A

From: Brett B <missionroasters@gmail.com>
Sent: Tuesday, February 1, 2022 2:27 PM
To: Wintz, Katelynn A; Cope, Bob; Tammy Fields; Rachel Teixeira; bob@pprbd.org; Cooper, Kris
Cc: ocbixler; Sharon Bixler; Christine Callender
Subject: MEMORANDUM REGARDING ZONING REQUEST TO ALLOW CONSTRUCTION OF A 300 UNIT, THREE-STORY APARTMENT COMPLEX ON DYNAMIC DRIVE, COLORADO SPRINGS, CO. 01-31-22 Allaso / Briargate

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Katelyn,

I live a few blocks from this proposed project and strongly object to the rezoning and strongly object to apartments being added in our quiet neighborhood on the Tmobile Call Center Property on Dynamic.

We do not want apartments backing up to our homes.

If we wanted that, we would have chosen another neighborhood that had apartments in it already.

This email is sent personally as a resident of this neighborhood and is not an opinion related to our business.

--

Brett Bixler

Wintz, Katelynn A

From: Gary Talbott <talbott.gary@gmail.com>
Sent: Tuesday, February 1, 2022 2:18 PM
To: Wintz, Katelynn A
Subject: Allaso project on Dynamic Dr.

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Greetings, Ms. Wintz.

I am contacting you as requested to share my deep concern with the Allaso project on Dynamic Drive. I live at 2170 Wimbleton Ct, Colorado Springs, CO 80920. The flyer indicated 300 apartment units on 10.5 acres.

Here are some of my issues:

- Wrong location for this level of density
 - 300 units would add 450 cars to Dynamic and Chapel Hills. These roads are not designed for this traffic.
 - We already have people cutting through Wimbleton driving too fast and there are families with children on this street.
- Too tall
 - The flyer indicated 3 story units. This would destroy the west view for homes on Wimbleton.
- Not Apartments
 - I understand the need for housing and development. There are many other locations a developer could build apartments that would be more appropriate.
 - I would be open to a developer proposing low density 2 story luxury condominiums on this same land. There is a precedent for these near us along the lower Briargate Parkway area.

Stay warm and thank you,

Gary Talbott
614-668-6583
2170 Wimbleton Ct.
Colorado Springs, CO 8092

Wintz, Katelynn A

From: S Hobart <shobart95@gmail.com>
Sent: Tuesday, February 1, 2022 1:53 PM
To: Wintz, Katelynn A
Subject: Rezoning 2505 Dynamic Drive CPC ZC 22-00008; CPC CP 22-00009

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Hello Ms. Wintz-

My husband and I are people of our word---straightforward with no attempts to deceive or twist for personal (or monetary) gain.

We believe the proposed rezoning of the 10.5-acre spot off Dynamic and Chapel Hills to the Allaso multi-family development is both deceptive and greedy. Furthermore, it provides unsafe components to our established neighborhood, Summerfield.

1. When we purchased our home in 2016, we chose it for the D20 schools as well as the view of Pikes Peak.....but also because of the walking trails and closeness to businesses, and everyone in Summerfield has moved into their homes knowing this truth and promise from the city (in writing). The 10.5 acre spot is zoned for PIP-1 purposes, which enhance the current neighborhood. If the area would have been zoned for apartments, this would have altered our decision to move to the neighborhood. After years of living in apartments and multi-family homes during our military career across the country, we decided to settle in an area devoted to single family homes. Thus, rezoning would be deceitful to ALL current Summerfield owners, many who have made their Summerfield home their retirement home. The land has NEVER been intended to be residential, let alone a stockpile of people on top of each other!
2. Safety and Infrastructure: My children, as well as others, walk to Mountain Ridge Middle School. Traffic is already crazy down Dynamic during school hours....We know after the last developer meeting, there was a traffic study....but it was only for a few hours, and not during school hours!! Furthermore, I serve on the D20 Sounding Board, and in October 2021, Don Smith presented the updated residential development analysis in the D20 boundaries. Most of the district growth is on the northeast side of the district---and thus the City of COS is working on infrastructure (i.e. new Research/Powers interchange) to accomodate more people. This proposed Chapel Hills/Dynamic development would affect negatively the surrounding pre-existing residential neighborhoods, roads, and emergency services (including evacuation routes...we know the horror of the Waldo Canyon Fire evacuation process---and recently in Louisville we was that even communities away from the foothills are not exempt from natural disasters...I cringe to visualize Dynamic as a whole residential neighborhood plus 300 more apartment families plus possibly a whole middle school try to flee the natural or man-caused disaster).
3. Developers are often stereotyped as greedy.....wanting money and not the common good of the surrounding community. We are not convinced Titan hears our community's concerns...."everything will be fine!" they said at the last meeting. Lie. They mean everything will be fine after they get their money and are hands-free of the development. Thus....we don't trust them. There are already many apartments coming to the Chapel Hills Mall area/old Sears. The children of these new residents would attend D20's Mountain Ridge Middle School and its feeder schools. The new proposed Allaso development is not to solve a housing issue by providing more options to live...it's to make money for the developer. The developer has said that the apartment homes would bring families without children. This can NOT be assumed or guaranteed! That is a deceitful comment.

We beg you to hear all our concerns and to NOT approve the rezoning of the Dynamic/Chapel Hills multi-family development proposal.

Sarah and Keith Hobart
Summerfield (Helmsdale Drive)

Wintz, Katelynn A

From: Kris Belcher <krisbelcher1@gmail.com>
Sent: Tuesday, February 1, 2022 11:45 AM
To: Wintz, Katelynn A
Cc: Queen Mama Belcher; kris Belcher
Subject: Summerfiled Apartment Proposal - Allaso
Attachments: Summerfield Apartment Proposal Response.docx

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Thank you Katelynn for reviewing our response to the proposed apartment development.

Kris and Terry Belcher

Wintz, Katelynn A

From: jimkeuning@comcast.net
Sent: Tuesday, February 1, 2022 10:23 AM
To: Wintz, Katelynn A
Subject: Neighborhood Input re: Allaso Development Proposal
Attachments: Citizen Input for File CPC ZC 22.docx

Importance: Low

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Katelynn – the attached Word document is intended for discussion/questions with the applicant at the meeting scheduled for Feb 3, 6 p.m.

Thanks -

Jim Keuning, PMP (ret)
9060 Rutledge Dr
Colorado Springs, CO 80920
719-246-1242

Wintz, Katelynn A

From: Lyndell Gibson <lyndellgib6@gmail.com>
Sent: Tuesday, February 1, 2022 9:43 AM
To: Wintz, Katelynn A
Subject: Summerfield Subdivision: Apartments Proposed Between Fire Station and T-Mobile

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To Whom It May Concern:

My wife and I live in very close proximity to the proposed apartment complex that Titan Development is using to rezone for a 300-family structure. As a home owner in very close proximity to the area being reviewed for re-zoning, I have major concerns with this request.

We can all agree that there is a housing shortage in Colorado Springs and El Paso County. However; putting large building apartments in a primarily residential neighborhood that is not zoned for multi-family is a bad move. The area addressed is zoned for a planned industrial park, which I don't think any one in the area has an issue with.

If zoning is changed to multi-family and this is allowed, it's my understanding that this would create a 10-fold increase in the population density in the neighborhood on the 10.5 acre lot in question. The result of the 300 apartments in our neighborhood would have a direct impact on traffic, and our middle school children walking to and from Mountain Ridge Middle School.

I know the proposed area very well and can't imagine cramming two 3 story buildings in this space would be functional at all. It would change the dynamic of the area greatly and have a negative overall impact on our established neighborhood.

I would request that you deny this request. It's not good for our neighborhood.

Thanks for your consideration,
Lyndell and Carol Gibson
9245 Dunhill Court
Colorado Springs, CO 80920

Wintz, Katelynn A

From: Gregory Garduno <greggarduno775@gmail.com>
Sent: Tuesday, February 1, 2022 8:56 AM
To: Wintz, Katelynn A
Subject: Proposed rezoning in summerfield

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Good morning,

I am writing to express concern over the rezoning proposal by Titan development for the Summerfield area behind fire station #19 and tmobile.

I don't believe that the area should not be rezoned and should be used for its intended purpose. The area would benefit from a small local business as it was intended. The roads in this neighborhood were not built to support an influx of people that would come with an apartment complex. Also the nearby schools and open spaces would be overwhelmed if this was rezoned and developed into 300 apartments. I would like to participate and attend the meeting on Feb 3 to further discuss and express concerns.

Thanks,

V/r,

Greg Garduno
(719)725-1422

Wintz, Katelynn A

From: Ali Schmalz <alirschmalz@gmail.com>
Sent: Tuesday, February 1, 2022 8:37 AM
To: Wintz, Katelynn A
Subject: Opposition to Proposed Titan Development Apartments

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Hello Ms. Wintz,

I am one of many home-owners in the Summerfield community concerned about and opposed to the proposition of developing multi-family apartments in the land adjacent to our subdivision.

Not only would multi-story apartment buildings obstruct the views for the homes outlining the neighborhood, but it would impact the trail going through and around the neighborhood, which we have all grown to love. Obstructing views and trail would decrease property values for these homes.

Where there is a denser population, there is also a higher probability for more crime; and we have worked hard to maintain a safe and family friendly environment. I'm concerned that adding as many as 300 extra homes could disrupt that.

A draw to Briargate are the excellent schools, and while it's important for all children to have access to quality education, our current schools are already struggling to maintain adequate staff to keep up with the growing population and needs of the children already enrolled. My mother is a teacher at Rampart High School and reports that many teachers are already supporting beyond the student capacity in their classrooms. Adding to this already condensed population contributes to overwhelming an already overwhelmed school system.

Please do not compromise the value, safety, and integrity of our beautiful community by re-zoning this land, which is not designed to support so many people.

Thank you for your consideration.

Alison Schmalz

Wintz, Katelynn A

From: Stephanie Bennett <stephkbennett@hotmail.com>
Sent: Tuesday, February 1, 2022 7:55 AM
To: Wintz, Katelynn A
Cc: Rich Bennett
Subject: Rezoning for Proposed Apartments: Summerfield Subdivision

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Good morning, Ms. Wintz.

I am writing to you as a concerned neighbor with property that borders the land being proposed for rezoning by Titan Development. We have been informed of their plans requesting that this land be rezoned from industrial park to multifamily. We are opposed to this change in zoning for multiple reasons and respectfully request that the land not be rezoned.

Our backyard at 8902 Edgefield currently faces an empty field and the medical buildings. We watched these buildings be constructed and saw the traffic and noise increase. However, these business "neighbors" are clean and respectful of us and are gone by 6:00 each evening. Our view of the mountains has not been obstructed.

If the use of this land is changed from its original intent, there will be multiple negative consequences that were never intended:

- blocked views
- 24-hour noise by tenants
- increased population density
- stress on roads, parks, schools, services

There is plenty of open land in less developed areas of the city that wouldn't require rezoning the land to wedge an apartment complex in the middle of an existing neighborhood. This was never intended.

We understand the land will eventually be developed, and we did not protest when a medical facility was looking at the land a few years ago. But this is a very different proposal. I have a question for you. Titan says these will be "luxury" apartments. How do they define "luxury"? What happens if they get the land rezoned and then abandon the project to another developer who decides to construct base-level or "no-frill" apartments? We want to protect our safety and property values.

If it's determined that this development must move forward, we respectfully request that a compromise be made and the buildings be approved at two stories rather than three. This would solve for some of the concerns around the height of the buildings blocking the views and cut the future population strain on the neighborhood by one third.

Thank you for your consideration.
Stephanie and Rich Bennett

Wintz, Katelynn A

From: Rhonda Burchett <rhondaburchett@comcast.net>
Sent: Tuesday, February 1, 2022 5:36 AM
To: Wintz, Katelynn A
Subject: 10.5 acres behind Fire station #19

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Katelynn,

I am writing to voice my objection to the rezoning of this land We were promised when we bought our house this would not be developed. Our property value would be significantly decreased should this go through.

This plot is way too small for the proposed structures.

The neighborhood traffic would be significantly increased. We are in need of the businesses that this land is already zoned for!

Please don't let out of state builders ruin so many aspects of our neighborhood for profit.

There have already been so many high-end rentals already built very close to our location it's enough for our area.

Thank you for your consideration

Rhonda Burchett

719-244-0899

Sent from my iPhone

Wintz, Katelynn A

From: r hollinger <cgghollinger@gmail.com>
Sent: Monday, January 31, 2022 8:28 PM
To: Wintz, Katelynn A
Subject: Opposed to summerfield apt bldg proposal

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Dear Ms. Wintz-

Myself and family are adamantly opposed to the rezoning to support apartments or any other heavily populated structure builds on the small plot of land located behind the T-Mobile complex and fire station 19. There are simply too many negative impacts: home devaluation, school overcrowding, fire and traffic safety, and potential crime increases that our city is already ill-equipped to handle. To add insult to injury, it is an out -of-state company with no connection to the area threatening our best interests and manipulating the very people we trusted to care and protect our neighborhood.

Thank you for your time, and I look forward to participating in the upcoming meeting.

Sincerely,
Rob Hollinger
907-947-1633

--

Sent from Gmail Mobile

Wintz, Katelynn A

From: Petra Holt <ameri5qa@protonmail.com>
Sent: Monday, January 31, 2022 5:52 PM
To: Wintz, Katelynn A
Subject: Input about a new apartment complex proposal in 80920

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Good evening, Mrs. Wintz,

I would like to offer an input on the proposal of an apartment complex building behind firefighters/Tmobile, with an entrance from Dynamic drive in 80920.

My question is: Why is the City of Colorado Springs giving away lots here and there and rezoning them to greedy builders who have NO idea how this city works, what people in the city need, how much water there is for the nonstop growing population, how school work and how filled they are? Why is everyone blind to the fact this city planning is ad hoc and the results are not eye or life pleasing. This city needs a stability, smart utilization of areas where buildings are already standing but life went away and their revitalization. Not a newbuild. I am aware of the 5 years ahead plan and the amounts of apartment complexes you are allowing to build all over the place. Why? NOTHING grew but the builds.

I wish the officials take a good look at the overall situation, instead of rezoning areas that should not be rezoned. I am against rezoning of the area in our neighborhood, and I do propose ideas that this neighborhood would benefit from. We moved here to find a stable neighborhood with family houses and good schools. The foot traffic in the neighborhood is good and it is safe. The middle school pick up/drop off situation is painful already. We love our open space.

I am against the whole greedy NM builder and his 5 story buildings bringing disturbance to the area from all angles you wish to look at it, and I am pro these ideas as to what can be done with the area:

- 1) with already built parking lots and side roads, it would be a great driving school and driving on ice school area. Many implants have no idea what to do as soon as 3 flakes go down, just watch Union/Woodmen/Dublin when it snows.
- 2) Ice skating ring/stadium, covered. Community area and/or a public pool.
- 3) make a forest. Build the area to a nature center, community area - one is in Fountain, one off of Old Colo City and nothing here.

Thank you for reading my notes. We all love this neighborhood, it is full as it is, and as I said - you want affordable living, build it where buildings lost their life as the bus transport is good and schools are not as full.

Thank you,
Petra

Petra Holt
7193759433
Liverpool Ln 80920

Sent with [ProtonMail](#) Secure Email.

Wintz, Katelynn A

From: Ross Thacker <rt50484@gmail.com>
Sent: Monday, January 31, 2022 5:06 PM
To: Wintz, Katelynn A
Subject: Neighborhood Meeting Feb 3rd

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Hi Katelynn,

I hope to attend the Feb 3rd meeting. In the meantime I request that the 70 foot boundary from the home lots adjacent to this property be significantly increased, to provide a buffer between the homes and the apartments, to provide privacy to both parties, to preserve the walking trail that is currently used by many neighbors, and to save the ponderosa pine trees that provide "climate change" CO2 capture, and home for birds and squirrels.

Thank you for your consideration.

Ross

...

Ross Thacker

719-510-1356

rt50484@gmail.com

2705 Helmsdale Dr, Colorado Springs, CO 80920

Wintz, Katelynn A

From: Don Coates <doncoates46@gmail.com>
Sent: Monday, January 31, 2022 2:53 PM
To: Wintz, Katelynn A
Subject: Titan Development

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As original property owners in Summerfield, we strongly oppose the proposed rezoning and development of multi-family units as proposed by Titan Development. This neighborhood of single family homes has been and is a relatively stable and safe neighborhood. Surrounding businesses, parks, and schools have been designed and created to meet the needs of this neighborhood and the current demographics of it. A significant increase in population density of this area will likely create multiple issues with the stability and safety of the entire area.

1. The area is currently threatened by increased vandalism and theft. Increasing the population density will likely increase these threats. Our police and fire are already overburdened with the current population. They will likely be unable to provide safety and security without significant increase in assets. Current property owners and tax payers will have to shoulder these increases as residents in multifamily units are not property tax payers.
2. The current schools are already struggling to keep up with meeting the needs of the current population. A significant increase in school age children will likely come with necessary bond issues and tax increases levied on current residents and property owners in order to meet added education needs.
3. Currently, hundreds of children come and go to and from area schools and parks. The traffic is already significant enough to create a safety hazard for our children. Increasing the neighborhood by hundreds of additional children and countless increases in numbers of vehicles will bring unacceptable risks to our children.
4. A large multifamily complex will also likely bring a significant reduction in property values for current and future property owners and tax payers while likely presenting no reduction in tax liability for the residents. Property owners will have to pick up the increased cost of fire, safety, and infrastructure this increased population density will likely bring, as tenants of multifamily units are not property tax payers.

We are not opposed to development of these open areas. However, we propose the development be businesses and amenities that benefit the neighborhood in accordance with current zoning, rather than detracting from it as the proposed zoning change would likely do.

Respectfully
Donald and Patricia Coates

9045 Clapham Court
Colorado Springs, CO 80920

Wintz, Katelynn A

From: Barbara Richardson <bricha66371@gmail.com>
Sent: Monday, January 31, 2022 1:27 PM
To: Wintz, Katelynn A
Subject: Development Proposal File Numbers : CPC ZC 22-00008 & CPC CP 22-00009

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Hello Katelynn...We live about 1 block off of Dynamic street and see the the heavy traffic situation on that street on a daily basis about a 1/4 mile from the proposed apartment building site.For the most part school kids either walking to and from school or being dropped off or picked up from Mountain Ridge Middle School creates a terrible traffic back up there on Dynamic street every week day in the morning and the afternoon when school lets out .Not to mention that the local residents use Dynamic to make their way out of our neighborhood dailey to get to and from their own jobs,.WE have witnessed this same scenario every day and have traveled through it so many times we try to avoid that area like the plague .One other traffic issue that we have seen increase in the last couple years is commuters cutting down Dynamic in the morning commute to avoid the signal backups at Research & Briargate Parkway thus increasing the traffic on Dynamic. And now an out of state development company is wanting to build a 300 unit apartment complex within a block of the main traffic problem in our neighborhood is a very bad idea and should be located in a different area.The increase in traffic that this will cause will only put our sons & daughters in moore danger as they cross busier streets than they are already doing now.Please consider that you as a parent would want the same level of safety for your children that we are asking for ours.By adding a lot moore dailey commuters(CARS) to that area Dynamic traffic will get backed up at Chapel Hills Street and commuters from the proposed apartment complex will have no choice but to travel back eastward into our neighborhood to try to get on their way to work and will cause even more traffic bottlenecks near the school than we already have now.Please help show our neighborhood residents that our City Government officials are problem solvers and doing whats best for Colorado Springs residents.THANK YOU... Don RICHARDSON Jan.31, 2022

Wintz, Katelynn A

From: GERALD G SMOLIAK <gsmoliak@msn.com>
Sent: Monday, January 31, 2022 11:56 AM
To: Wintz, Katelynn A
Subject: Titan Development Apartments Proposal

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Good Morning,

In reference to the construction of apartments between Fire Station #19 and the parking lot located behind the T-Mobile complex, it is our desire that the property be utilized as intended in the original Master Plan for the Summerfield and Briargate community.

As property owners residing at our Helmsdale Drive home for the past 22 years, we are well aware of the impacts associated with a significant increase in population density of this magnitude and strongly oppose rezoning this land from Industrial Park (PIP-1) to multifamily housing.

Respectfully submitted,

Gerry & Gloria Smoliak

2665 Helmsdale Drive

Colorado Springs, CO

80920

Wintz, Katelynn A

From: alncarolyoung@comcast.net
Sent: Monday, January 31, 2022 11:40 AM
To: Wintz, Katelynn A
Subject: Briargate Summerfield "Allaso" Development and Rezoning
Attachments: Briargate Summerfield Zoning Change.doc

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Ms. Wintz,

Please find attached our opposition to the subject project and proposed rezoning initiative.

We would appreciate a reply confirming receipt.

Thank you.

Al Young
2605 Helmsdale Dr.
Colorado Springs, CO 80920

Wintz, Katelynn A

From: Julia Crespin <juls@q.com>
Sent: Monday, January 31, 2022 10:49 AM
To: Wintz, Katelynn A
Subject: Summerfield and Titan Development

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Hello Katelynn,

I'm writing to express my concerns over the proposed apartment development by Titan Development near the Summerfield Subdivision. I understand that a rezoning is needed to put in the development and I do not support this rezoning request. My main concern is the increased traffic that will occur on Dynamic Drive with adding 300 apartments. The infrastructure is not in place to support the increased traffic resulting from residents going and coming from the apartments.

While housing is an issue in Colorado Springs, there needs to be a balance in current established neighborhood needs with proposed development. I am confident Titan Development can find other land to build needed housing.

Thank you,

Sam Tuten
2450 Dunwood Ct.
Colorado Springs, CO

Wintz, Katelynn A

From: ROBERT BALINK <BALINKS@msn.com>
Sent: Monday, January 31, 2022 10:24 AM
To: Wintz, Katelynn A
Subject: Briargate re-zoning---FINAL
Attachments: BRIARGATE ZONING 2022.docx

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Katelynn.

Tis is a FINAL/**CORRECTED VERSION**

The only change is the NORTH and SOUTH references to nearby Research Parkway and Briargate Parkway.

Bob Balink
439-0512

Sent from [Mail](#) for Windows

Wintz, Katelynn A

From: ROBERT BALINK <BALINKS@msn.com>
Sent: Monday, January 31, 2022 10:05 AM
To: Wintz, Katelynn A
Subject: Briargate re-zoning
Attachments: BRIARGATE ZONING 2022.docx

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Thank you for your assistance in forwarding this to the appropriate persons.

Bob Balink
719-439-0512

Sent from [Mail](#) for Windows

Wintz, Katelynn A

From: Jake Marshek <jkmarshek@msn.com>
Sent: Monday, January 31, 2022 8:53 AM
To: Wintz, Katelynn A
Subject: Summerfield Proposed Rezoning

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To whom it may concern,

In regards to File Number(s) - CPC ZC 22-00008, CPC CP 22-00009:

Good morning,

Myself and my wife would like to formally request that the members of City Council vote NO on the proposed rezoning change that would allow Titan Development to build approx 300 apartment units in the area of Dynamic Drive.

We are not opposed to that parcel of land being developed, but would rather that it be used as it was intended for small businesses and/or medical facilities. The Summerfield sub-division was not designed to be able to handle the increase in the number of vehicles and population that 300 apartment units would bring. This is an addition to the quality of life issues this project could affect for those of us who have purchased a home in this neighborhood (i.e. rising crime rates, congestion, and lowered property values). This appears to be a case of a company trying to capitalize on the current housing conditions, with any available land possible, without regard to the current residents.

Please take our concerns into serious consideration.

Regards,

Jacob and Kris Marshek

9025 Clapham Ct.
Colorado Springs, CO 80920

Sent via the Samsung Galaxy S21+ 5G, an AT&T 5G smartphone

Wintz, Katelynn A

From: George Hammar <george.l.hammar@gmail.com>
Sent: Monday, January 31, 2022 8:21 AM
To: Wintz, Katelynn A
Subject: Proposed development in the Summerfield Subdivision of Briargate. Project Name: Allaso Briargate

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Hello Ma'am,

My Name is George Hammar and my wife, Joy, and I live on Dynamic Dr in the Summerfield Subdivision of Briargate. I wanted to let you know my concerns about the proposed out-of-state apartment construction.

While I was unable to participate directly in the virtual meeting Titan held on Nov 18, 2021, I have been able to read a lot of comments and notes from that meeting. From what I have been told so far to include, discussion with the developer was stressing that there could be semi-truck companies and/ or mechanic shops built on that piece of land, their argument was more like a scare tactic, which in my opinion is unprofessional.

My biggest concerns are

- 1) We live in a high desert, our water is already rationed. We were not able to water our lawns daily due to the low humidity and dry conditions. Building apartments for three hundred units with a pool, will continue to strain an already scarce resource and just lead to more problems with our water supply.
- 2) These apartments call for 300 units with parking, most families have more than one car, the proposed construction site is not that big to begin with, I can foresee cars being parked along Dynamic and in front of people's homes. Not only is this a parking issue, but more importantly if we experience a situation like what happened in Boulder with the fires there, our area would be at risk for casualties due to inability to properly evacuate due to the increase of people trying to leave the neighborhood and the apartment complex in an already crowded subdivision.
- 3) School crossings and pedestrian lanes. Our neighborhood and city have a problem with people running stop signs and stop lights. I run everyday and I have been hit nearly on every run while legally crossing a street. People run the stop signs and stop lights at incredibly fast speeds. an increase of 300-600 vehicles will only make it worse. Children walk to school up and down all the neighborhood streets and especially Dynamic and Lexington. No one wants to see anyone hurt legally using crosswalks, especially children in a school zone.
- 4) Increase in crime - we already have a problem in our subdivision and the city with crime. I believe that this will only increase with the apartment complex. It will attract more people with ill-intent. Not only will it increase property theft from active criminals, but it will also lead to more traffic accidents as people race around the area (besides what is stated in point 3). There are accidents all the time in our area, I don't see how this will be mitigated.

Lastly, we need to save our open spaces from development, I am shocked by how much this city has expanded with little to no consideration to utilities and infrastructure. We hear the city tell us that we need to conserve power and precious resources, but its ok for an out of state developer to come in and build hundreds of units in a small space that will put at risk those resources and create problems with increased crime, traffic problems and fire evacuation.

I hope you can take our concerns to the people who serve Colorado Springs best interest and let them know we do not want to see the apartments built for the reasons I listed above and a current, positive, quality of life which led many of us to choose Summerfield. I look forward to hearing more on 3 Feb.

Thank you,
George

George Hammar, MA, MSS

Lt. Col. (Retired), US Army

Email: george.l.hammar@gmail.com

Cell: 913-306-0869

Linkedin Profile: <https://www.linkedin.com/in/george-hammar-82a73a31/>

Wintz, Katelynn A

From: Beth Breyer-Mbise <bbreyermbise@yahoo.com>
Sent: Monday, January 31, 2022 12:52 AM
To: Wintz, Katelynn A
Subject: Opposition to the "Allaso Briargate" proposed development, TSN: 6233103013, 6233103014, 6233103015 & 6233416032, ADDRESSES: 2505, 2525, 2535 Dynamic Drive & 2460 Research Parkway

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

January 30, 2022

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

RE: "Allaso Briargate" proposed development
TSN: 6233103013, 6233103014, 6233103015 & 6233416032
ADDRESSES: 2505, 2525, 2535 Dynamic Drive & 2460 Research Parkway

Dear Ms. Wintz:

I am writing to express my strong opposition to a proposed zoning change being requested of your department, which threatens the livability and property values of my and my neighbors' homes. Titan Development, an out-of-state developer, is attempting to build two large apartment buildings in proximity to single-family homes on vacant land parcels of 10.5 acres behind Fire Station #19 (abutting Edgefield Drive) and east of T-Mobile (abutting Wimbledon Court). Titan's first step was to apply for a land use variance and rezoning of these two parcels from Planned Industrial Park (PIP-1) to multi-family use (OC). The developer submitted a Rezoning/Proposed Development Request to the City on January 13, 2022.

Prior to this, on November 18, 2021, Titan Development held an online overview meeting with neighbors of adjoining / affected properties; I was present during this meeting. The proposed project consists of a 300-unit apartment complex comprising two 3-story buildings, a pool and clubhouse, and a parking structure. At that meeting, they solicited community input so that they could address it in their submission to City Planning. Most of my information came from this meeting. I learned that Titan is not yet the owner of these parcels, but is proceeding anyway under the opinion that they will be successful with their petition.

The problem: Titan is petitioning to rezone and build in a location that is not suited for this development. My main concerns include increased fire danger / evacuation issues caused by too many people and vehicles in too small an area, a high concentration of light and noise pollution, increased crime, trash and pet waste, parking problems, greater traffic in areas not built to handle it, danger to pedestrians, strain on the water supply and sewer system, potential for the area to flood, conceivable impact on Academy D-20 schools, a loss of privacy and views, and lower property values.

Titan has made plans to squeeze a “luxury” multifamily apartment complex of 300 units and requisite parking spaces into an approximately 10.5-acre area that is presently a parking lot for T-Mobile, a greenbelt, and a vacant 5-acre lot. The proposed development will directly affect homeowners living on Wimbledon Court and Edgefield Drive, both of which are located in Council District 2. Affected city streets include Research Parkway near Fire Station #19, Chapel Hills Drive, and Dynamic Drive near Lulu Pollard Park and Mountain Ridge Middle School. Other Academy District 20 schools, including Rampart High School and Academy International Elementary School, are also potentially affected.

This piece of land is much too constricted for what Titan is proposing, and the surrounding infrastructure is likewise inadequate. They desire to build two 3-story buildings, a pool, underground parking, and other amenities. They plan to use existing egress locations as their entry and exit. During the online meeting, they showed us photos of their developments in other states that resembled large hotels. There is no space for this size of development on that piece of land! Titan does not yet own this land, and they should look elsewhere for something that is better suited to their intentions.

Fire danger is a significant concern amongst the neighbors. As we have seen with the recent Marshall Fire, and with the 2012 Waldo Canyon and 2013 Black Forest Fires, no one in Colorado Springs is immune from the threat of wildfires sweeping into residential areas. Titan plans for there to be two exits from the proposed apartment complex that are not able to safely handle the likely 600 – 900 extra vehicles that would be imposed by the Allaso development. Dynamic Drive already serves as an exit for T-Mobile and other surrounding businesses and schools, as well as for the Summerfield neighborhood; Research serves as the exit for thousands of homes, offices, a gas station, and a fire station. All neighborhood roads will be overwhelmed with existing residents’ vehicles in the event of a wildfire, and there is no room for even more cars. This is a critical safety issue. The local fire station already is kept very busy helping existing residents and will be overburdened by adding hundreds of new people to the neighborhood.

It is even feasible that an apartment complex fire occurring on a high-wind fire danger day could spread to homes in the Summerfield development, as the proposed apartments would be located just west of Wimbledon and Edgefield. This situation is something that existing homeowners should not even have to consider; we all purchased our homes long before this development was ever proposed.

Next, all homeowners on Wimbledon and Edgefield will suffer from the noise of heating and air conditioning units, security lights shining all night, tenants’ dogs leaving droppings throughout the neighborhood, loud music and parties, and the higher concentration of crime that comes with any apartment complex. From whom would we seek relief from these tribulations? Titan tried to alleviate neighborhood concerns about crime by claiming that

the rate of police activity is the same *per address* as in a single family community. They failed to acknowledge, however, the high concentration of units in their apartment communities, making police visits many times greater per site. Titan tried to brush aside the concerns about crime by assuring homeowners that a high monthly rent would keep out the “riffraff.” (Units will be 1 – 3 bedrooms. Titan said that 1-bedroom apartments would rent for about \$1,300 / month.) However, it’s common for renters to deal with high rents by bringing in roommates, so there is no assurance that only well-financed people will be crammed into that small location. Really, Titan’s renters could be anybody. Extra roommates means more crowding and associated problems.

Parking will be another predicament that will spill out into the neighborhood. Titan said that underground parking would be available, but did not explain how it would be administered. Commonly, there are only one or two spaces per unit and a monthly fee for these spaces. This will lead to tenants, roommates, and visitors all parking for free on Dynamic Drive and Wimbledon Court. Existing residents will hear vehicles coming and going day and night! We will be unable to prevent strangers from parking in front of our homes on the city street, precluding our own guests from being able to visit us with any ease or placing our own vehicles in front of our homes. Homeowners may even find their driveways or fire hydrants blocked. During heavy snow, Wimbledon Court and Edgefield Drive are rarely plowed, so it will be likely that these unwelcomed vehicles could be stuck in front of our homes for days, making it more dangerous to drive down the street.

Of significant concern, Titan plans for there to be two exits from the proposed apartment complex for which there is not sufficient infrastructure to safely handle 300 - 900 extra vehicles entering streets that are already overwhelmed with traffic. Dynamic Drive serves as an exit for T-Mobile and other nearby businesses, as well as being a thoroughfare to reach Mountain Ridge Middle School, Lulu Pollard Park, and Lexington Drive. Many children walk in this area on their way to the three neighborhood schools, and families attend sports practices and games. Adding hundreds of vehicles to this relatively narrow street will lead to accidents and, maybe, pedestrian fatalities. While Research Parkway may appear ideal for handling the hundreds of vehicles that Titan wants to impose on our neighborhood, the right-of-way that it intends to use is located in an area that is already congested with a fire station, gas station, and medical buildings; drivers on Research often exceed 65-mph and will be coming around a curve right before the driveway where tenants will be exiting to go to work or do errands. This is going to be a very dangerous place to enter and exit the road, especially in the late afternoon sun. Add to this mix drivers who will try to turn left, or who will make U-turns if there is no left-turn access, and this area will become a major accident locus. Both of these streets intersect with Chapel Hills Drive, so we can expect negative situations to occur on this road, as well.

A further issue is city infrastructure, such as water, sewage disposal, and drainage issues. Colorado Springs Utilities is constantly restricting water use because of droughts, as well as charging waste water fees for sewage and street water issues. A new development is sure to make this situation even more fraught. The plan is to have a pool and landscaping, while currently the area is planted with native trees and grass. We are likely to find ourselves imposed with even more water restrictions if Allaso is built. In addition, the proposed acreage is next to a steep drop from Wimbledon homes to the open space below; if there were sufficient rainfall, it is possible for flooding or even landslides to come down that hill and cause damage to the new development at its base. Presently, in such a storm, the water would be absorbed by the native landscape and a landslide wouldn’t fall on anything.

While D-20 presently is not overburdened with students due to the pandemic, this will not always be the case. There is a potential negative impact on Rampart High School, Mountain Ridge Middle School, and Academy International Elementary School. Titan claimed that there would be few children amongst its tenants, as it is not going to provide any play equipment; I find this absurd. It is illegal to discriminate against renters with children, so Titan really has no idea how many children will reside at this proposed complex. It has no plans for how the increase in students could affect the neighborhood schools or how to handle roaming youth with nothing to do. Homeowners are worried about this leading to increased vandalism and crime.

Last, the city planning department should be cognizant of the negative effects that building Allaso would have on existing homeowners in Summerfield, specifically those who own homes on Wimbledon Court and Edgefield Drive. The height of the apartment buildings is a great concern; homeowners whose properties directly abut the proposed apartments will experience blocked views of the mountains and a major loss of privacy from windows and balconies. Homeowners will no longer be able to enjoy their back yards, patios, or decks, as hundreds of strangers will be watching their every move—and their children, too.

I am strongly opposed to this proposed development, as are my family and my neighbors. Although the land is not even zoned for multifamily use and is not yet owned by Titan, the developer is behaving as though we homeowners have no recourse. While I thought that this area was a greenbelt that served to increase the enjoyment of the neighborhood, it seems that the land owners wish to sell. If so, then Titan or another buyer should be willing to put the sort of building on it for which it is zoned, light industrial or office space. The height of any building and windows should be planned in such a way that the homeowners who live along the adjacent property line experience no loss of privacy or quiet, as well as no blocked views of our beloved mountains. The traffic associated with any business should be compatible with the existing roads and should not disturb the nighttime quiet.

If the land is rezoned as multifamily, I contend that it should contain only a modest number of condominiums, between 8 – 16 units, which would not have a major effect on neighborhood infrastructure or traffic. Condo buildings should be no higher than two stories.

Once this development is in place, I expect that the homes directly backing the complex will lose 30% of their market value because of the loss of views and privacy; the rest of us on the other side of the street will lose between 10-20% of our market value, depending on how serious the problems with the apartments are. It is not right to take value from existing homeowners and transfer it to developers from New Mexico, who have no stake in Summerfield or Colorado Springs.

My family and I have lived on Wimbledon Court since 2002, and many of my neighbors are the original homeowners from when the Summerfield neighborhood was first built in the mid-1990s. We are the people who have made Briargate into the safe, family-oriented community that it is, and our rights and needs as homeowners should come first. We should not have our property devalued and our homeowners' rights cast aside so that an out-of-state developer can cash in, and then, move on. Therefore, I appeal to you, as the City Planner, to take a skeptical stance toward anything that Titan promises in its bid to rezone this location. I ask you to reject rezoning and to stop this egregious affront to our property values and our peace of mind.

Sincerely,

Beth Breyer-Mbise

Wintz, Katelynn A

From: Daniel-Raquel De Jesus <queldan2010@gmail.com>
Sent: Sunday, January 30, 2022 1:47 PM
To: Wintz, Katelynn A
Subject: Allaso Project (CPC ZC 22-00008, CPC CP 22-00009)

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Hello Katelynn,

My name is Daniel De Jesus, a resident in the Summerfield development at 2415 Linenhall court. On January 22, 2022, I received a notice from the city regarding the plan to build an apartment complex off of Dynamic Dr., listed as the Allaso Project (CPC ZC 22-00008, CPC CP 22-00009). The proposed project build is less than two blocks from my home. I was also surprised that the initial meeting to discuss the planned project was scheduled just 3 days before I received the notice! I was shocked that I would receive this notice so close to the hearing without time to understand the proposed project. After speaking to fellow Summerfield residents, I learned that the date was changed to February 3, 2022. I was happy to hear about the change as it provided me time to research and understand the proposed development in my neighborhood. The parcel that is being looked at already has been zoned as PIP. As I drive each day on Dynamic Drive, I always thought it looked a little barren. I am glad that the city is looking at a plan to complete development of this parcel. My hope is that the city abides by the current zoning master plan so that it benefits the residents of the community without detracting quality of life for its families. There are a number of possibilities for this space. Here are few that come to my mind:

Luxury Health and Beauty Spa
Hair Salon
High End Bicycle Shop (Competitive and Recreational)
Speciality Clothing Shop
Dental Practice
Hardware Store
Upscale Restaurant
Ski Shop

I think we can agree that there are several other possibilities to fill this space with businesses that would benefit the residents of Summerfield.

My research on this proposed development also led me to understand that the development company, **Titan Development**, is from out of state, New Mexico, USA. I learned that this out of state company wants to change the zoning of the parcel they want to build their apartment complex on. I am dismayed that a company from out of state can come in and influence and possibly override established zoning plans in our neighborhood, let alone the city of Colorado Springs. I obtained a copy of Titan Development's project proposal that was presented sometime in November 2021. Again, I had no idea this was happening and that my neighborhood would be affected. Several items in the presentation stood out to me.

-
-
- Titan Development claims that they are doing us a favor by reducing the potential of the

- **“Intensity of Land Use”.**
-
- -
 -
 - I believe the issue is not about intensity of land use reduction with the proposed apartment complex
 - development but the 10 fold increase in **population density!**
 - Our development was simply never intended for such an increase. Neighbors have told me that the planned development of Summerfield was set to 3 homes per 1 acre of land. If this is so, how can an increase of this magnitude (300 units) be justified per the
 - **acreage available?**
 -
-
-
- Titan Development touts the benefits of
- **“Subsidized”**
- mutli-family housing complexes.
-
-
- -
 -
 - Titan points to a study by UALR that uses the city of Little Rock, Arkansas. Did Titan Development
 - look to any existing data that was available for our city or neighboring cities in Colorado? Why does the accompanying document that is shown in their presentation have the title
 - **“Overcoming Opposition to Multi-Family Rental...”**
 - ? I believe if you have to do some “overcoming of opposition” then there is already existing data that points to the negative impact of “subsidized” housing developments in already well established suburban communities. If the proposed multi-family apartment
 - complex will be considered **“Luxury”**,
 - why is there a need to “subsidize”? Fellow residents that attended the presentation by Titan in November stated that Titan is expecting upscale business professionals to occupy the units in the apartment complex. Titan is providing a contradictory message.
 - Expecting the multi-family apartments to be filled with business professionals that would need “subsidies”? It doesn’t add up.
 -
 -
 -
-
-
- Titan Development’s goal is to
- **“Change the current zoning”**
- of parcels from PIP to OC.

-
-
-
-
-
- Titan Development's goal does not in any way align with the Summerfield development's master plan.
- Local tax paying residents that have already established the zoning and master plan should not be overridden by out of state development companies. Do outside interests have more rights to change zoning of land parcels than those that actually reside in those
- areas? Allowing so, would essentially strip the rights of self determination by communities in well established developments.
-

There is also a point they present regarding a traffic impact study. It appears to be an apples to oranges comparison. With 300 units planned, you can multiply that number by 2 cars for each occupancy which brings the potential of 600 more vehicles in the area using Dynamic Dr. and adjacent cross streets. Does the report account vehicle traffic of visitors to the 300 units? More analysis is needed here.

There is definitely a need for housing in Colorado Springs but I believe there is enough space available in El Paso county to accommodate new multi-family housing developments. I would look to the eastern part of El Paso county for new developments of this type. Should the **Allaso development** be approved, I can predict our community will be coming to you in to discuss issues regarding these areas that impact **quality of life**:

-
-
- Road deterioration (Currently already below standard)
-
-
-
-
- Traffic safety for children of families in the community
-
-
-
- School overcrowding
-
-
-
- Water use
-
-
-
- Electricity usage and increase in its cost
-
-
-
- Park usage overcrowding (Lulu Holland being closest in area)
-
-
-

- Reduced internet bandwidth
-
-
-
- Increase in crime
-

I am opposed to allowing the change of the zoning of parcels in my immediate area of the Summerfield development. I ask the city council not to approve the changing of the zoning in our community by an out of state developer, Titan Development, that would allow the multi-family housing project to be built. My preference is for keeping faithful to the master plan that was settled for Summerfield. Thank you for lending your ear to my voice regarding this matter.

Sincerely,
Daniel De Jesus and Family
2415 Linenhall Court

Wintz, Katelynn A

From: Laura McLeod <laurat.mcleod@gmail.com>
Sent: Sunday, January 30, 2022 12:58 PM
To: Wintz, Katelynn A
Subject: Summerfield resident's objection to rezoning

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Hello Ms.Wintz,

I am writing to add my concerns to the rezoning of a property adjacent to my neighborhood. I do not approve of rezoning for the purpose of adding a 300 unit apartment complex. I live on Linenhall Ct, which is a mere 3 blocks away from this area. I enjoy walking the path, I enjoy the open space. Open space is good for property values, mental health, aesthetics and of course, wildlife. Colorado is supposed to be a state that respects and values nature.

One of my numerous concerns about this potential development is traffic strain on our neighborhood roads. As it stands, too frequently, drivers use Wimbleton Ct and Dynamic Dr as thoroughfares for high speed shortcuts, ignoring the posted 25mph speed limits. The roads are not in good shape. The roads are only 2 lanes which can be narrow when cars are parked on both sides, and they cannot and should not be widened. There are also many blind turns that present safety risks for the residents of this neighborhood, which include many children, elderly and pets. Many dead end lanes feed onto Wimbleton Ct which then feeds into Dynamic dr. Should we need to evacuate in case of a fire, like the Marshal fire, it already would be quite congested and troubling. Adding 300-600 more cars to that traffic is horrifying.

We are still under pandemic precautions, so schools, stores, offices and roads are not at their normal capacity, so I don't feel any traffic study these out-of-state developers supposedly performed could be reliable in any way.

I understand that open land is precious in Colorado Springs, and inevitably every scrap of it will be developed to accommodate our growing population. But this is not the way to do it. Endangering a well established neighborhood with strain on water resources and traffic congestion as fires increase in regularity in our state is unacceptable. Please help us protect our community, our homes and our children.

Thank you for your time,
Laura McLeod

Wintz, Katelynn A

From: Dan Geiser <dg4651@gmail.com>
Sent: Sunday, January 30, 2022 11:49 AM
To: Wintz, Katelynn A
Subject: Summerfield resident

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Hello,

My gut reaction to the notice I received was NO, I do not want apartments built on the vacant area behind the Fire Station. I have lived in Summerfield since 2005, and I have negative thoughts when I hear of apartments being built next to my neighborhood. It invokes concerns of crime, specific to teenage, punk crime and vandalism. However, the notice letter states "luxury" apartments, so I would like to know more about the apartments and the rent costs.

Ultimately, safety is my top concern and property value impact is second, and of course, those two go hand in hand.

The original master plan was not zoned for additional people and buildings, so why would you rezone? Greed is the answer and city government corruption in the name of more affordable housing is the slogan.

I'm skeptical of a citizen's voice impact, but I would say no to this project. I hope my response matters. If I were given a choice, I would have said no to the gas station just west of the fire station as well as the DMV near Safeway. I would have said no to the VRBO a few houses down, where people come from all over to party and make noise every weekend in the summer. If given a voice, I would say no to people purchasing properties, and subletting the rooms out to several renters who park all over the street.

Sincerely,
Dan Geiser

Wintz, Katelynn A

From: Shawn McLeod <raven3tc@yahoo.com>
Sent: Saturday, January 29, 2022 11:32 PM
To: Wintz, Katelynn A
Subject: Proposed rezoning behind fire station #19 in Briargate

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Greetings,

I'm emailing in regards to the proposed rezoning of the 10.5 acres behind fire station #19 in Briargate for the purpose of building 300 multifamily apartments. I, along with the majority of my neighbors in the Summerhill subdivision that will border the proposed apartment complex, am wholeheartedly in opposition to rezoning the property.

I'm a 100% combat disabled veteran, and I relocated to the Springs (my hometown) after unexpectedly losing my wife in 2018. I suffer from many injuries, including PTSD and anxiety among 12 others disabling issues. I grew up in Briargate and I am a Rampart Alum (1993). I chose to purchase a home in the Summerhill subdivision in 2019 for several reasons. My primary reason was because of the ratio of residents to dwellings/area- this area is well dispersed, and my PTSD and anxiety respond well to this fact. This area is relatively quiet and safe for children and disabled individuals. Another reason I chose to move to Summerhill was that the crime rates were lower than most other parts of town. Finally, I chose Summerhill because there are no apartments or multifamily dwellings nearby, and the problems they present (increased traffic, increased crime, congestion, increased litter, etc.). There is no doubt that adding 300+ people to our area will lead to damage to our open space areas as well.

Through the almost three years I have owned my home here, our main and side roads throughout the entire subdivision have been in very poor condition and deteriorating each month, including Dynamic Drive (the planned entrance to the proposed apartment complex). Many of my neighbors, including myself, have had the city public works division (roads) come out to look at our roads and concrete, and they have indicated that it is in "critical" condition. Assuming that the entire proposed complex is leased to capacity, and assuming that just 90% of the units are attached to just one vehicle which is a very fair assumption based upon our "walk score" of just 42 (vehicle dependent) and our transit score of 0 (no nearby public transit), the proposed complex will bring an additional 270 vehicles to our already crumbling infrastructure in this area. If our infrastructure is already critical in our area/subdivision, what kind of dangerous situations could present by allowing 270+ additional vehicles to travel our streets per day? Is the city willing to spend millions (or tens of millions) of taxpayer dollars to totally remove and rebuild all of our streets in our area just to accommodate another out-of-state builder to capitalize on our citizens and taxpayer funds? I would bet that most citizens in the area would fight vehemently a tax hike to fund additional infrastructure work in our area (above what we have already funded) to accommodate the profiteering of an out-of-state company taking advantage of our housing shortage.

Another issue that could present with the proposed complex is the strain on our already overtasked and understaffed local businesses. The fact that COVID-19 has changed the way our area, and country, conducts business is no secret and not debatable. Many of our local businesses lack inventory and staff to support an additional 300+ people to move into the immediate area of our subdivision. Rather than rezoning the area, the city should consider providing assistance and incentive for more small businesses to develop within our community. How much more of an impact, both socially and financially, would new businesses setting up in the 10.5 acre area have versus moving in 300+ additional consumers. Simply put, we don't have adequate resources in this area to support the added influx of people to the area. If we propose to move more people into the area, we have to remedy our business shortage first.

A final issue to consider is more of an aesthetic perspective. Most of the homes in this subdivision are situated so that we have decent views of the front range and Pikes Peak. This was a selling point for many of us here, and most of us paid a premium over other properties in the city because of the views. The proposed complex is to be 3 stories high, which will definitely impede the view many of us paid for. One morning a neighbor steps out and is greeted by the beauty of Pikes Peak, the next they are greeted by somebody's laundry hanging out on their balcony.

Rezoning this property and allowing the proposed complex to be built is unfair, detrimental to our local area, and is opposed to most (if not all) of the homeowners in the Summerhill subdivision and surrounding area. Please take our considerations to heart and deny the rezoning of the 10.5 acres behind fire station #19 in Briargate purely for the purpose

of profit for an out-of-state company that has no physical presence in our community. There are several other properties for multifamily development in this city or our outskirts. Please don't allow this forced infringement upon our peace, security, and neighborhood.

v/r

Dr. (Maj) Shawn McLeod, USAF (ret.)
8810 Liverpool Ln
Colorado Springs, CO 80920
402-212-9392

Wintz, Katelynn A

From: joyh1@aol.com
Sent: Saturday, January 29, 2022 10:27 PM
To: Wintz, Katelynn A
Cc: joyh1@aol.com; george.l.hammar@gmail.com
Subject: Proposed development in the Summerfield Subdivision of Briargate. Project Name: Allaso Briargate

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Hello Ms. Wintz,

My name is Joy Hammar. My husband George and I live in the Summerfield Subdivision in Briargate. I'm sure you have heard from many of our neighbors over the concern of the rezoning and proposed apartment complex development. Our home is located on Dynamic Drive, but we were out of the boundaries to be notified by the out-of-state development company of this project. On the neighborhood map that they submitted with the proposed site, our house is visible. We learned of the development from neighbors and I was able to sit in on the virtual meeting that Titan held on November 18, 2021.

The developers spent a lot of time on the discussion that it was urgent to change the zoning from "Industrial" to "Office Commercial". They stressed many times that if we didn't get this changed that a manufacturing company could move in with semi trucks running in and out throughout the day and night or that a mechanic shop could be built there. This is such a small area of land, with some limitations in the accessibility for large semi's to get in and out, that it seems unlikely that a large manufacturing company would choose this area to develop. As far as the mechanic shop, which again they mentioned many times, it would actually be pretty handy to have a mechanic shop in the neighborhood where you could drop your car off and walk home. To be clear, I would rather see this area of land remain untouched and natural as it seems we are developing every possible parcel of land in the city. But it really felt like they were trying to use scare tactics to try to "win us over". This felt really sleazy.

One of my biggest concerns is that we live in a high desert and water supply is a huge issue. We already have water restrictions. I'm very concerned how our city is going to be able to have enough water to support the growth that is already happening in our area. Not just the water effects in our area, but down the water supply line. Parts of Western Kansas have zero water in the Arkansas River, and people are having to dig very deep wells to get any water. This concern was brought up in the meeting and Titan's response was that the water demand for their development (300 or more apartments with people doing laundry, dishes, showers etc in addition to the luxury pool that they showed us in the slide) was "less intensive" than if 40 single family homes were built in this location. I'm not sure how that would actually pan out, but their response ignored the fact that there aren't currently 40 single family homes in that spot. It is still currently in the state of the natural ecosystem. Additionally, there are concerns of what flooding issues might arise when we do have rainfall on this dry land. This has been an issue with other developments in this city. We already have so many houses using the natural resource of water, that it seems like adding this many new people to the area is going to tax that resource even more.

Many people brought up the concern that multi-family homes in the neighborhood would bring down the value of the current homes. They continually stated that they are going to cater to a "higher clientele" of professionals without children and baby boomers looking to downsize. We definitely have an issue in our city of people being priced out of safe and affordable homes. However, they are selling this proposal to us in a way that they plan to make this not affordable to most people. However, when they mentioned the rent range they plan to charge, it was nowhere near "luxury prices" for the current situation in the Colorado Springs area. It felt like they were severely out of touch with the market prices in our city or they were not being honest in what they are telling us.

Another issue brought up by many people was the extra traffic in the neighborhood. People brought up that if there are 300 units, and estimating about 2 cars per home, that is at least 600 extra vehicles in that small area. The only full access would be off of Dynamic Drive (and turning left onto Chapel Hills from there can be pretty dangerous now) with 3/4 access off of Research. They said they did a traffic study and determined that there would be "not much impact" on the traffic there. I don't see how 300-600 additional vehicles at that intersection wouldn't have a huge impact on traffic. Looking at how quickly the recent Marshal fire wiped out neighborhoods, this could be a nightmare and huge safety issue for that

many vehicles to try to evacuate the area, if something like that were to happen here. They also stated that it would "reduce traffic" compared to an office building. Since an office building would most likely be limited to traffic at certain times of day, and days of the week, it doesn't seem likely that that statement would be accurate. I don't know when they did the study, but during the recent COVID events, the T-Mobile call center appeared to have their employees working remotely as there were hardly any vehicles in the parking lot until just recently. There are offices currently located on the north side of Dynamic, across from T-Mobile that appear to have many open office spaces available. There are only ever a few vehicles parked over there. If these spaces were at full capacity, and had all of their employees working in the office, traffic would be much higher than the time period that they most likely did their traffic study. Additionally, it seems like if someone wanted office space in the area, they would lease one of the already built buildings, rather than looking to develop the area by T-Mobile. Again, another reason to support keeping the area in it's current state of being a natural habitat area.

I would like to ask that you and the other people who make the decisions to change zoning and approve developments, to please truly consider these valid concerns that our neighborhood has with this projected development.

Thank you,

Joy and George Hammar
January 29, 2022

Wintz, Katelynn A

From: Becki Belk <bassclarinetbecki@gmail.com>
Sent: Saturday, January 29, 2022 8:57 PM
To: Wintz, Katelynn A
Subject: Summerfield Rezoning

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Dear Ms. Wintz,

I am contacting you to oppose the proposed rezoning of land in the Summerfield subdivision.

Currently the lot located adjacent to Fire Station #19 is zoned for PIP-1 use, and I strongly believe it should not be designated for residential use for the following reasons:

1. The substantial increase of traffic in that area, especially on Dynamic Drive is a safety concern. Even at current usage levels, there have been several pedestrian vs vehicle incidents, many of them involving students at nearby Mountain Ridge Middle School. Though the new stop sign is helping, it won't mitigate risk if 300+ cars begin to travel the road regularly.
2. Current Summerfield residents will be more vulnerable due to overstretched fire and emergency services. The original plan for this area didn't account for increased population density and residential traffic in such a small space.
3. Luxury apartments don't truly address the affordable housing needs that the city is currently experiencing.
4. D20 schools will not have a net gain. The buildings in that area cannot easily add space for greater enrollment, so compromises will have to be made somewhere to accommodate new families. In addition, schools receive greater financial boosts from new businesses than from new residences.

There are options out there that would have a much more positive impact on the city than cramming 300 apartments onto a postage stamp sized lot.

I'd encourage the city to utilize this space in more innovative ways. What if incentives were offered to developers that would create spaces and opportunities for small business owners? What if this land became replacement sports fields for the ones that Focus on the Family sold years ago? The possibilities are endless, so long as the city puts long term needs ahead of short term monies.

Thank you for your time and consideration,
Becki Dickey
Summerfield Resident

Wintz, Katelynn A

From: Alyssa Burrell <alyssaburrell@icloud.com>
Sent: Saturday, January 29, 2022 7:25 PM
To: Wintz, Katelynn A
Subject: Apartments Proposed between Fire Station and T-Mobile

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Dear Ms. Witz,

I am writing you regarding the proposed zone change request to the area referenced above. My house value will be directly negatively impacted by the building of 300 apartments for the plot of land located in front of it. The land is not a large space by any means and can be walked through in under 5 minutes. Building this apartment complex directly lowers the value of my property in addition to my neighbors due to overcrowding and obstruction of views. I am contacting you before they build and hopefully before having to contact my lawyer to mitigate the damage that the rezoning would do to my property. The area is a bizarre location for apartments to be situated in a tight overcrowded plot between single family residential homes, t mobile and a fire station, which ironically could be a fire hazard. Please consider that the zone change is being submitted by out of state developers that ultimately want to use every square inch of Colorado Springs for profit irregardless to the people that live here. I asked the city to use the designated area as it was intend for commercial use. Thank you.

Alyssa Burrell
2355 Wimbledon court
Colorado Springs, CO 80920
(949)315-9391

Sent from my iPhone

Wintz, Katelynn A

From: Shea Rowland-Kautz <skautz23@gmail.com>
Sent: Friday, January 28, 2022 1:41 PM
To: PRCS - Community Development - SMB; Wintz, Katelynn A
Subject: Re: File # CPC ZC 22-00008; CPC CP 22-00009

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Ms. Wintz,

I am writing this email to formally voice objection to the development proposal to rezone 10.5 acres adjacent to our residential neighborhood, to build a 3 story, 300+ unit apartment complex. I tried to access the reports via the link provided in the postcard our residents received in the mail. Unfortunately that link wasn't accessible and was incorrect. I would like to receive a correct link to view the application, plans and reports regarding this project.

Approving the developer's request to change the current zoning in order to build a 3 story, 300+ multi family apartment complex will be detrimental to our community as a whole and it will have detrimental effects to our long standing, well known neighborhood in Briargate. The addition of this many people in the compact space between several commercial properties and a residential subdivision will create crowding, overpopulation in our residential area, a strain on our infrastructure, increased traffic in an already busy school zone on Dynamic Rd., and an onslaught of traffic flowing through our neighborhood streets, where children play, creating numerous safety hazards. Our schools may not be able to absorb the amount of children that 300+ family units will produce. Our emergency services, police department and fire department are already at capacity for the services they provide our community and cannot sustain that kind of growth in population.

I believe The Planning and Community Development Department of El Paso County should be more invested in their community members and residential areas by dismissing the request to change the current zoning. Our neighborhood would like to preserve their privacy, solar access and the character of a long standing Briargate neighborhood from a massive 3 story apartment complex that will inhibit our view of the mountains, shade our solar access and overcrowd our neighborhood infrastructure. Our residents have the right to shape the future of our neighborhoods and The Planning & Community Development Department has a responsibility to protect the living conditions in our residential area.

Our neighborhood members are banding together and will not give way to this proposal. We do, however, welcome growth and the development of structures within the current zoning. We will be prepared to discuss alternatives at our neighborhood meeting on the 3rd of February.

Warm Regards.

Susan Kautz
Summerfield Home Owner

Wintz, Katelynn A

From: Victoria Lavington <victoria.lavington@gmail.com>
Sent: Friday, January 28, 2022 9:26 AM
To: Wintz, Katelynn A
Subject: Please Please Please Do NOT ReZone Green Space in Summerfield Neighborhood
Attachments: PlzNoReZone.pdf

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Good Morning Ms. Katelynn Wintz,

I'm sure this isn't the first nor will it be the last email you will be receiving regarding the opposition for Titan's plans to build a 'luxury' apartment complex in the green space behind the T-Mobile building and Firestation, however I wanted to add my input as well.

My biggest concerns are safety & overcrowding. I have three young kids and adding such a large complex will only increase traffic in and around our neighborhood, put schools at full capacity, and increase the crime rate in our quiet neighborhood.

If affordable housing is an issue, I don't see why Titan can't look East of Powers to develop. We are lacking the school space, the grocery stores, and police services to sustain an exponential increase in our community population.

I have attached a more personal letter in the hopes it will help argue against the rezoning of that green space for multifamily homes.

Thank you for listening to all of my concerns, as well as the concerns of my neighbors.

- Victoria Lavington

Wintz, Katelynn A

From: Isdouglas@aol.com
Sent: Thursday, January 27, 2022 1:10 PM
To: Wintz, Katelynn A; Helms, Randy
Subject: rezoning request fro 10.5 acres, 2505 Dynamic Drive

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I am writing to oppose the rezoning request to allow this property to be used for a multifamily residential development. My opposition is based upon the concern for the potential overuse of the entry and exit of traffic onto Dynamic Drive and the encroachment of the proposed multifamily residential development on the trails and open space in this area. The third concern is related to encroachment on the privacy that the open space and trail offers to residents that live adjacent to this area and the quality of life that this area offers the neighborhood.

First, the need for repairs on Dynamic and Wimbleton Court is constant as the amount of traffic that exists already on these streets impacts the development of pot holes that seem to be a constant problem for existing traffic. This section of Dynamic Drive is a main access road to Mountain Ridge Middle School and the adjacent park. Drivers do not adhere to posted speed limits both on Dynamic and on Wimbleton Court which is currently experiencing a speed problem because drivers use Wimbleton Court to cut through to Summerset and to Research Parkway. The number of children who live in this section of this neighborhood is large and the use of Wimbleton Court by drivers as a "shortcut" to Research presents a danger to children who already live on this street. Additional traffic on Dynamic and Wimbleton would exacerbate an existing problem in terms of the need for road repairs and the danger that increased traffic would present to the many persons, including children who frequently walk along these streets. I have witnessed children attempting to cross Wimbleton Court and Summerfield being endangered by speeding vehicles on these streets.

Regarding the crowding and privacy issue, preserving the open space and trail between the proposed 10.5 acres and the adjacent residential homes is a high priority of residents in this area. As the proposed apartment complex was explained during a virtual meeting with homeowners and the development company, the placement and the height of the proposed buildings would pose an encroachment issue to these areas that neighbors value and that contribute to the quality of life and the positive health of residents who use these open space areas frequently. Crowding and encroachment are potential problems. One current appeal to homeowners in this neighborhood is the "feel" of a small community environment that the current configuration of zoning brings to the neighborhood.

I understand the economic benefit to the developers to add more housing to this 10.5 acres; however, the current zoning prevents overcrowding, encroachment and the overutilization of the main streets that would be impacted by the traffic resulting from the proposed development.

I appreciate your review of community input related to this project as the preservation of the current zoning restrictions is valued by residents that would be significantly impacted by a change to allow multifamily use.

Respectfully,

Dr. Laura Douglas
2520 Wimbleton Court

Wintz, Katelynn A

From: Susan Borges <subey01@yahoo.com>
Sent: Thursday, January 27, 2022 9:58 AM
To: Wintz, Katelynn A
Subject: Apartments Summerfield

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To whom it may concern

I am commenting on an apartment building being built by Summerfield division.

I am sure my voice will go unheard because developers and the city don't care about the people. Their bottom line is money. Does the city council ever think about the future and the water supply?? And what about fires out in Colorado. More people, more crime. When are these apartment building and developers going to stop taking every spec of land Colorado has? So disheartening to live in this city any longer. Too many people and so overcrowded.

Sue Borges

Sent from my iPad

Wintz, Katelynn A

From: Amber Rae <Amber@globalpromotionalsales.com>
Sent: Wednesday, January 26, 2022 8:52 AM
To: Wintz, Katelynn A
Subject: NO on 300 luxury apartments in the Summerfield Subdivision

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Hello Katelynn,

Summerfield at Briargate community was not zoned for nor was it designed to support a 10-fold increase in the population density of the neighborhood on the 10.5-acre lot in question and should NOT be allowed. I am absolutely against this new development from Albuquerque coming in and using this land for MORE apartment development for land that was not purposed for that. Please attach information on the plans and zoning for this as the local community should be well informed at the attempt to drastically change the land scape of this community. There is no room for more schools to be added in this area. Where are additional students going to go? Rampart, Mountain Ridge? How many extra students will this increase class sizes. D20 is a great district because of the small class sizes and attempt to add more students and not more schools would cause harm to the education. The appeal of this area is the schools and safe community. How is this going to affect taxes moving forward? I would appreciate a response.

My Best,
Amber

Wintz, Katelynn A

From: Iuliia Thomas <iuliia@7thomas.com>
Sent: Wednesday, January 26, 2022 8:40 AM
To: Wintz, Katelynn A
Cc: Joel Thomas
Subject: An Input about Apartment Complex Construction in Summerfield at Briargate

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Hello Katelynn,

My name is Iuliia Thomas, I am the owner of the house at 2490 Linenhall Court, and I am writing to you on behalf of my family. My husband Joel and I don't like the idea of the apartment complex being built between the Fire Station #19 and T-Mobile, because in our opinion the community can't support so many people, it is pretty crowded already. And, there is indeed a lack of businesses, so we prefer there were more businesses like restaurants, a coffee shop, donuts shop, bakery, day care, which our family needs very much, also, maybe a social dance club for adults (for example, salsa club), a yoga studio.

We bought our house recently because of the trails available in our neighborhood, one of which lays behind the lot where the construction of the apartment complex is proposed. If there are three-story buildings, it will damage the view of the mountains and our walking experience which we currently enjoy. This will significantly impact everyday life of my family. I walk there with with my baby in a stroller twice a day and it will be sad to see an apartment complex there and not the mountains.

Have a nice day,

Iuliia Thomas

Wintz, Katelynn A

From: Emily Jackson <emrosejackson@gmail.com>
Sent: Tuesday, January 25, 2022 3:07 PM
To: Wintz, Katelynn A
Subject: Apartments Proposed between Fire Station and T-Mobile 80920

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Greetings Ms.Wintz,

My name is Emily Jackson and I am the homeowner at 2625 Heathrow Drive, 80920. I am writing regarding the proposed re-zoning of the land behind the T-Mobile for the proposed apartment buildings.

I am against this re-zoning.

The amount of traffic we already see on Dynamic running past the Mountain Ridge Middle School is high and it will also cause a major disruption on Chapel Hills Drive. When we purchased our home in the Summerfield neighborhood, we also did so with that land being open with no proposal on the table for a massive influx of traffic and people. I think a better use for the space might be a day cay center or a locally owned restaurant.

Please do not allow this land to be re-zoned. Colorado Springs does need more housing and more affordable housing at that, but this particular spot is not the place for it.

Thank you for your time and consideration to not allow this land to be re-zoned.

Respectfully,

Emily Jackson

Wintz, Katelynn A

From: Kathie Soltero <kathiesoltero@hotmail.com>
Sent: Tuesday, January 25, 2022 1:59 PM
To: Wintz, Katelynn A; Kathie Soltero
Subject: File numbers CPC ZC 22-00008, ACP 22-00009

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Dear Ms Winz, Peter Wysocki, and city council members,

I would implore you Not to change the zoning from commercial to residential plan. This proposal would impact this Summerfield at Briargate community adversely. The Briargate community surrounding this proposal, of 10.5 acres, was not designed to support a ten fold increase in the population density of the neighborhood.

These proposed 300 apartments, in that small 10.5 area, are more than the 255 homes close to the project with more than five times the amount of land. This would impact negatively the traffic for cars, children attending schools, crime and quiet. We can agree that more housing is desired but the city already has approved over 5,000 apartments in 2021, a record-breaking number, most completed or under construction in our region! The use of this small 10.5 acres seems invasive to a quiet neighborhood. Obviously crime, water restrictions, traffic, emergency exiting, privacy, and road upkeep to mention a few of the negative impacts it would make to our community. There seems to be a lot of open spaces available that would not impact an established neighborhood adversely.

Small commercial businesses that our neighborhood would utilize and benefit the city like daycares, restaurants, mom and pop small businesses, tax agencies, insurance office, small stores, tech care, banking, dry cleaning...would be a more appropriate use of the land.

My personal home would lose privacy. Residents living in the third level of the apartments would be able to see into my entire home and backyard. When our homes were purchased we were promised that our privacy and view would not be threatened or negatively impacted.

I entreat you to help us and not rezone this area.

Katherine Soltero
2475 Wimbledon Court, 80920
719-505-6837

Sent from my iPad

Wintz, Katelynn A

From: Steve Brower <as.brower@icloud.com>
Sent: Tuesday, January 25, 2022 1:49 PM
To: Wintz, Katelynn A
Cc: Helms, Randy
Subject: Allaso development proposal, file numbers CPC ZC 22-00008, CPC 22-00009.

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via email at Katelynn.Wintz@coloradosprings.gov

Dear Ms Wintz:

We are writing to you in regard to the Allaso development proposal, file numbers CPC ZC 22-00008, CPC 22-00009.

We strongly oppose the proposed development and rezoning of the property in question. This proposal is disingenuous to the entire concept of a Master Plan and zoning provisions. Major financial and life decisions have been made based on the existing land use plan and zoning. To rezone, changing the original plan, after the neighborhood is effectively completely built-out, would be unfair, violate the social contract and destroy trust in government. To change the zoning to allow high density housing will negatively impact the entire community. Reasons include the following.

If approved, this development project will significantly increase the housing density of the neighborhood and impact the atmosphere of the community. It adds 300 individual units, with 1, 2 and 3 bedroom apartments, on 10 acres in a three story configuration.

If approved, the increased population density will grow demand and potentially stress local facilities and services to include police and fire protection, roads and traffic, open spaces and parks as well as schools. It will also generate light and noise pollution for the nearby homes. It is highly doubtful that public safety and school planners foresaw this potential increase in requirements as they no doubt used the existing plan. Are provisions in place for increased police and fire protection resources? In addition to an overall increase in traffic, has planning occurred to increase access to Research Parkway and the two lane Dynamic Drive? Three bedroom apartments are family units; there are not enough parks and open space in proximity to afford recreation for those residents, and would not even be fair to them.

If approved, this development will confiscate economic goods (views) without compensation. Many current homeowners paid a premium for view lots which will be lost.

If approved, this development will impose opportunity costs to the community by removing the potential for neighborhood shops or small business offices as originally planned and zoned.

In addition to objecting to this proposal on its merits, we believe that a positive recommendation by the Land Use Review Division and approval by the City Council would establish a precedent that negates master planning, imposes retroactive penalties to residents and prioritizes the one time interests of out of town developers over Colorado Springs residents and voters.

Sincerely,

Stephen A and Adele L Brower
8945 Edgefield Dr
Colorado Springs, CO 80920

719/598-1165

cc: Mr Randy Helms

Randy.Helms@coloradosprings.gov

Wintz, Katelynn A

From: Seventyin1@aol.com
Sent: Sunday, January 23, 2022 4:03 PM
To: Wintz, Katelynn A
Subject: Allaso Development Proposal
Attachments: 20220121_125548 (3).jpg; 20220121_125753 (2).jpg; 20220121_133538 (2).jpg; 20220121_125806 (3).jpg

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To: Katelynn Wintz, City Planner
Peter Wysocki, AICP, Director of Planning & Community Development

From: Susan Rule
8920 Edgefield Drive
Colorado Springs, CO 80920

Re: Allaso Rezoning Proposal

Dear Ms. Wintz,

My name is Susan Rule and I have lived in my home at 8920 Edgefield Dr. for close to 18 years (since 3/31/2004). At the time I bought my home, the selling realtor mentioned to me that there was going to possibly be a building built on the land behind the fire department, below the bluff at the end of the greenbelt, that was to be for the Girl Scouts. This never materialized and the land has remained vacant. I am a retiree who chose this neighborhood for my active retirement years to do my organic gardening and hobbies, many of which are outdoors. The back of my home faces West and I have views of the mountains and the AF Academy along with a the City's well-maintained greenbelt where neighbors walk together often with families and dogs along a peaceful, safe path that runs at least a block's distance West to the edge of a bluff that then divides to paths going North and South along the rim where there are breathe-taking, uninterrupted views of Pike's Peak along with all the mountains along the front range and the AFA.

I have tried to objectively look at the proposed plans presented by Allaso. Colorado Springs seems to be growing at a very fast pace and apartments of such quality would be a positive addition to our city that I have watched grow for over 42 years as a resident. In driving around, I have seen land for sale for examples near Dublin and Tutt close to Powers as well as land for sale along Woodman that would be far better sites to locate such a large project that could expand the in/out roads from the buildings and other congested traffic issues. In my opinion, the Allasco site location they have chosen for such a massive project is too cramped for so many apartments. Below are some of my concerns as to why I feel they would be better off locating their worthwhile project to an alternative larger location that would eliminate problems with traffic, noise, air quality, and drainage issue discussed below:

Traffic Issues:

It is my understanding that there are to be only two roads exiting from this lot out onto Dynamic primarily and Research partially that are both already heavily traveled by neighbors and commuters who use Research as a West route to get to I-25. There is a stoplight at Research/Union, Research/Lexington, and one East before the Fire Station 19 that is only activated to hold traffic anytime the trucks need to exit or enter. With the proposed apartment tenants using Research there most likely will be a need for another new stoplight installed just West past the Fire Department that would also hold back traffic from the apartments while they rush to an emergency. It is already complicated for the fire trucks because they have to go West to Research/Chapel Hills and merge to far left to do a U-turn to head East if they

need to go that direction. Having to install another traffic light along this route and complications of traffic flow will hopefully be addressed by the Fire Department and City Department responsible for traffic flow issues.

Because there is no public transportation/city buses close to this area, I would imagine that most tenants would likely have at least one car. If the apartments are occupied by a working couple that each own separate cars to get to separate jobs, the cars in and out would double and if some families have teenagers with their own cars that they drive to and from school/college the ratio of vehicles to apartment units could triple!--Imagine 300-600+more vehicles! Some of the residence would likely be retired, but, they would have to plan their days around times when the working commuters and school attendees have left early in the day and return in evenings. So, not all vehicles would be out at same time but there would be heavy commute times. Should there ever be a need for a rapid evacuation (such as the miraculous one in Superior/Boulder recently) the apartment tenants, if at the present location, would have a disaster in the making just trying to get out of the parking areas and then trying to enter onto the two exit streets. I was under pre-evacuation notice during the Black Forest Fire and thankfully it went no further; but, it is a reminder that fires in our area are possible and mass evacuations should be planned for ahead of time in city designs and roads.

Suggestion: Conduct a feasibility study by the City Planning/Transportation Department regarding the flow of traffic in and out of this area for so many tenants, who would be using Dynamic and Research. The study would need to consider whether Dynamic and/or Research could actually handle such an increase in traffic. The study needs to address the fact that Research runs only West at the junction point to the apartments and would need to have a new light and possible crossing to go left heading East.

Location/Drainage Issues:

In my opinion, as I look at this project and imagine moving into one as I age and no longer want to live in a big house with a yard, I would consider moving into an apartment such as they have advertised but I would be held back by the limited space around the buildings. The cramped land space does not do justice to the quality of apartments proposed which the builders consider as Grade A apartments. Locating this Allasco project on a larger plot of land would alleviate the traffic congestion within and around the apartments that would adjoin the existing city streets. As the plans stand, traffic can only go South toward Research that is only partially useable or go North toward Dynamic as the primary in/out road to use. The businesses to the West have their parking blocked off and going East is an inclined raised area I am referring to as a bluff.

Between my home and the house to my East, there is a ditch of sorts that is to run excess water from the greenbelt to the Edgefield Street and then excess water is to flow into drain further to W down street from my home. During a heavy monsoon season one year, there was so much water flow along this path that my neighbor had his basement flooded. The build up of water in the greenbelt, if and hopefully when there is another monsoon season in COS, is directed to flow under the path through a culvert pipe that leads to a holding area at the end of the bluff and if it rises too high there is another culvert pipe about 3' in the ground that is attached to another culvert pipe that goes out 45 degrees due West inside the bluff and assumable will connect to another pipe within the bluff to allow for excess drainage that appears to align with a collection of rocks near the bottom of the bluff area where Allasco is planning there setback.

Suggestion: Consider larger acreage in more open space areas not blocked in on one long side by a bluff so that there could be multiple in/out roads for the tenants safety and less traffic impact on adjoining neighborhoods and business going 4 directions--NSEW. Have City planning and/or engineers (or whichever agency handles such issues) come look at this greenbelt drainage issue and file a report as to its impact should there be heavy monsoon rains in the future.

Air Quality and Noise Pollution Issues:

Living on top of a bluff has its pros and cons with wind off the front range usually blowing eastward and repeatedly taking out my back fence that seems to be aligned for this. I have used steel posts to replace

and the fence holds strong usually. I appreciate the wind otherwise for the fact that it clears the air we breathe and moves along pollutants in the air from mostly vehicles that emit GHG Greenhouse Gas Emissions (carbon monoxide, methane, nitrous oxide, and hydrofluorocarbons if air conditioners leak) from the freeway nearby. With 300-600+ vehicles added right below my neighborhood there will definitely be an increase in closer by pollutants in our air quality. The winds will blow towards the bluff and then be forced upwards to blow over our neighborhood. Some tenants may own electric cars which is good, but, they are not yet in a price range that can be afforded by most tenants. There are to be air conditioners on top of the apartment buildings that will be an eyesore to our views, and will emit GHG also. A second form of pollution that would be added to our neighborhood will be the noise factor. Cars coming and going 24/7 anytime day or night will add to the increase in noise beyond the typical 7-7 noise regulations for equipment and mowing. With a swimming pool there is added noise which is wonderful if not disturbing neighbors. Like air flow, noise flow will rise up and be carried into our neighborhood.

Suggestion: Have Colorado EPA conduct an air quality study in regards to the concentration of cars and air conditioners located on the 10+ acres proposed location and the affect it will have rising and traveling into our neighborhood above on the bluff.

The noise abatement issues can be studied by the city and let residents know when and how to report to our overburdened police should it rise to levels keeping homeowners awake at nights. Allasco could have hours listed in rental contracts that address times noise is to be kept to a minimum.

I have been in touch with Bob Sallee who is an original member of the Summerhill Filing #1 Architectural Review Committee. I have tried to add several of my own concerns in this letter and to avoid being redundant by not repeating Mr. Sallee's concerns that I also agree with completely.

Sincere Regards,
Susan Rule
1-719-271-4370

Wintz, Katelynn A

From: Adam <adamh592004@yahoo.com>
Sent: Sunday, January 23, 2022 3:02 PM
To: Wintz, Katelynn A
Cc: Adam Hurst
Subject: Alasso Briargate Objection by resident 8930 Edgefield drive

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Ms. Wintz,

I am writing to object to the "Alasso Briargate project" and request the city find an alternate location. Can you please confirm this letter was received prior to the 25 Jan 2022 deadline?

Based on information received and sent out from residents this was supposed to be business zoned area. Turning such a small amount of land into 300 units will ruin much of what drew us to the Summerfield neighborhoods which is a nice community set back from an already busy area by Briargate Road, Research Parkway and Lexington road. 300 is crazy. If you live in a community of houses As Summerfield I do t think would be acceptable to you or your neighbors.

To be able to walk and ride bikes without an obnoxious amount of traffic or people going for shortcuts around both Briargate and Reaearch has made it a safe place to go to the local park and playground "lulu" and walk dogs. Also it changes how I viewed my investment in expensive house I sacrificed a lot for to now ha I got worry about my kids riding bikes and playing close by to the house. This 300 unit development on a 10 acre lot makes Summerfield significantly more dangerous for families with kids.

With 300 units that will mean an additional 300-600 cars coming in and out of summerfield daily. Most using Dynamic road will now eliminate the peacefulness of the trails that run between roads off of Dynamic (large amount of Summerfield) and most likely lead to more accidents. There is already not stop signs or lights but those alone would not solve the problem of the higher volume of traffic going north to KingSoopers and Safeway and Walgreen, lifetime fitness, Lowes etc. a d returning home from all of those stores for daily life.

There are not other like condo units around Summerfield. This will lead to more most likely once these are established.

I please request the city use the land as it was intended for and hold intact what people moved to the summerfield neighborhood for, a Quiet, peaceful, community.

As I am sure this drives revenue for CO Springs but the volume of units in such a small area is strictly monetarily driven. Please can you look for an alternate 10 acres of land?

Thank you for your support to move the project elsewhere.

I can be reached at adamh592004@yahoo.com or by phone at 843-425-3236.

V/R

Adam Hurst "Summerfield Resident"
8930 Edgefield Drive

Wintz, Katelynn A

From: batyfamily@comcast.net
Sent: Sunday, January 23, 2022 2:50 PM
To: Wintz, Katelynn A
Cc: batyfamily@comcast.net
Subject: CPC ZC 22-00008; CPC CP 22-00009 Comments

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Comments as follows:

1. The provided traffic study data is disingenuous for the following reasons:
 - The study was conducted on 9 Dec 2021 with the intersection at Research and Powers closed to all west/east bound traffic
 - Traffic from Wolf Ranch and areas further east that use Research Parkway for east/west routing towards I25 were forced towards Woodmen Road and Briargate Parkway and other routes due to construction
 - Traffic exiting westward from Powers that routinely used Research Parkway, likewise, was also not present for the traffic count
 - Powers and Research Parkway exit – Research westbound was closed approximately 15 Nov and just recently opened for limited access to powers but still does not allow for westbound traffic from Powers or Wolf Ranch
 - As has been noted for the impact to west bound traffic measurements above, eastbound traffic was also reduced on Research Parkway because of the announced closure of the Powers & Research construction and traffic detoured to other access routes to go north/south on Powers and to access Wolf Ranch and areas east.
 - The traffic measurement data presented in the report is skewed and not true.....and does not represent the true traffic flow through this intersection.
 - Further, future traffic projections are likely to be much worse.
 - Without traffic from the Powers/Research intersection accounted for, the expected impact to pedestrian growth using the Research/Chapel Hills intersection numbers are suspect
 - What is the expected wait time growth as traffic waits for pedestrians/bicycles to clear the intersection
 - Traffic analysis needs to be redone to reflect somewhat near the traffic that was flowing east/west on Research Parkway prior to construction at Powers/Research Parkway
2. The traffic study has no discussion of a future need for a traffic light at Dynamic and Chapel Hills
 - There was no discussion of population/number of vehicles that may be at the complex at any given time
 - A shopping center (Highlands) will eventually be built on the land west of the intersection – this will likely generate a 4 way intersection with vehicle and pedestrian traffic
 - The assumption that traffic will remain light (A) in 2024/2042 is doubtful
 - This “stop-controlled” intersection assumption should be that a traffic light is eventual for the safety of vehicles and pedestrians
3. The traffic study stays local or said another way only speaks to these two intersections
 - What is the impact to other intersections due to this high density development, e.g Hwy 83/Research, Chapel Hills/Briargate Parkway, Dynamic Dr/Lexington, etc.

4. There was no traffic/pedestrian/bicycle accident data presented.
 - What is the anticipated accident growth due to this high density development for all intersections?

Other questions:

1. What will happen to the Greenbelt path to the east of the proposed development?
2. What is the expected impact to Lu Lu Pollard Park?
3. How much pedestrian/bicycle traffic is expected overall?
4. There is no acceleration lane at intersection B.....will that be added?
5. What is the impact to the off lane to the gas station and medical facilities west of the B intersection? Will an acceleration lane be built from intersection B to the Chapel Hills intersection for right turns?
6. Will there be any impact to electrical power, natural gas, water/sewer for the surrounding area with the development of this multi-family residential area?
7. Will accel/decel/turn lanes be added to Chapel Hills/Dynamic Dr/Highland Rdg Hts intersection?
8. What is the expected impact to Mountain Ridge Middle School?

Finally, my primary comment is that the traffic study should be redone or a greater extrapolation number needs to be added e.g. B assessment is really a C and C is really a D. I cannot support the current assessment.

Roger L Baty
8720 Rugby Ct
Colorado Springs, CO 80920
719-534-9683(H)
719-352-8567(C)

Wintz, Katelynn A

From: Matthew Nolte <matthew.e.nolte@gmail.com>
Sent: Friday, January 21, 2022 8:54 PM
To: Wintz, Katelynn A
Subject: Comments Regarding CPC ZC 22-00008/-09

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Good evening,

I have a few comments regarding CPC ZC 22-00008/-09. We are homeowners in the Summerfield subdivision. While our home does not immediately border the vacant lots under review for rezoning/development, we are neighbors to those who are on Edgefield Drive.

First, my family and I regularly use the crushed gravel trail on the greenbelt on the eastern border of the proposed development. As far as I can tell, neither the initial application or drawings indicate any intent to retain the trail or include any discussion of the development's projected impact to the trail. Currently, views on the southern portion of the trail (from the three-way intersection to the sidewalk by the fire station) offers a sweeping, unimpeded view of the entire Rampart range. This is a significant feature/amenity of the neighborhood. While the developer has stated they will maintain a 100'

landscaping buffer to the homes directly bordering the proposed development, the combination of 3-story buildings and landscape trees at 10' intervals for screening will significantly impede the view even in the best case that the trail still exists. The commercial development to the north of the vacant lot are single story and have not impeded use of the trail, so it seems a three story development would represent a departure from the intended/representative use of the land.

Second, on page 16 of the submitted traffic plan, the report states "vehicles leaving the development site at Research Parkway with a destination to the east are likely to make the first legal turnaround possible. This is expected to be accomplished at the Chapel Hills Driver [sic] intersection by utilizing the westbound left turn lane for the U-turn movement." However, I do not believe the traffic analysis ever studies/presents findings for traffic additionally using Dynamic Drive to then access Summerhill Drive or Lexington Drive to access Research or Briargate Parkways. I believe that these routes will also see increased traffic with a new multi-family development. Google Maps, for instance, shows Dynamic Drive as an optional route from an existing location adjacent to the lot (e.g., 2438 Research Parkway) to an arbitrary eastbound destination (e.g., King Soopers at 9225 N Union Blvd). The distance traveled via Dynamic is less than any other route assessed in the traffic plan or served in Google Maps' directions results.

Additionally, depending on traffic conditions, the route via Dynamic offers time savings to drivers. The report's omission of any traffic analysis for Dynamic and the other connecting residential streets in the Summerfield subdivision is concerning, especially considering the existing conditions of the roads, existing congestion, and the effect of increased volume of traffic transiting school zones/cross-walks in the area.

Third, the developer application states in the project justification that rezoning from PIP1 to OC zoning for the lots will not be detrimental to the public interest, and represents a lesser intensity than what current zoning may permit. While this may be true in general, the rezoning is being requested in conjunction with a specific, particular request to allow the developer to construct a multifamily development at a specific proposed density of 300-units. For comparison, the Sagebrook Apartments at 2555 Raywood View, 80920, are rated at 314 units on an approximate lot size of 17-acres spread across ~15 apartment-buildings. The proposed development is significantly more dense, maintaining a similar unit count in a lot-size nearly half the size of a comparable multi-family development. The light commercial and medical offices already developed in the Briargate Business Campus only bring day-time, week-day traffic and are a maximum of

two stories elevation. A multi-family development planned for three stories and 300-units is not "less intensive" nor consistent with the existing developed properties in the area, and the effect of a 300-unit development would not "buffer" the Summerfield community from any of the existing commercial/medical development. I believe the developer is presenting a false choice in its application, that the choice to the city is to either support this proposed project or to instead develop the land for industrial use. Rather, I think reducing the maximum elevation and density of the proposed development would realistically offer a "less intensive" and non-detrimental effect to the existing community.

Thank you for your time and consideration.

Respectfully,

Matthew Nolte

Wintz, Katelynn A

From: dshiller@centurylink.net
Sent: Friday, January 21, 2022 7:11 PM
To: Wintz, Katelynn A
Subject: Allaso Development Proposal and Proposed Rezoning - Briargate
Attachments: Planning memo - Shiller.pdf

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Ms. Wintz,

Like my neighbors, I am very concerned at the proposal to rezone the area of land in question for an apartment complex by the Titan Corporation. You asked for feedback or concerns before the community meeting which I understand is now 3 Feb. Titan is spinning this all kinds of ways, but the bottom line is we are strongly opposed to the rezoning and the building proposal. My letter is attached, but I also pasted the words below if that is easier for you. Thank you for reviewing this.

David Shiller
719-964-5611

I want to voice our strong opposition to the proposed rezoning in Briargate for the Proposed Allaso project. I have lived at 2565 Wimbledon since 1998. From the first we heard of this, the Titan Corporation has been disingenuous with local neighborhood residents, and it is clear they will bully us and are moving along regardless of concerns raised in an initial meeting. Frankly, the entire neighborhood is very concerned about this! It is not just a few of us!

After reviewing Titan’s application, drawings, and traffic study in the link you sent (thank you), my biggest concern is the slick sales pitch they use comparing their proposal with what “could be developed under existing PIP-1 zoning – “Automotive Repair Garages, Construction Yard, Light Industrial, Manufacturing, Warehouse and Distribution, Data Center, Exterminating Services and General offices”. While that is true, it paints a much more “alarming” picture to residents and in the application of what could be built, as many other PIP-1 allowed uses are much less “undesirable.” Frankly, if some of the allowed PIP-1 possible uses are built, that would be SIGNIFIGANTLY MORE DESIREABLE than the proposed apartments...So when Titan claims their proposed rezoning from PIP-1 to apartments is “less intrusive”, that is simply not true, and it is NOT what the residents living adjacent to the land support! We are happy with the current zoning and we see no reason whatsoever to change it other than corporate greed from an out of state developer!

Likewise, it is misleading for Titan to claim minimal traffic impact. I’m sure the traffic study is valid and professionally completed. However, every study and the results are influenced by the assumptions and the “spin” put on the conclusions. More emphasis should be placed on comparing the traffic impacts of the additional 1600 vehicles per day with today’s traffic conditions – not a fully developed PIP-1 area, which is unlikely to happen in the foreseeable future. Traffic is already bad on Dynamic and Research, with speeding being a real concern. The Dynamic Drive access point is within a ¼ mile of the Middle school and park with a

lot of child pedestrian traffic. Adding 300 apartment units and at least 1600 vehicles per day would significantly increase the danger.

The neighborhood concerns further involve a host of other issues, related to but potentially beyond the scope of a zoning change – but they are very real issues we want to bring to the city’s attention at every level. The proposal nearly doubles the current

population/family housing unit density of the area. By my count, there are about 385 homes in the neighborhood. Adding 300 more family units in the same area is a major impact. Examples:

- Public safety and crime concerns increase exponentially, especially as fire and police emergency responses are already stretched to their limit. Bringing in 300 “short-term” residents just across the backyard fence line of neighbors is not trivial. I’m sure, Titan has a study showing no increase in crime, but there are probably plenty of other studies and common sense that would say otherwise. Heck, we’re doubling the number of residents and households in roughly the same geographic area.
- Fire and noise concerns, especially during construction are real. If a fire were to start during construction or after the project is complete, it could easily spread to the adjacent neighborhood, particularly with the ever-present west-to-east winds and wind gusts. Additionally, if we had to evacuate the area, 300 apartment units would substantially complicate the evacuation.
- Schools are also greatly impacted. D20 is already overcrowded, as is Academy Int’l Elementary School, Mountain Ridge Middle School (just blocks away), and Rampart High School. This further exacerbates the problem.

In sum, the neighborhood is well established and residents are comfortable with the existing zoning. There is ZERO goodness and lots of potential issues brought about by this proposed rezoning and possible apartment project. I understand the neighborhood was developed, and houses were sold with the area in question to remain open space until developed for office and commercial space uses as allowed under PIP-1. The 10.5 acres was NEVER intended to be developed with apartments. Original homebuyers paid extra premiums on lots lining the existing greenbelt with that understanding in mind.

Sincerely,

David K. Shiller
Colonel, USAF (Retired)

Wintz, Katelynn A

From: Jerilyn Taylor <jerilyntaylor@yahoo.com>
Sent: Friday, January 21, 2022 1:53 PM
To: Wintz, Katelynn A
Subject: Briargate apartment complex
Attachments: stormwater collection.jpg; flooding sign.jpg

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Good afternoon,

I am writing about to express my concerns about the rezoning request from PIP-1 to residential to build an apartment complex in the Briargate area (Chapel Hills and Dynamic). Here are my concerns.

1. Wildfire evacuation. There were recently two small grassfires within a few minutes of this location (I-25 and Interquest and I-25 at Woodman). There has been continual development along Briargate Boulevard from the freeway, east to Powers and east of Powers. Think of the neighborhoods of Cordera and Wolf Ranch, and they continue to build east of Powers. There are several apartment complexes and a major hospital along this road. If there is a need to evacuate, there is essentially one way out for all of these neighborhoods and apartment complexes they have built; Briargate to Powers or Briargate to the I-25. I envision a major congestion issue.
2. Storm water issues. Whenever an area is developed and paved, it reduces the places water has to go after a heavy rainfall. This can make an area vulnerable to flooding- the city of Houston is a prime example. The city has already had major issues with stormwater and adding more development and pavement will only make this issue worse. I have attached two pictures as evidence that the city knows flooding is a potential program in this area. These pictures were taken close to the parking lot of Legends Senior living off Research near Explorer, literally down the street from the proposed building. The land in question is currently undeveloped and a great place for rain water to percolate back to ground water. The land is currently zoned for things to include recreational areas, parks, etc and making it into this would help, not hurt, the city's storm water issues. There is another a storm water collection area nearby and another resident says that area does fill up when we have a heavy rain.
3. Traffic onto a residential street. The developer had a meeting with residents to "partner" with the current neighborhood and hear our feedback. They currently have traffic from the complex going onto Research and Dynamic. I (and others) suggested that traffic from the apartments should not flow onto the residential street of Dynamic. Rather it can go onto Chapel Hills and Research. They basically said "too bad" and they aren't considering changing it and they don't think it will be a problem.
4. Building these "luxury" apartments will do nothing to help in the city's affordable housing issues. This developer is marketing to wealthy families and plans to charge \$1600 per month for a 1 bedroom apartment. This is an out of state developer with plans to hire an out of state property management company. Very little money will stay local.

Allowing this zoning change will only continue to over crowd our streets, burden our water supply and create more traffic in the need of an emergency evacuation. Please do not allow a zoning change and

allow this area to be developed into much needed, maintained, open space. This area of Briargate has too little open space as it is.

Thanks for your consideration,

Jerilyn Taylor

Wintz, Katelynn A

From: Amanda Martin <amandakate.martin@gmail.com>
Sent: Thursday, January 20, 2022 3:50 PM
To: Wintz, Katelynn A
Subject: Rezoning on Dynamic Drive

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Good afternoon,

I am a neighbor in the Briargate community facing the rezoning and construction of a new apartment complex. As it seems most of my neighbors are, I am opposed to this rezoning.

The primary concern I have is the addition of 300 families/units adding traffic to Dynamic Drive, which is where the builders propose to locate the main entrance and exit to their new development. I live on Dynamic Drive with my children just east of the proposed site, across from Mountain Ridge Middle School and next to a daycare. The traffic is already busy and fast on our road, and additional traffic will be a safety issue. The police have informed my family that as it is they do not have the resources to address speeding on Dynamic.

Additionally, I worry about the additional water usage of a large development with landscaping and a pool. We are already facing low water pressure. 300 units doubles the number of families in our small area. Leaving the zoning as is, even if eventually built upon for business development, would not add such extreme traffic and water pressures to our area.

Can you kindly share the new public meeting information?

With thanks,
Amanda Martin
2850 Dynamic Drive

Wintz, Katelynn A

From: Leeann Anderson <lranderson.co@gmail.com>
Sent: Thursday, January 20, 2022 11:35 AM
To: Wintz, Katelynn A
Subject: Summerfield rezoning for multi family development

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Dear Ms. Wintz,

I am a resident of Summerfield and like the rest of my neighbors I have a deep concern for the proposed development off of Dynamic. I have several concerns but I will try to limit them here. My first is the additional people and cars (we have to assume one car per adult) if there was the need for an evacuation. The recent fires in Boulder brought back memories of the Black Forest Fire. We are on the heels of Black Forest and many of my neighbors still talk about how they were only two miles from evacuation. How would my community be able to safely evacuate with the addition of hundreds of more cars on the road trying to leave the area should another fire break out? I feel there would be a horrific backlog of cars putting people, especially our older neighbors at significant risk.

I wonder where the cars of these units will park? Will there also be enough parking to accommodate the residents as well as their guests, or will we see an overflow of cars parked on our residential streets? I also believe this development will create an influx of traffic down Dynamic, which is a residential street filled with young children. Dynamic is much easier when in a car to go down than to wait at the much busier street of Chapel Hills. I believe residents of the development will use Dynamic when driving out of the community. Dynamic is the street that children walk down to go to school at Mountain Ridge. I feel this puts our children at risk of getting seriously injured or worse by getting hit by a car. Dynamic already becomes congested and backed up during drop off and pick up times at school. Driveways are blocked and it is already hard to get out of our own street during this time. I can't imagine the difficulty if there was an evacuation.

This will be my last point in the email. I am also concerned about the water usage this community will need. This development will have to provide water for 300 families in addition to landscaping and a pool. Our community is told to cut back more and more on our water use. My family watches our lawn struggle as we only water twice a week, painstakingly adjust our sprinklers so there is no overflow, and time our showers. My family of five can not cut back our water usage anymore, we are already doing all we can. Where will this extra water come from?

I hope you will take these points into account when considering rezoning this area. My hope is that it stays a commercial zone. I sincerely hope you will listen to the concerned voices of this community.

Thank you for your time and I look forward to the meeting on Tuesday.

Sincerely,

Leeann Anderson, RN
Summerfield resident

Wintz, Katelynn A

From: Michael V. <mlvdm.1957@gmail.com>
Sent: Wednesday, January 19, 2022 10:41 AM
To: Wintz, Katelynn A
Subject: Rezoning of property between Dynamic, Chapel hills and Research Pkwy

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Dear Katelynn and all involved in the rezoning decision making process,

We here in the well established Summerfield community have many concerns about the proposal to rezone the 10.5 acres in question to build an apartment complex.

First, is the amount of units. For every bedroom in the units, plan on at least one car. Couples will most likely own two cars per bedroom. How many one, two and three bedroom units will determine the amount of cars. The proposed 300 units could amount to as many as 800+ automobiles. Parking alone to support that within the development may take up to 4 acres and will be a major challenge. Traffic, like water, takes the least path of resistance. The main exit from the proposed development will be onto Dynamic. The fastest route East on Research Pkwy will be through the neighborhood. Particularly on Wimbleton Ct, Summerhill and Dynamic, past the Mountain Ridge Middle School up to Lexington, then on to Research Pkwy from all those streets. This creates a hazard for children coming and going to school and playing in the neighborhood as drivers already speed through these streets. There was a child hit by a speeding car on Wimbleton Ct back in the mid 1990's resulting in permanent brain damage. This proposed development will increase the likelihood of a recurrence of that tragic event.

Next is the stress on services provided to the area. Internet Bandwidth (more users, less available per household), water, we already have a rationing issue. This would include keeping up the landscape they are promoting as a benefit. Then we have police services. Studies show there are the same number of calls per unit with apartments as there are with single family homes. Adding 300 units could stress the already understaffed police department and the apartment complex will have a statistically higher probability of being a higher crime area. The neighborhood was developed, and houses were sold with the promise by the city that there would always be open space (the present greenbelt) and any development in the acres in question would be office and commercial only. The 10.5 acres were NEVER intended to be developed with apartments. Premiums on lots were paid by those like myself lining the greenbelt and the proposed area with the understanding that this "contract" with the city (social and some would say legal) would be honored. Titan Development, the out of state builder, has already misrepresented to the 40 concerned citizens at their last virtual meeting that the property DID NOT need to be rezoned and basically told us they don't care what we think, they are going to build! Please do not approve this rezoning and this project. It will stress the existing infrastructure and betray the trust of the many homeowners that purchased their property based on the zoning and restrictions placed on the property in question.

I sincerely believe the city will do the right thing and reject this rezoning request and only allow the use of this property as was designated upon the development of this beautiful and peaceful neighborhood!

Respectfully,

Mike and Lauri Van Der Most
2535 Wimbleton Ct
Colorado Springs, CO 80920
(719) 648-2042

Wintz, Katelynn A

From: Melissa Bannerot <melissabannerot@gmail.com>
Sent: Tuesday, January 18, 2022 7:21 PM
To: Wintz, Katelynn A
Subject: Proposal of "Allaso"

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I am very against touching this land. This is an open space. The only open space this area has.

Melissa
Sent from my iPhone

Wintz, Katelynn A

From: frank600@comcast.net
Sent: Tuesday, January 18, 2022 1:46 PM
To: Wintz, Katelynn A
Subject: Allaso Development Proposal

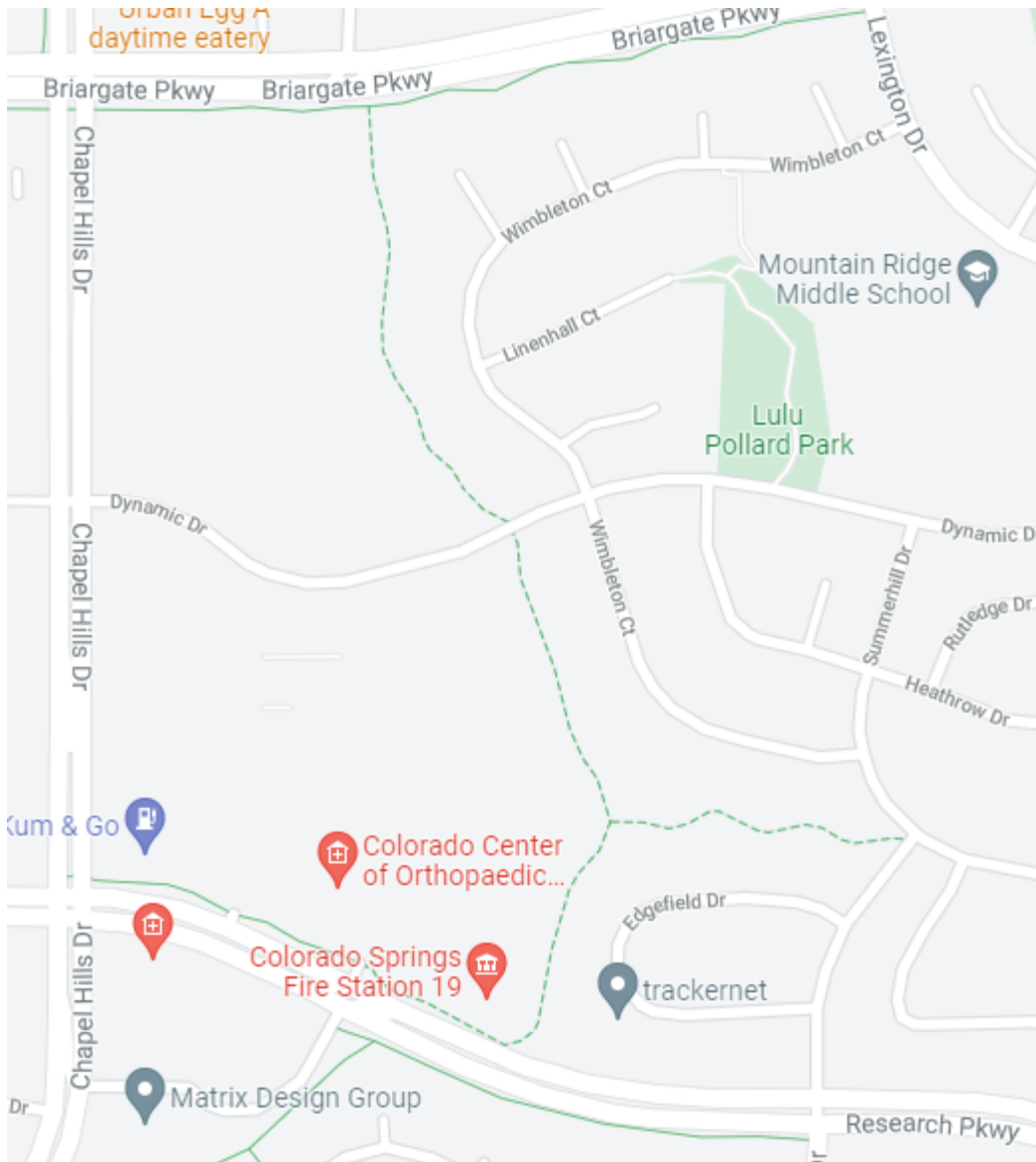
CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Dear Ms. Wintz,

Concerning file number CPC ZC 22-00008 Request by Titan Property Management, LLC, with representation by NES Inc, for approval of the Allaso Briargate zone change.

<https://web1.coloradosprings.gov/LUISPlanner/uploaded/LUISPlanner/Documents/App/145387.pdf>

There is currently a walking path along the eastern part of this area between the houses and the current T-Mobile parking lot. It connects Research Pkwy and Dynamic Dr and also extends behind some businesses to the north to Briargate Pkwy. The green dotted path on this map view.



While the proposal says there will be a 70 or 100 foot landscape buffer along the eastern property boundary, it does not as far as I can tell, address the portion of the walking path parallel to Wimbleton Ct on the above map. Having used that path daily for the past 25 years, I would be disappointed, if not distressed if it was not preserved as part of the proposed buffer.

If the path is preserved in a legally binding way I am in favor of this development, if not I am opposed to the requested zoning change.

Thank you I advance,
Frank Adams
2565 Heathrow Dr

Wintz, Katelynn A

From: sandypham <sandypham@earthlink.net>
Sent: Sunday, January 16, 2022 9:22 PM
To: Wintz, Katelynn A
Subject: RE: Rezoning to add apt in T-mobile parking lot in Summerset subdivision

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Hi Katelynn,

I just realized I said the wrong neighborhood name in my email - it's the Summerfield neighborhood. I get confused since we have Summerhill and Summerset Drives in the neighborhood.

I hope you feel better soon,

Sandy

Sent from my Galaxy

----- Original message -----

From: sandypham <sandypham@earthlink.net>
Date: 1/16/22 8:57 PM (GMT-07:00)
To: katelynn.wintz@coloradosprings.gov
Subject: Rezoning to add apt in T-mobile parking lot in Summerset subdivision

Hi Katelynn,

I am very concerned about the proposed re-zoning in the Summerset neighborhood (T-mobile parking lot). There is a middle school 1/2 block away on Dynamic drive. For years we have had trouble with people speeding down Dynamic Drive. We regularly have cops stationed in the T-mobile parking lot to try and catch speeders. We even lobbied and got a stop sign at Dynamic Drive and Summerhill. Still, there are cars speeding down the street and even blowing through the stop sign. I have worried for years that a child walking to school will be hit. I have had several close calls myself when crossing the street when I walk my dog. The last thing we need is to add more traffic in this area. Our children's safety is of utmost importance. Please reconsider this decision.

Thank you,

Sandy

Sent from my Galaxy

Wintz, Katelynn A

From: sandypham <sandypham@earthlink.net>
Sent: Sunday, January 16, 2022 8:58 PM
To: Wintz, Katelynn A
Subject: Rezoning to add apt in T-mobile parking lot in Summerset subdivision

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!

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Thank you,

Sandy

Sent from my Galaxy