

**From:** Sheryl hunter <shunter6218@gmail.com>  
**Sent:** Wednesday, January 20, 2021 10:54 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GARDEN OF THE GODS PROJECT

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DEAR SIRs:

I am writing to express my feelings against this project. I love Colorado Springs and one of the biggest reasons is because of the natural beauty of the area. The area they are talking about is one of the most beautiful open spaces we have near the Garden of The Gods and needs to remain as such. I ask you to really consider this projects negative effect on our beautiful landscape and to the views around it.

THANK YOU,  
SHERYL HUNTER  
CONCERNED RESIDENT

**From:** neal cully <godogs11@yahoo.com>  
**Sent:** Tuesday, January 19, 2021 3:06 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of Gods

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Hello

I live in Mountain Shadows and summer traffic is tough.Heading south on 30th in July is usually backed up on the week ends.This apartment project will make matters so much worse and really effect quality of life around here.

Please do not approve this project.

Rachelle Cully

**From:** ANNE & ENDRE BAKKEN <bakkenea@comcast.net>  
**Sent:** Sunday, January 17, 2021 1:56 PM  
**To:** Wintz, Katelynn A  
**Cc:** Anne Bakken  
**Subject:** 2424 Garden of the Gods Development Plan

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Ms. Wintz,

We are writing again in opposition to the proposed zone change and development plan for 2424 Garden of the Gods. We support our Mountain Shadows Community Association in their continued voice against this Master Plan Amendment. We feel Colorado Springs needs to hear the residents voices in this opposition. The city has a responsibility to comply with Hillside Development & PlanCOS guidelines to protect hillside overlays for our beautiful landscapes at Garden of the Gods Road and 30th St.

We already know there are not enough parks in this area. The City needs to comply with the proposed Parkland Dedication Ordinance goal of 5.5 acres/1,000 people. A one-time catch-up acquisition of this property will increase the City's lowest ranked 2.0 acres/1,000 people. The City needs to hear our concerns regarding our wildlife in this area. We have experienced deer, the births of baby fawns in our backyard, lynx, bears, owls, and the howling of coyotes. We need to have the planning commission and city council members aware of the "Colorado Bighorn Sheep Management Plan" and Governor's Executive Order to PROTECT iconic wildlife including bighorn sheep.

Traffic is already an issue without the summer traffic here yet. The two lanes of 30th St. is a dangerous road to travel with wildlife, bicyclists, and tourists with large RVs which doesn't include the anticipated traffic with the new development. Our small cul de sac neighborhood has already experienced break ins to vehicles, personnel information thrown out robbers car windows and homes being entered by individuals during the day. The proposed development has the potential for an increase in crime as an adverse event from the population growth. It will continue to stress our natural and public

resources. The trespassers are already a problem as voiced during the last town hall via the Navigator staff member.

We lived through the Waldo Canyon fire of 2012. We left our home and thankfully made it out safely with 3 vehicles, teenage son and 2 dogs. This was the worst day of our lives with not knowing what we would return to after the fire was extinguished. The traffic that afternoon was fearful, anxiety ridden and I was sobbing to my Denver resident daughter that I didn't know if we would make it out as the billows of smoke was pouring over the mountain side. FEMA also per the previous town hall stated that our neighborhood is already at risk with fire safety with the current resident population and escape routes. What will the additional cars and residents add to this problem with the population increase with the development plan?

Please add our names to the list of those highly opposed to this proposal.

Sincerely

Endre and Anne Bakken

Mountain Shadows Resident since 1983

**From:** Franco Castaldo <franco.castaldo@gmail.com>  
**Sent:** Wednesday, January 13, 2021 3:42 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Project

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Katelynn: Please forward to the Planning Commission. Thank you/FPC

I am strongly opposed to the development plan for the subject property. We purchased our house in 2003 because of what this area has to offer. A quaint subdivision, low density traffic, and a quiet neighborhood.

I feel the proposed development will drastically change the area and that the current zoning should not change. The proposed numerous storied facilities will block views and not fit in with the adjacent area. Together with the other development proposed, the increased traffic will compound the current traffic problems. Increased crime will also be an issue.

I have seen this area grow over the last 17 years and it appears there is no plan to limit development and construction despite environmental issues and water rationing.. A development of this size will certainly add to an already stressed situation. I do not understand how development and construction continues almost unimpeded with the current and future supply predictions. How is the City of Colorado Springs planning to address water and sewer issues and how will rates be affected?

We also have wildlife concerns. I assume an environmental impact study will be completed. Is future development a non starter based on impact to Big Horn Sheep. Not sure this could be effectively mitigated.

Respectfully,

Fran Castaldo

5135 Granby Circle

Colorado Springs, Co 80919

**From:** JOSEPH D DIRSCHERL <joedirscherl@msn.com>  
**Sent:** Monday, January 18, 2021 9:44 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd - Planning Commission Public Hearing  
January 21, 2021

**Importance:** High

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Members of the Planning Commission:

I wish to respectfully express my concern regarding any proposed zoning change/variance to the property located at 2424 Garden of the Gods Road.

My wife and I moved to Mountain Shadows in 1985 after researching where to raise a family. We have watched the area grow, burn and then rebuild. It remains our home. Light industry was acceptable when we built our home in Mountain Shadows. Hewlett-Packard and IBM (Rolm) were established and acceptable neighbors, even the Flying W Ranch traffic was anticipated and manageable.. Since then, light tech businesses such as MCI and Verizon have occupied the subject real estate. In recent years traffic has significantly increased with the El Paso County Citizens Service Center supplanting the original United Technologies building. The approval of a Loaf 'N Jug gas station (Garden of the Gods Road and 30th Street) and the addition of Willowstone Market Place (within 300 yards of the same corner) as well as the exponential increase in tourist traffic headed to the Garden of the Gods Park entrance, were unanticipated. Presently, construction is almost complete on Red Leg Brewing Company at 2323 Garden of the Gods Road, boasting a taproom and 14,000 square feet of event space.

Chipeta Elementary School is less than a half mile from this proposed zoning change. Some children can walk to school, however most are transported by parents twice a

day. Having a school was welcome, any further increase in traffic is simply dangerous. Further congestion to the corner of Garden of the Gods Road and 30<sup>th</sup> Street or Flying W Ranch Road and 30<sup>th</sup> Street will inevitably result in motorists seeking alternative residential routes.

Some may consider wildlife a secondary benefit to a community, however, our pre-existing neighbors such as bear, deer, bighorn sheep, bobcats, turkeys and even mountain lion bring an intangible value to Mountain Shadows. Historically they all have inhabited the subject property.

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

Thank you,

Joseph D. Dirscherl

2450 Stoneridge Drive

Colorado Springs, CO 80919

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**From:** Debbie Van Caster <deb.vancaster@gmail.com>  
**Sent:** Wednesday, January 20, 2021 9:54 AM  
**To:** Wintz, Katelynn A  
**Cc:** Troy  
**Subject:** 2424 Garden of the Gods Rd development

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Ms. Wintz,

I live within the 1000 ft radius of this proposed development. I have carefully listened, read and discussed the proposal (initial and updated versions) with many of our residents and other developers in the Colorado Springs city. I have participated in the public online meetings and listened to the developer's rebuttal and the city's attempts to answer and quell the many concerns brought up by the citizens who are directly affected by this proposed development.

I am unsatisfied with the developer's responses, and the city's due diligence to adequately study and prepare a thorough and appropriate planning advisement to our city's officials, in order for them to make an informed decision. In fact, I feel the developer has been disingenuous to the residents of Mountain Shadows by providing a simple concept plan that they have admitted can change at any time. They have stated the development could include dense residential rental housing, hotels, restaurants, and even a convention center. Yet, they only showed a minimal apartment complex that does not connote the actual proposed 18 unit/acre metric. This is not an accurate or honest representation of what they are proposing and is disingenuous. The developer (still unnamed) is not forthcoming and willing to work with the residents about our concerns of damage to the environment and wildlife habitat, destruction of our views of the front range, impact to our property values, establishment of a sense of community with ownership of property, and increased traffic and crime and thus impact to our quality of life and our city's crown jewel--Garden of the Gods Park.

Furthermore, the city has outright dismissed the neighborhood's concerns about evacuation during a crisis, and basically blamed the residents for the tragedies we faced during the Waldo

Canyon fire. Police officers at the first meeting described their outright concerns of the increased crime known for apartment complexes and the inability for the force to absorb any additional responsibilities in our neighborhood. The police were not included in the second public meeting, and thus appeared to dismiss the residents' concerns by omitting a response. The traffic study was not only conducted during COVID (no travelers/commuters), but pulled on data from other dates of lowest congestion of the year. Additionally, only one section of Garden of the Gods Rd and 30th Street were analyzed. Flying W, Centennial Rd, and the entire Garden of the Gods Rd and 30th St were not included even superficially in the study. Traffic increase will not only affect our Mountain Shadows neighborhood, but all the surrounding areas to include Kissing Camels, Pleasant Valley and Old Colorado City areas. These residents were also not consulted for their inputs on the proposed development.

There are still many unanswered questions and adherence to the Governor's and State laws that need to be addressed for our City Council to make a well-informed decision on what's best for the west side of our great city. These include water supply, impact to wildlife, our open space and majestic views, as well as basic human needs and rights of safety.

For these reasons, and many others already brought to your attention by the MSCA and other residents, please include my statement: I am in complete opposition of this proposed development at 2424 Garden of the Gods.

Regards,

Deb Van Caster

4765 Holister Ct  
Colorado Springs, CO 80919

**From:** Tracy Pedrick <tmpedrick@sbcglobal.net>  
**Sent:** Saturday, January 16, 2021 4:04 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rezoning

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Dear Katelynn,

I am writing to express my complete opposition to the proposed rezoning of the property at 2424 Garden of the Gods. The property owners knew exactly what they were buying into when they purchased this property and I see no compelling reason to rezone it at this time.

I know you have received many emails from our neighbors so I am not going to reiterate all of the reasons the proposed rezoning is being opposed but suffice to say that I am in agreement with all of them. It is simply not an appropriate site for apartment buildings. From a tourism perspective, it will absolutely ruin what should be an open and welcoming site for visitors as they approach Garden of the Gods park. It is obvious that much care was taken with the original siting of the buildings to make them blend in to the surrounding area. That is a fact that I appreciate every time I pass this complex. I lived in the Chicago area and its suburbs for the majority of my life and then for a short time in north Texas so I have developed a very healthy dislike for urban sprawl and its effects. This life experience has lead to my deep appreciation and respect for open space. Once it is gone, it's gone. Please don't allow this to happen to the Mountain Shadows area.

Thank you for your consideration.

Tracy Pedrick

2365 Stoneridge Drive

**From:** Deborah Dirscherl <debdir@msn.com>  
**Sent:** Monday, January 18, 2021 9:28 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road - Planning Commission Public Hearing  
January 21, 2021

**Importance:** High

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To the Members of the Colorado Springs Planning Commission:

I won't reiterate the previously voiced objections regarding rezoning 2424 Garden of the Gods Road, including traffic impact, safety and affect upon our wildlife, but I concur.

In 1985, after considering all neighborhoods in Colorado Springs, my husband and I, along with two young children, moved to Mountain Shadows, where there were just a handful of homes built. The young neighborhood provided us with many playmates for our children and families who have become lifelong friends. It gave us the feeling of being remote from the hustle and bustle of the City, but still being near downtown, where my husband continues to work. Our children attended Chipeta Elementary, which continues to be a great school, and where I have continued (pre Covid) to volunteer. My husband and I have been involved with the Mountain Shadows Community Association, I volunteered with Colorado Springs Together after the Waldo Canyon fire and we have been instrumental in volunteering time and money to many projects in our neighborhood. Our children are grown, some of our former neighbors have passed, but it is heartwarming to see young families moving in and maintaining our wonderful community. I hope they are able to experience the richness of this neighborhood and are not damaged by overpopulation concerns. My husband and I presently continue to live in Mountain Shadows because of the quality of life we have been provided here but, unfortunately, are considering a move if this rezoning proposal is passed. We know we will be affected greatly by the effects of more housing and traffic in an already busy intersection.

Certainly, we have seen growth in Mountain Shadows since moving here (Centennial Boulevard was a dirt road!) but for the most part it has been through thoughtful and considerate planning. I don't believe that is the case with the current rezoning request. I don't want our wonderful neighborhood to succumb to another congested neighborhood (which will be the case) and lose the values we have worked so hard to maintain. Please reject this proposal to protect our beautiful neighborhood.

I appreciate your time and consideration.

Deborah L. Dirscherl

2450 Stoneridge Drive

Colorado Springs, CO 80919

**From:** Eric Brookens <ebrookens42@gmail.com>  
**Sent:** Saturday, January 16, 2021 9:39 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road Rezoning Project

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Katelynn, I am strongly against the 2424 Garden of the Gods Rezoning Proposal & its negative impact to the area.

If the Developer's rezoning application is approved to include "residential use types" along with a major amendment to the Mountain Shadows Master Plan, there could be upwards of 2,800 high-density four-story multi-family units at this old MCI location.

- If so, that could double the population of Mountain Shadows with a population density per acre 29 times that of our current community
- Add considerable Congestion and Noise
- Bighorn Sheep habitat disruption
- Opportunity crime
- Potential traffic gridlock along 30th Street, Flying W Ranch Road and Garden of the Gods.
- The "Gateway" to the City's Crown Jewel, the Garden of the Gods Park will be adversely affected.

Thanks for listening to my concerns!

Eric Brookens

Mountain Shadows Resident

719-531-6803

[ebrookens42@gmail.com](mailto:ebrookens42@gmail.com)

**From:** Barbara Reichert <breichert@usfigureskating.org>  
**Sent:** Sunday, January 10, 2021 10:48 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods property

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Dear Ms. Wintz,

As a homeowner at 5325 Aubrey Way, 80919, I strongly oppose the proposed plan for 2424 Garden of the Gods.

This area is home to unique wildlife, such as bighorn sheep, mountain lions, bobcats, bears, bald eagles, etc. Adding more traffic and streetlights (light pollution) will further invade the natural habits of these precious animals.

Also, the congestion of 30<sup>th</sup> Street will greatly increase, especially near the City's most iconic park, Garden of the Gods. While a traffic circle is proposed for that area, it will not be able to accommodate the increased traffic in a safe way that already sees confused tourists trying to enter the park. While the Garden is trying to reduce traffic and car emissions to preserve the unique beauty, this seems to smack in the face of these efforts.

The three District 11 schools serving this area – Chipeta Elementary, Holmes Middle School and Coronado High School – could not handle the influx of more students without significant additional construction (classrooms, infrastructure) and increase in staffing.

Please never forget the risk of wildfire this area still faces.

This is much more than “Not In My Backyard,” given the unique environs of the range that makes up the Garden of the Gods and Flying W Ranch.

Thank you,  
Barb Reichert



Barbara Reichert  
SENIOR DIRECTOR EXTERNAL RELATIONS  
20 First Street | Colorado Springs, CO 80906  
O: 719.228.3466 | C: 231.638.6502  
breichert@usfigureskating.org



**From:** Debbie Anderson <debs4wine@gmail.com>  
**Sent:** Monday, January 11, 2021 1:40 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

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I am writing to express my opposition to the rezoning proposal of 2424 Garden of the Gods. I have lived in this house since 1986. I love this area and moved here with the impression there would be NO more development. This proposal would more than double the population of Mountain Shadows. Also it would have a severe impact on the things I have listed. PLEASE don't let this happen. I believe this would be a breach of contract for the home owners in Mountain Shadows to rezone this property.

1. Invade bighorn sheep and their migration area  
2. Traffic congestion (approximately 7,000+ more vehicles)  
3. Block view of the mountains with 4 story apartments  
4. Double the population of mountain shadows

5. 29 times our population density per acre  
6. Evacuation problems in the event of a fire  
7. Increased crime and safety risk  
8. Protect our city's crown jewel, Garden of the Gods park  
The impact this development would have on the natural environment and resources. Apparently we already have water issues since we are already on water restrictions permanently.

I would like to think you would want Colorado Springs to remain beautiful. Please don't make this about money but to keep this area beautiful.

Also I would like to add I think it is extremely unfair that this is happening during a pandemic. With no in person contact communication.

The only communication is via tv, phone & computer.

Thank you in advance for stopping this.

Sincerely  
Deborah L Anderson  
2540 Ramsgate Ter.



**From:** Julia O <julia777@gmail.com>  
**Sent:** Monday, January 18, 2021 2:34 PM  
**To:** Wintz, Katelynn A  
**Cc:** Murray, Bill; Geislinger, David; Gaebler, Jill; Suthers, John; Skorman, Richard; Avila, Yolanda; Knight, Don; Strand, Tom; Williams, Wayne; O'Malley, Mike J  
**Subject:** 2424 W Garden of the Gods Road

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Ms. Katelynn Wintz, Senior Planner, Planning Community Development,

Colorado Springs

Re: 2424 W. Garden of the Gods Road; City File Number (s): CPC CP [20-00128](#)  
CPC ZC [20-00127](#); CPC MP 06-00065-A1MJ20.  
New file numbers as follows: CPC PUZ [20-00176](#) CPC PUP [20-00177](#)

Dear Ms. Wintz,

The purpose of this correspondence is to oppose both the proposed zoning change, and the proposed amendment to the Mountain Shadows Master Plan, and the PUD designation as proposed in the City File Number(s) CPC CP [20-00128](#); CPC ZC [20-00127](#) CPC MP 06-00065-A1MJ20 2424, and new file numbers: CPC PUZ [20-0017](#). CPC PUP [20-00177](#) (regarding W. Garden of the Gods Rd).

This area is an entryway to a gorgeous, priceless, National Landmark that people come from all over the world to visit. The current City Planning Department, along with our elected council members, must leave a legacy to protect the character, views, and beauty of this land, which is located adjacent to the Navigators, and Garden of the Gods. Please adhere to the current zoning and master plan, and do not succumb to corporate pressure, or to poor planning.

These out-of-state developers were very aware of the current zoning and master plan when they purchased the property. Furthermore, the area was already previously rezoned to accommodate the creation of the current Business Park.

Turning such a location into another strip of commercial businesses with multi-family housing is a horrendous concept, and is a proposal that should not even be on the table.

Also, Big Horn Sheep are in the area of this proposed development. Please protect these animals, and our other beloved wildlife that migrate in and out of this location.

Moreover, the new “revised” traffic study that accompanies this proposed zoning change is again disingenuous. <https://web1.coloradosprings.gov/LUISPlanner/uploaded/LUISPlanner/Documents/Study/135604.pdf> Section II p. 6 “Existing Traffic Conditions” indicate that June 2017, data is used for their revised study. According to this data: [https://coloradosprings.gov/sites/default/files/gog\\_draft\\_shuttle\\_study\\_2018.pdf](https://coloradosprings.gov/sites/default/files/gog_draft_shuttle_study_2018.pdf) there was likely only 2 million visitors to Garden of the Gods in 2017. We saw in 2019 approximately 6 million visitors. Their revised study only allows for a 2 % increase each year from 2017. A 2 million to 6 million increase is a much greater rate than a 2% projected yearly increase.

Moreover, there is not any consideration of the increase of traffic for the (under construction) Red Leg Brewing Co., a new \$8 million brewery, food and event complex near the west end of Garden of the Gods Road, nor is there a factoring in of projected increased traffic for Flying W Ranch (when it will run at full capacity). During the 2012 Waldo Canyon fires, traffic was grid locked and people were in fear of death trying to evacuate. Do not be responsible for deaths due to acceptance of a flawed, disingenuous traffic study.

We are on water restrictions here; watering is allowed only 3 days a week during certain hours. See this article: <https://coloradosun.com/2019/11/20/colorado-river-risk-study-taps-farmland-dry/>

Perhaps, instead of a zoning change and master plan amendment, consider working with the property owner to ascertain why there is only a 50% occupancy rate of the existing buildings, and then assist with mitigating those issues.

Also, isn't their request for a PUD, likely to facilitate additional future changes that will bypass city council approval? No to PUD!

Again, I request that you do not bow to corporate pressures. Not everything in this life is about profit and monies.

Will you be long remembered as preserving a treasure to this community, along with ensuring the trust and safety of citizens? Please do the right thing, leave a legacy of preservation of this magnificent area.

Thank you for receiving public input and for your consideration.

Respectfully,

Julia Owens  
Colorado Springs

**From:** ALISON HURT <COLOALISON@msn.com>  
**Sent:** Tuesday, January 19, 2021 4:02 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 zone change objection

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**I 100% object to the zone change at 2424 Garden of the Gods Road.**

**Can't believe this project is even being considered!!!**

**Alison Hurt**

**From:** Janna Reilly Weidler <jreilly14@gmail.com>  
**Sent:** Tuesday, January 19, 2021 1:39 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424

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Katelynn,

After moving all over the world between being in a Mobil Oil family and an Army family, I chose Colorado Springs to be my forever home. I moved back here in 2013 and lived in three different areas of the Springs. After diligent research, I believed that Mountain Shadows was the neighborhood that best suited my needs. These homes are not cheap. Most owners are near or at retirement and are finally able to enjoy the rewards of their hard work. Most of these homes have meticulous yards that have been years in the making. We are very proud of what we have built here and work together as a community to continue the tradition.

I have a stunning view of Pikes Peak that I never took for granted. Now, with the possibility of apartments being built at 2424 GOG's, I may lose one of the things that makes my home so special.

When that land was purchased, it was already zoned. It is NOT fair that they should now be allowed to petition for a zone change.

Everyone involved in this knows the pros and cons of allowing the zone change. My questions are, does the planning commission have the guts to say no, or is it all about money. Are you going to LET THIS ZONE CHANGE HAPPEN?

John and Janna Weidler

**From:** jim carver <jjfintights@yahoo.com>  
**Sent:** Tuesday, January 19, 2021 5:16 PM  
**To:** Wintz, Katelynn A  
**Subject:** Fw: 2424 Garden of the Gods development proposal--opposition

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----- Forwarded Message -----

**From:** jim carver <jjfintights@yahoo.com>  
**To:** katelyn.wintz@coloradosprings.gov <katelyn.wintz@coloradosprings.gov>  
**Sent:** Tuesday, January 19, 2021, 04:54:03 PM MST  
**Subject:** 2424 Garden of the Gods development proposal--opposition

I am writing to provide my opposition to this project. While the artist's drawings make it appear to be a physically attractive community and while I believe Colorado Springs is in need of more multi-family living units--

especially lower cost- I STRONGLY OPPOSE this development at this particular location.

My husband and I reside at 1030 Haverhill Place which is in the Pinecliff neighborhood, behind the former Sunbird Restaurant. As such we were among those evacuated in the Waldo Canyon Fire--left waiting several days

to see if the wind would blow embers into our neighborhood to destroy more homes. We experienced the logjam of cars desperately seeking safety on the afternoon the fire jumped the ridge to race down the city side of

Mountain Shadows.

----Sadly, Colorado is and will continue to be experience more frequent drought periods heightening the risk for wildfires. Our Colorado Springs Fire Dept. has done an excellent job spearheading fire mitigation education and

projects for existing neighborhoods which seem to be primarily single family. My related concerns are two-fold:

1) In a multi family setting it can be anticipated people will want to grill on their balconies. This project involves many balconies as potential sources of fire, though unintentional, from sparks and embers. A single family

homeowner can more readily identify these to extinguish them. Not so the 2nd floor apt. dweller who sees a spark or ember drift away from their balcony. While we have fire bans prohibiting this during high risk times, I feel it still poses an increased fire risk.

2) Of GREAT concern: should emergency evacuation of that area be necessary, this development would add at least 450 vehicles all trying to exit from this small area coming onto streets with vehicles from other

neighborhoods also seeking safety. Garden of the Gods Road has the entire El Paso County Govt. complex with a high number of employees and users of services who could also be seeking safety at the same time.

30th St. south is not adequate for that situation and going north they would be following the many exiting out of the Mountain Shadows Community. I have real concerns for the safety of people living in the proposed

community as well as concerns for the risk posed to our firefighters.

----Garden of the Gods Park is internationally renowned on travel websites drawing people from all states and many countries. Garden of the Gods Road is a primary access for tourists visiting this park. Encountering

a view of a large apartment complex at the T-intersection at the end of this street does not evoke a very positive image for our city and what we value. We're more than Olympic City with our Garden of the Gods Park

and Pikes Peak and we need to appropriately value these treasures we steward.

----Traffic already can be quite heavy, bumper to bumper at times and so often with drivers well above the speed limit on Garden of the Gods Road. Likely that street would be the most utilized by any residents of this

development so the ramifications of that need to be weighed carefully.

---It seems that our special Rocky Mountain Bighorn Sheep herd is observed more often by the residents of the Mountain Shadows Community than might be realized in the course of limited visits to observe if any can

be seen. There needs to be consideration re: whether this high density population development and its proximity would adversely affect this herd.

Your consideration of my concerns will be most appreciated. I ask that the Planning Commission keep in mind that should this project be approved and go forward, there is no way to "undo" it with hindsight later so

please weigh all the concerns you hear carefully. Also, I am sure the developer has the intention to provide a good quality community. I would hope an alternate location could be pursued for this.

Thank you.

Joan Leinbach and Jim Carver      1030 Haverhill Place, Colorado Springs 80919

**From:** JOANNE NICHOLSON <nicholson5790@msn.com>  
**Sent:** Sunday, January 17, 2021 10:49 AM  
**To:** Wintz, Katelynn A  
**Subject:** Fw: We OPPOSE the development at 2424 Garden of the Gods Rd

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Hi Katelynn,

I'm sending this email to you again as the meeting for this development draws near. The majority of Mountain Shadows residents are opposed to this development for many of the reasons that I have listed below and concerns that I have not addressed. Please re-read emails from realtors in my neighborhood--Ray Shea, Eddie Hurt and the Mountain Shadows Community Association. I'm an animal lover aHumane Society supporter; it worries me deeply about the effect this will have on our wildlife.

I realize that growth is important, could'nt some type of business go in that location? Maybe with a tax break? This would provide our area with much Needed Jobs! Let the developer put the monstrous complex in his neighborhood.

Thank you,

Joanne

---



**From:** JOANNE NICHOLSON

**Sent:** Saturday, October 3, 2020 6:01 PM

**To:** Katelynn.Wintz@coloradosprings.gov <Katelynn.Wintz@coloradosprings.gov>

**Cc:** Ray Shea <raysheahomes@gmail.com>

**Subject:** We OPPOSE the development at 2424 Garden of the Gods Rd

Ms. Wintz,

I strongly oppose the proposed development of Garden of the Gods Road and 31st St with multi-family, high density housing.

My realtor and friend, Ray Shea, has brought up so many valid points against this development in his email to you. I agree with each and every one of them. It's a shame the money is always the deciding factor in these matters. I feel that the developer would not want this type of monstrous complex in his own neighborhood.

I moved here almost 20 years ago because I loved the nature, wildlife and beauty of Mountain Shadows. The neighborhood is small, friendly and inviting. Mountain Shadows residents work hard to maintain their homes which is reflected in property values. I have invested in this single-family home neighborhood, as have my neighbors. Now someone with dollar signs in their eyes wants to take all of this away from us.

What an eyesore that complex would be to our tourists as they enter beautiful Garden of the Gods park or go to experience wonderful Flying W Ranch which has been painstakingly restored to it's former glory. A highly densely populated apartment complex would be so out of place in our neighborhood. It would destroy the natural beauty of our surroundings.

Surely there must be other areas of the city for such a development. Please don't let a developer who is clueless about our quality of life, but extremely clued to the money; take away what we residents have moved into Mountain Shadows for.

Sincerely,

Joanne Nicholson

**From:** Patrick McGuire <denmark.patrick@gmail.com>  
**Sent:** Saturday, January 16, 2021 9:29 AM  
**To:** Wintz, Katelynn A  
**Subject:** high density housing at 2424 30th

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Katelynn

I believe this high density housing at 2424 30th is completely inappropriate for this far western residential area. I firmly oppose it.

Patrick L. McGuire

2790 Brogans Bluff Drive

Colorado Springs 80919

**From:** Rose Anne Ost <roseanneost@hotmail.com>  
**Sent:** Tuesday, January 19, 2021 3:05 PM  
**To:** Wintz, Katelynn A  
**Subject:** Just say no...

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Please, I beg you to listen to all of the citizens who object to the development of 2424 GoG Road including me.

**From:** Bruce Farquhar <bfargolf@hotmail.com>  
**Sent:** Saturday, January 16, 2021 9:33 AM  
**To:** Wintz, Katelynn A  
**Subject:** Mtn Shadows Development

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Hi Katelynn,

I would like to thank you and your team for the process that allowed us to review the development proposal

and provided feedback. The process provided a good way to share information and let your team and the

developer be aware of our concerns.

I moved to Mountain Shadows in 1992 and rebuild after our home burned in 2012. I was involved when we

were able to stop the building of a gas station at the intersection of Flying W Ranch and Centennial. I agree with

the development along Centennial.

I exit Mtn Shadows in the AM via Flying Ranch onto 30th to Garden of the Gods. Non-school days are okay but

school days find a backup of cars and school buses turning right onto 30th from Flying W Ranch. Turning left onto

30th is very dangerous. I am also concerned about the students walking to school along Flying W Ranch if they

don't use the crosswalk in front of Chipeta.

Thanks for all your work on the proposal.

Bruce Farquhar

2485 Jenner Court

**From:** Kris Rose <coloradoleaves@gmail.com>  
**Sent:** Tuesday, January 19, 2021 4:49 PM  
**To:** Wintz, Katelynn A  
**Subject:** Objection for zoning change at 2424 Garden of the Gods

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Please note my fervent objection to the zoning change at this location. Our neighborhood was not designed to have a high density apartment building in its midst; our streets, schools, surroundings cannot sustain it, and those of us who have spent years purchasing houses in a mountainside neighborhood do not want it to go down in value just so an outside entity can make a profit. NONONONONONO on the change!

Carolyn Rose

Parkside Resident for 35 years

**From:** Toni Jensen <sentonijen@comcast.net>  
**Sent:** Tuesday, January 19, 2021 1:52 PM  
**To:** Wintz, Katelynn A  
**Subject:** Objection to development and zoning changes at 2424 W. Garden of the Gods Road

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Ms. Wintz,

I am a Mountain Shadows homeowner concerned about the master plan amendment and zoning change to accommodate development at 2424 Garden of the Gods Road. Specifically,

1. The traffic study was apparently done during travel restrictions to stem the spread of the pandemic, and before tourist season. Tourism traffic in the form of cars, vans, and even large buses to and from the Flying W. Ranch, especially with its newly expanded capacity to accommodate many more customers despite neighbors' objections, was seemingly not considered. Therefore, the study undoubtedly yielded falsely low results. Further, my husband routinely commutes via bicycle, and I fear for bicyclists' safety with such dramatic traffic increases.
2. I am concerned that the increased traffic will create bottlenecks at 30<sup>th</sup> Street and Flying W Ranch Road that could foreseeably hinder emergency response, particularly from Fire Station 9, as well as egress from the neighborhood if there is an emergency such as the Waldo Canyon fire that destroyed over 370 homes here in 2012.
3. Traffic on 30<sup>th</sup> Street to access the Garden of the Gods and the Visitor's Center will dramatically increase as commuters use it to travel to work on the West or South sides, Manitou, or downtown and to Highway 24, not to mention the tourist traffic that will add many more vehicles. The drastic increase in traffic volume will make easy access to one of the best City parks in the nation, and a huge tourist attraction, extremely difficult. Further, when the newly expanded Flying W Ranch opens again, there will be a lot more traffic around the intersection of 30<sup>th</sup> and Flying W Ranch Road and Flying W to Chuckwagon.
4. There have already been noise complaints from existing neighbors in that area, where it appears that a bitcoin mining operation now exists. If one considers that noise, along with traffic and everyday noise coming from apartments that could range from 572 to 3,750 units and a hotel (basically, thousands more people), noise levels will regularly exceed ordinances.
5. I am concerned about the wildlife that live and migrate through our neighborhood and how this development's noise and traffic volume will impact them, especially bighorn sheep and muledeer.



We chose to buy our home in Mountain Shadows because of its unique location. We love the views, hiking trails, and parks, and especially the presence of so much wildlife. If this development is approved, we will lose these amenities because the parks, trails, and schools will become overcrowded; wildlife will be greatly impacted; and our property values will likely plummet.

Please reconsider approving this development.

Respectfully,

Antonia M. Jensen

**From:** Claudette Mayer <cflmayer@msn.com>  
**Sent:** Tuesday, January 19, 2021 5:16 PM  
**To:** Avila, Yolanda; Gaebler, Jill; Geislinger, David; Knight, Don; Murray, Bill; Pico, Andy; Skorman, Richard; Strand, Tom; Williams, Wayne; Wintz, Katelynn A  
**Subject:** Objections to 2424 Garden of the Gods Road Proposal  
**Attachments:** 2424 W. Garden of the Gods Road 2.docx

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Claudette Mayer

**From:** Bowen Gillings <bowenelson@gmail.com>  
**Sent:** Monday, January 11, 2021 11:15 AM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to rezoning of 2424 Garden of the Gods Rd  
**Attachments:** Opposed to rezoning of 2424 Garden of the Gods Rd

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**From:** Stephanie Kwan <kepani22@gmail.com>  
**Sent:** Friday, January 15, 2021 9:57 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition with the rezoning and development of 2424 Garden of the Gods

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To whom it may concern,

I am writing in response to the planning and zoning issues/concerns. All of the items that have already been expressed as concerns by others, are also my concerns. There are some which are more impactful than others, and on various aspects of the area. None more impactful than that for which this particular area is known for, and that is the Garden of the Gods with its natural beauty. With such a large project being considered adjacent to the Garden of the Gods, the impact of humans on protected parks and recreation areas should be considered above all else. There will be a drastic increase in human traffic, both on foot and vehicular. An increase in either of those will have noticeable effects in the community as well as the ecology. Human trash and vehicular pollution, not only from the tenants of the new development, but from those visiting the tenants, would drastically increase exponentially. Additionally, this would most likely push out the wildlife that are accustomed to the current space, and possibly attract those animals known for routing through trash thereby creating more wildlife to human contact than should be desired. Furthermore, it might actually push some of the wildlife to those residential areas, like Mountain Shadows, that are more attractive to animals who aren't seeking the interaction and desire the space to roam.

As well as the Garden of the Gods issues that will inevitably accompany this development, there are also other socio economic issues to consider with the existing residents of the area. Currently, Mountain Shadows and the surrounding neighborhoods, are mostly quiet areas composed of single families and neighbors who all share the common pride in ownership within their respective neighborhoods. As with any renter, including apartments, pride in ownership and neighborhoods is not taken as seriously as those who have invested much of their lives into their homes, which typically includes their neighborhoods. This will create problems within the small communities not only aesthetically, but the

increase in crime and drugs, among other common issues, which is inevitable when increasing the population in such a small area by what is listed at 572 residents, will create some of the intangible problems that accompany large multi-family rental living. The 572 resident proposal most likely doesn't consider friends, family, illegal subletting rooms, pets, etc., and this will force new home owners to consider the development and the potential effects on the home/land value. This will cause the value of the homes in the area, which people have invested heavily in due to the calmer more serene atmosphere, to drop forcing people from that demographic to leave the area. I believe it will cause an overall permanent degradation of the local communities, as well as, the state park.

Pride in ownership for the area will drop. The people who have moved to this area moved here to get away from the problems that typically follow large multi-family rental living. If those problems come to this area we will leave to find an area more fitting to our wishes and desires. It's also not out of the realm of moving to an area, or state, where land is cheaper and abundant for the amount of money we would be spending. It is our desire to stay in our home we have made here, but we would definitely reconsider should this rezoning be approved.

It is my opinion and wish that this land/zone not be rezoned for multi-family rental apartments.

I would like to attend the commission's hearings, but unfortunately I am deployed to Afghanistan. I will be very interested to follow the process as much as I can. Thank you for receiving this email and listening to my family's concerns for the zone change proposal.

Respectfully,

Tyler Erhardt

[5720 Linger Way,](#)

[Colorado Springs, CO. 80919](#)

Sent from my iPhone

**From:** Karla Warnecke <kwarnecke8@gmail.com>  
**Sent:** Tuesday, January 19, 2021 1:23 PM  
**To:** Wintz, Katelynn A  
**Subject:** Please Vote No

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Please note that I vote NO on the 2424 Garden of the Gods plan.

Thank You,

Karla Warnecke

5621 Majestic Dr, Colorado Springs, CO 80919

**From:** Karen Recktenwald <recktenwaldkaren@gmail.com>  
**Sent:** Tuesday, January 19, 2021 6:50 PM  
**To:** Wintz, Katelynn A  
**Subject:** Please don't rezone 2424 Garden of the Gods

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

Dear Katelyn,

I am in total opposition to the rezoning of 2424 Garden of the Gods Rd for the development project. I value this neighborhood and am so proud and happy to live here. Please convey my wishes to the Planning Commission and each of the City Council members. Please ask them to value neighborhoods and residents more than the money from out-of-state developers that don't care about or live in Colorado Springs.

Thank you,

Karen Recktenwald

415-845-1286

**From:** Alissa Wollen <a.a.wollen@gmail.com>  
**Sent:** Wednesday, January 20, 2021 8:06 AM  
**To:** Wintz, Katelynn A  
**Subject:** Please stop zoning change

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Hello,

I was born in Colorado Springs and have lived on the northwest side of town for over 11 years.

Please, please stop the zoning change at 2424 Garden of the Gods road. This is such a special area of the city to its residents and to tourists, as they are in the Garden of the Gods area. Changing the zoning would change the feeling of the area in a negative way.

Thank you,

Alissa Jimenez



**From:** Arlene Heard <heardcrew@aol.com>  
**Sent:** Tuesday, January 19, 2021 9:56 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed changes at 2424 Garden of the Gods Road

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We have lived in Mountain Shadows neighborhood for 20 years now and We strongly object to the changes proposed for more multi-family dwellings, office space and more development in general. One of the appealing parts of this area is the natural beauty we enjoy and with more people comes more traffic, more noise, and scenic views blocked or eliminated.

Please consider the long term residents of this community by not allowing this huge shift of priorities and changes in the way our beautiful area is managed. We love our neighborhood and want it to retain its beauty, nature and views.

Thank you for your consideration.

Sincerely,

Matt and Arlene Heard

**From:** Jeff Rayer <jeff.rayer@gmail.com>  
**Sent:** Thursday, January 14, 2021 10:56 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed zoning change for 2424 Garden of the Gods Rd

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Ms. Wintz,

We are opposed to the rezoning and **ANY AND ALL NEW** development at 2424 Garden of the Gods Rd. Myself and many neighbors chose to buy houses in Mountain Shadows because of the Mountain Shadows Master Plan, and it should not be changed to allow for the proposed rezoning.

If the Developer's rezoning application is approved to include "residential use types" along with a major amendment to the Mountain Shadows Master Plan, there could be upwards of 2,800 high-density four-story multi-family units at this location.

- If so, that could double the population of Mountain Shadows with a population density per acre 29 times that of our current community.
- Add considerable Congestion and Noise thus diminishing the quality of life for all.
- Reduced safety for the many hikers, joggers, and bicyclists in this area.
- Bighorn Sheep habitat disruption.
- Opportunity crime.
- Potential traffic gridlock along 30th Street, Flying W Ranch Road and Garden of the Gods.
- This high-density housing does not fit in with the natural surroundings of the foothills. This is an environmentally-sensitive and geographically-unique area. This is the wrong sort of development for this area.
- The "Gateway" to the City's Crown Jewel, the Garden of the Gods Park will be adversely affected. The city should make it a priority to protect our local crown jewel. GoG and Ute Valley Park are already crowded and can't absorb thousands of additional visitors.

Regards,

Jeff and Barb Rayer

2050 Avalon Ct

Colorado Springs, CO 80919

**From:** David A. Baker <dave@bakers.com>  
**Sent:** Tuesday, January 19, 2021 7:27 PM  
**To:** Wintz, Katelynn A  
**Cc:** Suthers, John; Council Members - DO NOT USE - OLD GROUP; Avila, Yolanda; Gaebler, Jill; dgeislinger@coloradosprings.gov; Knight, Don; Skorman, Richard; Pico, Andy; tstrand@coloradosprings.gov; Williams, Wayne; 'Dave and Barb'; 'DAVID A CTR DOD AFSPC NOPS/DE'  
**Subject:** RE: Proposed Development at 2424 GoG Rd.

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I stand by the comments below that I posted against the previous proposal. That proposal, as I remember it, requested several different zones. This latest proposal asks that the entire parcel be zoned PUD, including the hogback that they claim they want to donate to the city for open space. I strenuously OPPOSE to zoning this hogback as PUD! If they want it to be open space, why not ask to zone it appropriate for open space. As PUD, they could do anything with it, including building apartments up there.

I say NO TO REZONING, AT LEAST IN THE HILLSIDE HOGBACK AREA!

Respectfully,

=====  
David A. Baker  
[dave@bakers.com](mailto:dave@bakers.com)

---

**From:** David A. Baker <dave@bakers.com>  
**Sent:** Tuesday, September 15, 2020 07:51 PM  
**To:** 'Katelynn.Wintz@coloradosprings.gov' <Katelynn.Wintz@coloradosprings.gov>  
**Cc:** 'jsuthers@springsgov.com' <jsuthers@springsgov.com>; 'allCouncil@springsgov.com' <allCouncil@springsgov.com>; 'yavila@coloradosprings.gov' <yavila@coloradosprings.gov>; 'jgaebler@coloradosprings.gov' <jgaebler@coloradosprings.gov>; 'dgeislinger@coloradosprings.gov' <dgeislinger@coloradosprings.gov>; 'dknight@coloradosprings.gov' <dknight@coloradosprings.gov>; 'rskorman@coloradosprings.gov' <rskorman@coloradosprings.gov>; 'apico@coloradosprings.gov' <apico@coloradosprings.gov>; 'tstrand@coloradosprings.gov' <tstrand@coloradosprings.gov>; 'wayne.williams@coloradosprings.gov' <wayne.williams@coloradosprings.gov>; 'Baker, Dave and Barb' <dave@bakers.com>; 'BAKER, DAVID A CTR DOD AFSPC NOPS/DE' <david.baker.53.ctr@us.af.mil>  
**Subject:** Proposed Development at 2424 GoG Rd.

1. A new apartment complex of 572 units is a huge number of apartments in either one of the proposed development spaces. Our home is just to the north of the northern perimeter fence on Cameo Way. I am concerned about potential increase in crime/vandalism in the northern section of the 2424 GoG parking lot. We've had trouble with people partying there in the past. In fact, we are convinced that someone threw some poisoned meat in our yard and our dog ate

it, causing her severe liver distress. She had to go into the emergency vet for the weekend on IV drip. She eventually recovered after 4 months and one of her liver enzymes was never in normal range the rest of her life. Those parties quieted down after the 2424 GoG folks hired a roving security service but what's to say they will still provide that service after apartments fill up? Is that whole parking lot going to be available to the proposed new developments? And where's the detail about what is proposed to go where. All I could find was a map that showed two proposed development areas but no detail on what was proposed to go in.

2. Another issue is the very loud cooling tower that 2424 GoG installed in the back of their main building, adjacent to the loading docks. When MCI first built onto the original ROLM, then IBM, building, they did not install that cooling tower. They did seek public input for a height variance for the triangular skylights they included. Never was there a public announcement nor was public input sought, for the cooling tower. It just showed up one day. The way the back of that building reflects the roar from the fans like a megaphone toward the back of our house, it makes a very loud noise, usually above the city noise limits according to an app on my cell phone. We have gotten the engineer at 2424 GoG to set it to a "quiet" program from 7 pm to 7 am, but with increased building occupancy, will they continue to honor that agreement? Before they agreed to that, it was impossible to sleep in our bedroom with the windows open in the summer.
3. For these reasons, we oppose the proposed zoning change and the proposed development.

Respectfully submitted.

=====

David A. Baker  
[dave@bakers.com](mailto:dave@bakers.com)

**From:** Katrina Kutchko <kutchko@gmail.com>  
**Sent:** Monday, January 18, 2021 3:45 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: 2424 Garden of the Gods Project Updates

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Hi Katelynn,

I will not be at the City Council meeting as I have work conflicts, but I would like to submit the following comment for the record:

As a resident of Rockrimmon and someone who works at 2424 Garden of the Gods, I support the proposed rezoning. As Colorado Springs grows, we need more and denser housing throughout the city to combat the increasing sprawl issues in this city. Building more housing, especially near the tech areas of the city, will help with housing affordability for young tech workers like myself and city residents in general. The current property at 2424 Garden of the Gods wasn't anywhere close to fully utilized even pre-pandemic, so additional housing on the site will help use the land in a way that helps more people, and hopefully encourage more job growth in this part of town. I want this city to have a diverse set of job opportunities so that it remains a good place to settle down, and this proposed development would help towards that goal.

Thank you,

Kate Kutchko

On Tue, Jan 5, 2021 at 5:02 PM Wintz, Katelynn A <[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)> wrote:

| Hi all –

Thank you for your continued interest in the 2424 Garden of the Gods project. I have a few project updates for you. First, the scope of work changed slightly from the initial review to the subsequent resubmittal in November. The scope changed to request a PUD zone district instead of a standard zone district. This change required us to modify the project numbers associated with the Zone Change request and Concept Plan applications to reflect the request for a PUD Zone Change (PUZ) and PUD Concept Plan (PUP). The new file numbers are:

CPC PUZ 20-00176

CPC PUP 20-00177

The previous file numbers are still accessible with all project information still available for review. I will be adding one final piece of correspondence in the previous file numbers folders directing any interested parties to search the new file numbers noted above for up to date site information. Moving forward please use the file numbers noted above to review project information.

Second, the internal staff review of this application is complete and the project is scheduled to be heard at the next City Planning Commission meeting on Thursday January 21, 2021. The meeting begins at 8:30 AM and this item will not be heard before 9 AM. If you plan to attend the meeting you can expect the following:

The City Planning Commission meeting will be a virtual meeting. The hearing for this item will begin no earlier than 9 AM. First, staff will give a brief presentation the Commissioners, followed by a presentation given by the Applicant & their consultant team. The public commenting period will be opened after the Applicant's presentation is concluded. Each member interested in speaking & voicing their opinions on the applications will need to state their name for the record and will be given 3 minutes to speak. After the public comment period is wrapped up, the Planning commissioners will direct questions the staff or the applicant. They will then vote to make a recommendation to City Council. **It is important to note that the City Council is the final decision-making authority on the applications under review.**

Effective November 18, 2020, many City employees are working remotely, and will be available via phone, email or by appointment. Planning & Community Development/Land Use Review will be open to the public in the lobby area of the City Administration Building, or by appointment only. Plans/Submittals can be left in the Planning & Community Development/Land Use Review dropbox on the first floor lobby level of the City Administration Building. Please ensure they are packaged and clearly addressed to Planning & Community Development/Land Use Review.



**Katelynn Wintz, AICP**

*Senior Planner*

Phone: (719) 385-5192

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

**Land Use Review  
Division**

City of Colorado  
Springs

30 S Nevada Avenue,  
Suite 701

Colorado Springs, CO  
80903

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**From:** Nora Gledich <noragledich@gmail.com>  
**Sent:** Monday, January 11, 2021 1:28 PM  
**To:** Wintz, Katelynn A  
**Subject:** Zoning Change at 2424 Garden of the Gods Rd

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January 11, 2021

Dear City Planning Commission/Katelynn Wintz,

First and foremost, please note that I am in agreement with the community and the MSCA Working Group regarding any rezoning and modification of the Mountain Shadows Master Plan. This email is my specific objection to the rezoning and modification to the Mountain Shadows Master Plan. I encourage you to help the developer find another location which will truly meet the needs of our community as well as the City and the Developer. I ask you to deny current submission.

It is important to note that the Mountain Shadows Community is not alone. The adjacent Colorado Springs Communities feel the same way. I am not in favor of a **plan that is a concept** which allows for flexibility with what to do with property without going through an appropriate process. I signed the petition: "PETITION to Stop the Zone Change at 2424 Garden of the Gods Road" because I do believe the core statements in the petition and I am confident you do too.

- **VIEWS:** The City's responsibility is to comply with Hillside Development & PlanCOS guidelines to protect hillside overlays and "Majestic Landscapes" at the west end of Garden of Gods Road, 30th St, & Flying W. Ranch Rd.
- **PARKS:** There are not enough parks in this area, Central West. The City's responsibility is to comply with the proposed Parkland Dedication Ordinance goal of 5.5 acres/1,000 people. A one-time catch-up acquisition of this property will increase the City's lowest ranked 2.0 acres/1,000 people. NOTE: High-density housing without a SIGNIFICANT addition of parkland reduces the number of parkland acres per person.

- **WILDLIFE:** The City's responsibility is to comply with the "Colorado Bighorn Sheep Management Plan" and Governor's Executive Order to PROTECT iconic wildlife including bighorn sheep.
- **TRAFFIC:** High-density housing along with 6 million Garden of Gods visitors per year will increase traffic. Currently, there is little to no bicycle infrastructure (signs, bike lanes, safe continuity between roads and bike paths), it is the City's responsibility to protect cyclists & improve traffic flow for motorists by adding the proper infrastructure.
- **POPULATION & CRIME:** Approximately 30% increase to Mountain Shadows population in this small area will increase opportunity crimes and added stress on natural & public resources. High Density Residents could damage the hillside and trespass onto the Navigators & Flying W. Ranch properties, as no Park Space has been allocated.
- **FIRE SAFETY:** Increased population exacerbates evacuation in the event of fire (Ref. Waldo Canyon wildfire 2012 – 2 people perished & 346 homes destroyed. Plus, 5 local wildfires in 5 weeks in the fall of 2020).

Secondly, I am concerned about the following potential impacts of any new development impacting the Master Plan Agreement especially since they are impacts of concept plan versus a development plan. Even a development plan would impact the following areas. Unfortunately, we do not know what the developers will do.

- **Traffic:** I cannot see plans for the intersection which has **no bicycle plans or signs on how to improve the traffic congestion.** The concept will increase the noise which is already present due to the manufacturing sound that comes from the Version Building.
- **Parks:** There are not enough parks in this area, Central West. With this concept plan can the City comply with the proposed Parkland Dedication Ordinance goal of 5.5 acres/1,000 people. A one-time catch-up acquisition of this property will increase the City's lowest ranked 2.0 acres/1,000 people. NOTE: High-density housing without a SIGNIFICANT addition of parkland reduces the number of parkland acres per person.
- **Fire Safety:** Increased population will further **compound the next neighborhood emergency evacuation** (ref Waldo Canyon Wildfire)
- **Views:** A 45-foot-tall multi-story construction **may likely violate the City's Hillside Development and PlanCOS requirements to protect "Majestic Landscapes"** at the west end of Garden of the Gods Road, 30<sup>th</sup> Street and Flying W. Ranch Road.

- **Wildlife:** There is growing concern to the **impact of the Bighorn population and their migration area witnessed on this very same property**. Any development must comply with CO Bighorn Sheep Management Plan and the Governor's Executive Order to protect our iconic wildlife.

I appreciate you taking the time to read my objection and concerns and appreciate your anticipated rejection of the 2424 Zoning Change for an initial 450 multi-family apartments on 26 acres along 30<sup>th</sup> Street. Let's **require a plan to be approved and know what will result and be accepted** by the community at large.

Respectfully,

Nora Gledich

2670 Stoneridge Drive

Colorado Springs, CO 80919

Nora Gledich

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

407-810-4130

**From:** Nicholas Gledich <nickgledich@gmail.com>  
**Sent:** Monday, January 11, 2021 1:29 PM  
**To:** Wintz, Katelynn A  
**Cc:** Home  
**Subject:** Zoning Change at 2424 Garden of the Gods Road

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January 11, 2021

Dear Dear City Planning Commission/Katelynn Wintz,

First and foremost, please note that I am in agreement with the community and the MSCA Working Group regarding any rezoning and modification of the Mountain Shadows Master Plan. This email is my specific objection to the rezoning and modification to the Mountain Shadows Master Plan. I encourage you to help the developer find another location which will truly meet the needs of our community as well as the City and the Developer. I ask you to deny current submission.

It is important to note that the Mountain Shadows Community is not alone. The adjacent Colorado Springs Communities feel the same way. I am not in favor of a **plan that is a concept** which allows for flexibility with what to do with property without going through an appropriate process. I signed the petition: "PETITION to Stop the Zone Change at 2424 Garden of the Gods Road" because I do believe the core statements in the petition and I am confident you do too.

- **VIEWS:** The City's responsibility is to comply with Hillside Development & PlanCOS guidelines to protect hillside overlays and "Majestic Landscapes" at the west end of Garden of Gods Road, 30th St, & Flying W. Ranch Rd.
- **PARKS:** There are not enough parks in this area, Central West. The City's responsibility is to comply with the proposed Parkland Dedication Ordinance goal of 5.5 acres/1,000 people. A one-time catch-up acquisition of this property will increase the City's lowest ranked 2.0 acres/1,000 people. NOTE: High-density housing without a SIGNIFICANT addition of parkland reduces the number of parkland acres per person.

- **WILDLIFE:** The City's responsibility is to comply with the “Colorado Bighorn Sheep Management Plan” and Governor's Executive Order to PROTECT iconic wildlife including bighorn sheep.
- **TRAFFIC:** High-density housing along with 6 million Garden of Gods visitors per year will increase traffic. Currently, there is little to no bicycle infrastructure (signs, bike lanes, safe continuity between roads and bike paths), it is the City's responsibility to protect cyclists & improve traffic flow for motorists by adding the proper infrastructure.
- **POPULATION & CRIME:** Approximately 30% increase to Mountain Shadows population in this small area will increase opportunity crimes and added stress on natural & public resources. High Density Residents could damage the hillside and trespass onto the Navigators & Flying W. Ranch properties, as no Park Space has been allocated.
- **FIRE SAFETY:** Increased population exacerbates evacuation in the event of fire (Ref. Waldo Canyon wildfire 2012 – 2 people perished & 346 homes destroyed. Plus, 5 local wildfires in 5 weeks in the fall of 2020).

Secondly, I am concerned about the following potential impacts of any new development impacting the Master Plan Agreement especially since they are impacts of concept plan versus a development plan. Even a development plan would impact the following areas. Unfortunately, we do not know what the developers will do.

- **Traffic:** I cannot see plans for the intersection which has **no bicycle plans or signs on how to improve the traffic congestion**. The concept will increase the noise which is already present due to the manufacturing sound that comes from the Version Building.
- **Parks:** There are not enough parks in this area, Central West. With this concept plan can the City comply with the proposed Parkland Dedication Ordinance goal of 5.5 acres/1,000 people. A one-time catch-up acquisition of this property will increase the City's lowest ranked 2.0 acres/1,000 people. NOTE: High-density housing without a SIGNIFICANT addition of parkland reduces the number of parkland acres per person.
- **Fire Safety:** Increased population will further **compound the next neighborhood emergency evacuation** (ref Waldo Canyon Wildfire)
- **Views:** A 45-foot-tall multi-story construction **may likely violate the City's Hillside Development and PlanCOS requirements to protect “Majestic Landscapes”** at the west end of Garden of the Gods Road, 30<sup>th</sup> Street and Flying W. Ranch Road.
- **Wildlife:** There is growing concern to the **impact of the Bighorn population and their migration area witnessed on this very same property**. Any development must comply with CO Bighorn Sheep Management Plan and the Governor's Executive Order to protect our iconic wildlife.

I appreciate you taking the time to read my objection and concerns and appreciate your anticipated rejection of the 2424 Zoning Change for an initial 450 multi-family apartments on 26 acres along 30<sup>th</sup> Street. Let's **require a plan to be approved and know what will result and be accepted** by the community at large.

Respectfully,

Nicholas Gledich

2670 Stoneridge Drive

Colorado Springs, CO 80919

Nick Gledich

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

719-510-9979

**From:** Kathleen Saporito <kathy.saporito@gmail.com>  
**Sent:** Wednesday, January 20, 2021 8:20 AM  
**To:** Wintz, Katelynn A  
**Subject:** Zoning change for 2424 GOG Road

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Please do not destroy what little open space is left in this town. City council has allowed far too many strip malls, fast food restaurants and apartments . Those of us that live in this area chose to live her because of the outdoor space and natural surroundings.

Do your due diligence and conduct a traffic report during the summer months, not during a mandatory lockdown when no one is leaving their homes.

Thanks for your consideration,

Kathy Saporito