

## Sevigny, Gabe G

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**From:** E F <ecf72@live.com>  
**Sent:** Wednesday, January 17, 2024 4:11 PM  
**To:** Sevigny, Gabe G  
**Subject:** Re: Ethan Figge- List Served

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Hey Gabe,  
I would like to submit my opposition to the Union Printers Home plans below.

Thank you!  
Ethan

### 1. Crime

- a. **Citizens Voted down Proposition HH. This would be used to train and recruit more police.**
  - i. **Citadel Shooting (12/24/23).**
  - ii. **Illegal Gambling Ring less than a mile away (1/6/2023).**
  - iii. **Additional 900 units (or roughly 1800 new residents) and hotel, to an under-patrolled area.**
- b. **Currently, residents don't trust law enforcement because when there is an issue often the police won't come out and when they do come to the scene the crime is seldom fully investigated. .**
- c. **The Colorado Springs Police Department received \$1,726,331 from the Colorado Division of Criminal Justice. The project will employ Crime Prevention Through Environmental Design (CEPTD) principles to improve safety at Memorial Park. In 1981 James Kushmuk and Sherri Whittemore published a study funded by the U.S Department Of Justice. The outcome of the study suggested that CEPTD was most successful in improving the area's access controls and surveillance. But less successful in producing changes in the social environment if the residential neighborhood is not experiencing a high measure of social cohesion. The Scanlon Foundation and Research Institute define social cohesion as "the absence of latent social conflict (any conflict based on for e.g. wealth, ethnicity, race, and gender) and (2) the presence of strong social bonds (e.g. civic society, responsive democracy, and impartial law enforcement)". Unfortunately, each of these examples is being widened by this project. In turn having a negative impact on social cohesion and thus CEPTD in Memorial Park**
- d. **In summary, if an area has low social cohesion CEPTD will have little to no effect on preventing crime. However, CEPTD is successful in altering access to locations and adding surveillance. Not prevention. With adding upscale multi-family units to an**

underserved community there will be little to no social cohesion resulting in limited to no return on a 1.7 million dollar grant and a community more divided than ever.

## **2. Traffic**

- a. Years of construction and large trucks on already congested and dangerous roads.
- b. The developers say increasing traffic is okay because it is not as bad as Garden Of The Gods or Filmore. This is not a fair assessment because people live on Union and this is a community instead of industrial complexes or retail buildings. The developers also say that adding more lights will solve the problem. How does adding roughly 1800 people and more lights solve anything? Its going to make this area a nightmare to drive for residents who have no choice. \_
- c. The Intersection of Eastlake and Union is already extremely dangerous. There is a plan to build a walkway from Printers Park was to Memorial Park, but how does that help current residents entering the park? They must risk crossing already congested streets that will now be flooded with semi-trucks while other residents use a bridge specifically designed to avoid such catastrophe? \_
- d. According to [www.policedata.coloradosprings.gov](http://www.policedata.coloradosprings.gov) there have been 1,555 traffic accidents at the intersection of Union and East Lake between 1/1/2016 and 1/6/2024. That means there is a traffic accident at that intersection every 1.8 days. Resulting in 179 severe injuries. With this plan, there will be an additional 900 multi-family units meaning roughly 1,800 additional drivers and hotel occupants crossing this dangerous intersection per day. I have almost been killed while crossing this intersection myself. \_

## **3. Increased financial burden on low and fixed-income neighborhoods.**

- a. In 2023 most residents saw their property taxes double. This plan will again raise taxes on low-income or fixed-income residents. In 80910 only 12% of residents have completed a bachelor's degree and the median income is \$39,775 with an individual income of \$24,101 with 22% of residents experiencing poverty and 14% don't have health insurance. This plan will increase taxes on these low-income areas pushing some folks to sell their houses. This process is called gentrification which is publicly recognized by higher education institutions as a word with racist connotations. I would urge anyone on the planning commission, city council or any surrounding neighborhoods to read "Unequal Displacement: Gentrification, Racial Stratification, and Residential Destinations in Philadelphia" by Jackelyn Hwang, a Stanford Sociology professor. This study perfectly encapsulates the issues we have before us. \_
- b. Vice President Kamala Harris is quoted as saying "The average American is a \$400 unexpected expense away from bankruptcy." So, raising taxes again on this vulnerable group will undoubtedly cause extreme hardship eventually forcing them to leave the area bringing the full meaning of gentrification to fruition. \_
- c. There is also a growing concern among residents that the addition of this type of facility will lead to low-income neighborhoods being taken over using Eminent Domain. This process has been done historically and residents have not forgotten. Whether true or not, the city approving this zoning change sends a very clear message to our communities. "We are moving in so its time for you to get out." \_

- d. **On 11/14/2023 Colorado Springs City Council approved a utility rate increase of 8% on electric and 6% on natural gas. Everywhere residents turn they are met with higher rates and more fees. The construction of this project will undoubtedly cause more financial strain on households already being stretched to the max with rising costs and inflation. But that is exactly what these developers want. They want to make life here too expensive for residents who will be forced to sell their homes to more wealthy buyers. \_**

**4. Park Use**

- a. **It is well known that Coloradans love the outdoors. Its what separates our state from many others similarly situated. Memorial Park is a cornerstone of the surrounding areas. Many residents walk around the lake, fish, exercise their pets, and join adult and youth rec leagues. These amenities residents have built their lives around will be severely diminished or eliminated with the addition of 900 Multi-family units and hotel. Park maintenance can hardly keep up with the trash, vandalism and wear and tear currently. Memorial Park will slowly split into an ever-worsening cycle of perpetual decay. \_**

**5. Area Fit**

- a. **This type of self-contained mega city is not what Coloradans want or need. They don't need a boutique hotel on site either. They need some open space to have outdoor community events like the balloon glow, or farmers markets, art installations. These bring people together rather than adding more residents and transient people to an already underserved community while making current residents pay an additional sum of money. \_**
- b. **Developers spent many hours and thousands of dollars traveling to other countries to see these types of mega city designs many in Canada. But I fear they did little to no research on the needs and wants of the surrounding communities here locally. \_**
- c. **In the proposed zoning change and developer plan I noticed that some buildings will be well above 85ft. Currently, if you are standing on the west side of Prospect Lake looking over the Union Printers Home you will see the home in the distance encased in beautiful neighborhood trees. It is a very pretty sight. Adding unsightly, monolithic, tall buildings will ruin this perspective because there is literally nothing around the area of that height or design. They will not only dominate the eastern horizon, but stick out like a sore thumb, ruining another cherished and beautiful Colorado view for profit. \_**
- d. **Green energy\_**
  - i. **There has been no commitment by the developer to do anything green or carbon-neutral. Instead, the developers plan on removing a significant amount of trees they have deemed "dead". This will have a negative effect on the biodiversity in the surrounding area and Memorial Park. \_**
- e. **Water usage \_**
  - i. **Colorado has been in a drought for the better part of 20 years. Adding 900 multi-unit homes and a hotel will certainly put an additional strain on already**

strained water surpluses leaving little to no water for homeowners to use let alone water their lawns. \_

f. **Emergency evacuation plan**

- i. **These roads are already crowded, and accidents are extremely frequent. Simply “adding more lights” will make any emergency evacuation plan for residents unmanageable. Colorado is known for wildfires. So it does not make sense to add more people and more congestion to this area. What if a Waldo Canyon fire breaks out? How will more residents and more traffic signals help people clear the area? This puts undo risk on local residents.**
- g. **The addition of businesses to the area I believe will have a great benefit to the area. Since only 12% of residents have a bachelor's degree odds are they will occupy many of the newly created jobs in Printers Parkway. If the brand new 900 multi-family units are approved it will very likely be that the surrounding neighborhoods will end up working for, serving and waiting on these new residents. Making true social cohesion an afterthought and leaving room for contempt.**
- h. **I truly fear that this project has divulged into ultra-rich investors looking to capitalize on a generational wealth-style investment opportunity at the expense of thousands of residents who are not fully equipped (or have not been notified) to voice their opposition. As a Colorado Springs Native, I am simultaneously heartbroken and sick to my stomach at the possibility of having to explain this eyesore to my children and why the Colorado I grew up with has been disregarded and irreparably eroded by the outstretched hands of a few investors.**

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**From:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>

**Sent:** Friday, January 5, 2024 3:20 PM

**To:** E F <ecf72@live.com>

**Subject:** RE: Ethan Figge- List Served

Hello,

Thank you for speaking with me as well. I will add you to the list serve. For the link promised:

<https://aca-prod.accela.com/COSPRINGS/Cap/CapHome.aspx?module=Planning&TabName=Home>

Please enter any of the following file numbers to review each project:

ZONE-23-0032 – Zone Change

LUPL-23-0010 – Land Use Plan

DVSA-23-0004 – Development Standard Adjustment

A reminder when you enter the file number the next page should look like this:

Search existing records

Home Police Records **Planning** Public Works Neighborhood Services Fire Business Licensing more ▾

Search Applications

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Record ZONE-23-0032:

## Zone Change

Record Status: Corrections Required

Record Info ▾

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Application Location

101 S UNION BLVD \*  
COLORADO SPRINGS CO 80910

Please click the Record Info Tab (circled above), and in the drop down menu is attachments, while you can review all the other information, the attachments have the documents you want to review. Let me know if you have any questions in the meantime.



**Gabe Sevigny**  
**Planning Supervisor**  
 Land Use Review Division  
 City of Colorado Springs  
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 Email: [Gabe.Sevigny@coloradosprings.gov](mailto:Gabe.Sevigny@coloradosprings.gov)

**Links:**

[Planning & Community Development Home](#)

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**From:** E F <ecf72@live.com>  
**Sent:** Friday, January 5, 2024 2:47 PM  
**To:** Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>  
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Hello Gabe,  
 Thank you so much for taking the time to speak with me today. I really appreciated your guidance in understanding the process.  
 Could you please add me to the List Served?

Thank you so much and I look forward to meeting you next week!

Ethan Figge

719-439-0232