

## Besinaiz, Daniel

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**From:** shane@deichman.net  
**Sent:** Monday, April 18, 2022 5:16 PM  
**To:** Besinaiz, Daniel  
**Subject:** Comment on CPC CU 22-00067 (Retreat at Mountainside)

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

Mr. Besinaiz:

Thank you for the mailer with information on the proposed Retreat at Mountainside apartment complex (CPC CU 22-00067, for the southwest corner of Briargate Pkwy and Grand Cordera Drive).

I am concerned about the plan for driveway access to this development - especially if access is planned from Briargate Pkwy on the north edge of the development.

The intersection of Briargate Pkwy and Continental Heights (adjacent to the Kum & Go gas station) is already quite precarious - with a receding slope and curve creating blind spots for drivers entering or exiting Continental Hts. This danger would be magnified by adding a driveway for a 275-unit complex just across Briargate Pkwy from Continental Hts.

If the only access is from Grand Cordera Pkwy, or via the driveway across Grand Cordera from Happy Meadows Trl on the south side of the proposed development, then I have no concerns.

Thank you again for sharing information with those of us in the area.

vr/ shane

Shane Deichman  
+1-719-330-5682 [cell/txt]  
shane@deichman.net

## Besinaiz, Daniel

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**From:** LANE WALL <lwall55@comcast.net>  
**Sent:** Friday, April 22, 2022 10:01 AM  
**To:** Besinaiz, Daniel  
**Cc:** LANE WALL  
**Subject:** Retreat at Mountainside Opposition

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

Dear Mr. Besinaiz,

I live across Grand Cordera from this proposed 275-unit high-density housing development. I oppose this project as it will increase traffic on Grand Cordera which is already becoming congested from other high-density developments. Additionally, when I purchased my home here in 2008 the land West of Grand Cordera was not zoned for high-density housing. The zoning should not be changed!

Regards,  
Lane Wall

## Besinaiz, Daniel

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**From:** Paul Stowers <tower88@hotmail.com>  
**Sent:** Friday, April 22, 2022 2:09 PM  
**To:** Besinaiz, Daniel  
**Subject:** Retreat at Mountainside Project Comments

**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!**

The Site Map on the Notification of a Potential Development Project Near Your Property I received does not match that on the Drawings posted on [coloradosprings.gov/plan](https://coloradosprings.gov/plan) site for the File Number given. They look to be mirror images, so it needs to be clarified which is correct.

Also, it is not easily discernable from the drawings provided what the impact on the view will be to the residents along Grand Cordera Parkway. Would be nice to have a 3D representation of the project with to scale elevations, and/or a elevation comparison to the office buildings which are just south of the proposed project.

Paul Stowers  
Cordera Resident

## Besinaiz, Daniel

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**From:** Steve Toohey <tooheyst@yahoo.com>  
**Sent:** Friday, April 22, 2022 3:02 PM  
**To:** Besinaiz, Daniel  
**Subject:** CPC CU 22-00067

**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!**

Strongly oppose the development "Retreat at Mountainside," file CPC CU 22-00067. High density multi-family residential has DOMINATED the corridor between Grand Cordera Pkwy and Powers from Research to Briargate Pkwy, as well as the large Vue 21 development at Grand Cordera and Union. Cordera residents DO NOT want additional multi-family in this area.

The SW corner of Grand Cordera and Briargate lends itself to retail development.

Please inform me of updates to this plan. If you have an email distribution, I would like to be added.

*Steve Toohey*  
c: 719-465-4725  
tooheyst@yahoo.com

## Besinaiz, Daniel

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**From:** Laura Rietveld <laura.rietveld@yahoo.com>  
**Sent:** Saturday, April 23, 2022 2:01 PM  
**To:** Besinaiz, Daniel  
**Subject:** Retreat at Mountainside 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!**

Mr. Besinaiz,

I am a current Cordera Resident, and received the notice of the proposed structure to be built on the corner of Grand Cordera and Briargate Pkwy. One of the things that brought us to the north side of Colorado Springs, was the unobstructed view of our majestic mountain range. It has saddened me each time I see another massive 2-3 story structure get built in between our Cordera Neighborhood and the mountains. There are already large apartment complexes on both sides of Briargate Parkway. What is the need for yet another apartment building within 1/2 mile of another apartment building? The businesses that are currently occupying parcels adjacent to this lot, are set down low on the hill, or are one story buildings. I implore you to consider the same type of structure for this corner lot. Please help preserve one of the last amazing viewpoints available here on this side of Cordera. Please consider building something that will contribute to the quality/enhancement of the Cordera residents, instead of something that obstructs the majesty of the mountains that make Colorado Springs such a marvelous place to live. Thank you for your time in reading these concerns, I truly hope you will take them into consideration when determining whether to move forward with this project.

Have a great week,

Laura Rietveld