

Sexton, Daniel

From: Eric Gleckler <egleckler10@gmail.com>
Sent: Wednesday, March 17, 2021 12:30 PM
To: Sexton, Daniel
Subject: CPC ZC 21-00029 & CPC CP 21-00030

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Mr. Sexton,

I have received the letter of notice for the Application to the Zoning Department re. The Mark Dabling Cottages. I own and live in a condominium in Ravencrest across the railroad tracks, west of the site.

I have two concerns about the information that's been provided -

Drawing sheet A0 of the Application appears to indicate Mark Dabling Blvd being extended to Woodmen Road. Is this correct?

I haven't tried to digest the entire Traffic Study but one gaping hole I see in that study is that no attention was given to the intersection of Corporate Drive & Woodmen Rd. By my calculations there could be as many as 191 new dwelling units on this site at 15 DU/acre. The traffic study shows 54% of that traffic going north towards Corporate Dr. I would imagine the majority of those vehicles will want to go through the Woodmen & Corporate intersection, many wanting to continue east, meaning they have to make a fast cross over Corporate Dr. I drive south through Woodmen & Corporate 5 days a week and I will tell you that +/- 75 additional vehicles trying to go the other way from Mark Dabling to Woodmen

will create accidents in this area. I believe the applicant should be made to have the Traffic Study amended to more fully consider the movement of their additional traffic through the Intersection of Woodmen Rd & Corporate drive. As much as I hate to suggest the idea, I believe a traffic signal will be needed at Mark Dabling & Corporate.

Following up on my first concern; If there IS to be a connection of Mark Dabling Blvd. & Woodmen Rd. this should also have been considered in the traffic study.

Eric Gleckler

It's not about technology; it's about methodology.

Sexton, Daniel

From: Ashley Oldham <ashleyoldham513@gmail.com>
Sent: Tuesday, March 16, 2021 7:36 AM
To: Sexton, Daniel; Ashley Oldham
Subject: CPC ZC 21-00029 and CPC CP 21-0030
Attachments: CPC ZC21-00029.pdf

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Hello,

I live in the neighborhood this proposal is going. I would like to submit that I do not agree with this. I moved to the northwest to have all the wildlife and open space by my house. I do NOT agree with using this land to build on. There is not much open space for this. Development needs to take this proposal and move east! Where there is all the space needed for this.

Kind regards,
Ashley Oldham
Resident of Ravencrest

Sexton, Daniel

From: E D Van Doren <bvandoren01@comcast.net>
Sent: Tuesday, March 23, 2021 9:35 PM
To: Sexton, Daniel; Hester, Morgan
Cc: Jeanette
Subject: Land Use Notice - CPC ZC 21-00029 - Mark Dabling Cottages

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To: Daniel Sexton and Morgan Hester

We live at the eastern edge of the Golden Hills community in Rockrimmon, Colorado Springs. We received the subject land use notice from the Council of Neighbors and Organizations, NOT from the City. The postcard arrived at least a week later; not timely. We are concerned about this change of land use, and about the whole change process. Growth is inevitable, but the City shows a near-complete lack of consideration for the realities of geography, neighborhoods, roads, vegetation, and population, and safety.

— **Geography and Population:** Notification of only those living within 1,000 feet ignores the reality of adding population and traffic on the huge Rockrimmon area, which is most of the 80919 zip code. This area between I-25 and the foothills east-to-west, and between the Air Force Academy and South Rockrimmon Blvd north-to-south, is a two-sided box with only three exits. In 2010 there were more than 27K residents — 7% of the City's population, and 6% of its households. Schools: 4 Elementary, 1 Middle School, and multiple private preschools. Businesses: Many, including more than 10 hotels as of 2014, and the numbers are higher now.

Soil stability and mine subsidence are also issues that continue to cause expensive problems in this project's immediate area, in Golden Hills and across the entire NW city, for both existing homes and new builds. This should be considered in this project, too. The mines in this particular area are at 250ft to 350ft.

— **Fire Risk and Drought:** ALL of the 80919 area is classified as wildland, per our CS Fire Dept. We WILL have another wildfire; every fire professional knows this. We are in a decade of severe drought that's only getting worse. We have already had fires in or near the area of this notice from either carelessness or homeless camps.

— **Egress Points:** All the traffic goes through three funnels — Woodmen at I-25, Rockrimmon Blvd at I-25, and Vindicator. The panic and danger of the Waldo Canyon evacuation are a matter of record, and it will happen again. We have multiple Assisted Living and Nursing facilities that add to the evacuation risk for all residents.

— **The Project Area:** This narrow area, right up against the railroad tracks, is not a good place for residences. Noise and pollution from the 29 trains per day traveling this track would make living there very difficult and hazardous. What family would want to live there next to the railroad tracks and bordered closely by a Blvd to the east?

— **City Codes:** It appears that City Codes have not been met for any development that would be built on this site:

7.5.501 The purposes of the concept plan review are:

1. To ensure use to use compatibility between the proposed land uses, zone district with the surrounding area;

2. To minimize potential hazardous, adverse or objectionable effects of the proposal;

7. To evaluate existing and proposed road systems, utilities, schools, parks and other public facilities to determine if they are adequate to serve the proposed project;

7.5.704 Authorization and Findings: *The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, **only** if all three (3) of the following findings are made:*

A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

B. Intent Of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.

We assert that this proposed change does not adequately consider the negative safety impact on a community that contains a high concentration of the city's residents and businesses, and has both highly constrained access and excess wildland fire risk.

Impacted communities include Golden Hills, Raven Hills. Tamarron, Peregrine, Comstock, Eagle's Nest, Hunter's Point, Woodstone, Woodmen Valley, Discovery, Delmonico Townhomes, Oak Hills, Pinecliff, Thunderbird Estates, Raven Crest, North Face, South Face, and others. Again, ALL the residents of these areas have to go through the three aforementioned traffic funnels in any emergency.

We hope this information will be considered seriously as this proposed change is deliberated.

Thank you,

Edmond and Jeanette Van Doren

6565 Bull Hill Court

719-598-2992

Sexton, Daniel

From: KAREN Kitzky <KITZKY57@msn.com>
Sent: Monday, March 22, 2021 9:36 AM
To: Sexton, Daniel
Subject: Proposed Development on Mark Dabline

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The map appears to show development right up to railroad tracks. That's an active railroad. I wonder how safe it will be to have homes that close. Looks like there's room to move the development closer to Mark Dabline. I live in Ravencrest close to North entrance off Rockrimmon. The train can be noisy enough to wake me up at 3:00 a.m. or whenever it comes through.

Sent from [Mail](#) for Windows 10

Sexton, Daniel

From: Erin Ferguson <erinwferguson@hotmail.com>
Sent: Thursday, March 25, 2021 8:54 AM
To: Sexton, Daniel
Subject: Mark Dabling Cottages

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Good Day -

I received a notification about the Mark Dabling Cottages as I own a home in Ravencrest.

My questions/concerns:

1. What will the price point of the homes be 2. Will they be attached townhomes or condos 3. What will the exteriors appear like 4. Approx how many units

Thank you!

Erin Ferguson
208.994.8837
erinwferguson@hotmail.com

Sexton, Daniel

From: Colleen Keller <colleenjk1953@gmail.com>
Sent: Saturday, March 20, 2021 12:34 PM
To: Sexton, Daniel; Colleen Keller
Subject: Fwd: New Community Planned Near Ravenscrest

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hi, daniel

hoping this entire email forwards to you (original email info from Ravenscrest Condo management office, Priority Property Management, Manager: Jen Yeardeley, 313-1355).
Something about the city of Colorado Spgs building a neighborhood on the east side of Ravenscrest condos, on east side of railroad tracks (maybe off Mark Sheffel?). Make sense?
please respond as quickly as possible, it says that we condo owner's must appeal to the city's decision NLT 31 Mar 21. the attachment would not open to view, and I desperately need to read/review this info. Am very concerned about this and am stressing out

also, are there plans in the works to build any type of apartment/condo's/homes in the area of 30th street/Centennial? and as well at the very west end of GOG and 30th? Know you are busy but I'm concerned about all this growth within our city. Have lived here over 40 years and it still blows me away how every square inch is being used to build on.

thank you in advance for any time you can devote to my questions,

respectfully,

Colleen Keller
6833 Mtn. Top Ln
CS, CO 80919
Ravenscrest Condo's
HM: 594-9427

----- Forwarded message -----

From: **Ravenscrest** <ravenscrest@mygreencondo.net>
Date: Tue, Mar 16, 2021 at 5:03 AM
Subject: New Community Planned Near Ravenscrest
To: <colleenjk1953@gmail.com>



Broadcast Message

Dear Residents,

When replying to this email, please always include your HOA property address.

Please see the attached notice we received from the City of Colorado Springs regarding a neighborhood being built along the east boundary of the community, on the other side of the railroad tracks. The City does have options for owners to appeal the decision to build a community in that area; there is more information on the bottom of the first page of the attached regarding that process. Any comments must be submitted in writing no later than March 29, 2021 by contacting the City Planner assigned to this project:

Daniel Sexton
daniel.sexton@coloradosprings.gov

Attachments

[148CPCZC2100029.pdf](#)

Your community website is www.mygreencondo.net/ravencrest

Sincerely,

Jennifer Yeardley, CMCA, AMS

Community Association Manager

Phone : 719-313-1355

Email : ravencrest@mygreencondo.net

*Forgot your password? To retrieve your user id and password, please launch your community website and click on the Login Panel. Select "Forgot your Password" and enter your email address. **Note:** Your email address will be the same as the one that is receiving this message.*



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[Update Profile](#)

Sexton, Daniel

From: Michelle Johnston <mdateless@yahoo.com>
Sent: Monday, March 22, 2021 9:57 PM
To: Sexton, Daniel
Subject: Mark Dabling zone change

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Good evening;

Although I do not receive a zone change letter (because I don't live the measly footage away from the proposed zone change plan) I wanted to share that I am opposed to the "cottages on Mark Dabling" ZONE change from industrial to multi family housing.

9:54



Thursday
8:25 AM

[All Photos](#)

DEVELOPMENT PROPOSAL

Mark Dabling Cottages

6550 and 6650 Mark Dabling Blvd,
Colorado Springs, CO 80919

Please see the back of this letter for a
project location map.

PROJECT DESCRIPTION

- This project proposes a change of zone for 12.78 acres of land from PIP-2/cr/SS/HS (Planned Industrial Park with Conditions of Record and Streamside and Hillside Overlays) to R-5/SS/HS (Multi-Family Residential with

Thanks for counting my opposed position,

Michelle Johnston

Sexton, Daniel

From: STEVE HITTLE <slhittle@comcast.net>
Sent: Sunday, March 28, 2021 5:44 PM
To: Sexton, Daniel
Subject: CPC ZC 21-00029

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As owner of Adventure Golf, 6550 Corporate Dr., I believe the proposed zone change for this property would be an improvement over its present Industrial use.

Steve Hittle

Sexton, Daniel

From: Colleen Keller <colleenjk1953@gmail.com>
Sent: Saturday, March 20, 2021 12:34 PM
To: Sexton, Daniel; Colleen Keller
Subject: Fwd: New Community Planned Near Ravenscrest

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CS, CO 80919
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HM: 594-9427

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From: **Ravenscrest** <ravenscrest@mygreencondo.net>
Date: Tue, Mar 16, 2021 at 5:03 AM
Subject: New Community Planned Near Ravenscrest
To: <colleenjk1953@gmail.com>



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Daniel Sexton
daniel.sexton@coloradosprings.gov

Attachments

[148CPCZC2100029.pdf](#)

Your community website is www.mygreencondo.net/ravencrest

Sincerely,

Jennifer Yeardley, CMCA, AMS

Community Association Manager

Phone : 719-313-1355

Email : ravencrest@mygreencondo.net

*Forgot your password? To retrieve your user id and password, please launch your community website and click on the Login Panel. Select "Forgot your Password" and enter your email address. **Note:** Your email address will be the same as the one that is receiving this message.*



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Sexton, Daniel

From: Baxter, Tamara
Sent: Wednesday, May 12, 2021 11:40 AM
To: Sexton, Daniel
Subject: FW: Ridgeview shopping center at Stetson Hills and Powers

Dan,
Passing along.
I did reach out to Dave and told him to contact SWENT.
Tamara

Thank you,

Tamara Baxter, Senior Planner
Land Use Review Division – Planning and Community Development
30 South Nevada Ave, Suite 701
Colorado Springs, CO 80901
Email: Tamara.Baxter@coloradosprings.gov
Dept. Phone: (719) 385-5905
Phone: (719) 385-5621
Dept. Hours: Monday-Friday, 8:00 a.m to 5:00 p.m.



Effective November 18, 2020 – Land Use Review Staff is working remotely and will be available via phone, email, or by appointment only.
Plans and/or submittals can be dropped off and/or picked up from the Planning & Community Development/Land Use Review dropbox located in the 1st floor lobby of the City Administration Building (30 S Nevada). Please ensure that any plan and/or submittal is packaged and clearly addressed to Planning & Community Development/Land Use Review **and assigned Staff member**.

Weblinks: [Pre-Application Meeting Request](#) | [Springs View/Map](#) | [Development Applications](#) | [Zoning Code](#) | [Parcel Info](#) | [PlanCOS](#)

From: Dave Knight <ksipavers@gmail.com>
Sent: Wednesday, May 12, 2021 11:38 AM
To: Metzker, Joel E <Joel.Metzker@coloradosprings.gov>
Cc: Hai Ming Lim <ming.lim@granite-eng.com>; Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>; Rick Helmonds <Helmondscommercial@outlook.com>
Subject: Ridgeview shopping center at Stetson Hills and Powers

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Hi Joel,

Tamara Baxter suggested I contact you about the Ridgeview shopping center project. We are hoping to eliminate or at least hard surface the parking islands to stop the flow of storm water into the ground which our engineer has stated that the water has become "perched" and the flows to the retaining wall which is failing. We have dye testing, monitoring wells installed and visual data supporting this effect. The storm water system is basically the curb and gutter system that feeds all the parking lot water to the storm drains. So any water that becomes perched drains to the wall. The wall is experiencing wall block deterioration such that the blocks are falling apart and crumbling where the water exits the wall face.

Let me know how to proceed, thanks

Dave

--

Dave Knight

Knight Solutions Inc.

719-660-9746

ksipavers@gmail.com

Sexton, Daniel

From: RICHARD FANNING <sdfan1@comcast.net>
Sent: Thursday, May 27, 2021 10:13 PM
To: Sexton, Daniel
Subject: RE: Mark Dabling cottages

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Thanks for getting back to me. Will the City Council have my concerns regarding the noise and the trembling of the ground caused by the coal trains, and the noise from the interstate? In addition, will they have the concerns of other home owners to the danger of fire in this small community and its spreading to other homes in the area?

I really don't think the builders are doing those citizens buying/renting a "mini" home a favor. There are several major problems at this location that are negative. Then add, an owner/renter having a loud motorcycle or auto with a loud exhaust system. Boy, what a location to live near.

On 05/19/2021 9:33 AM Sexton, Daniel <daniel.sexton@coloradosprings.gov> wrote:

Morning Mr. Fanning,

I understand your concerns and perspective. At this time, the City's Planning & Community Development Department has not made a decision of whether to recommend support or denial of the project applications, as the project is still under review. Furthermore, the decision to approved or deny rests with City Council, so City Planning staff is evaluating the proposal in accordance with the review criteria set forth in City Code.

If you'd like to discuss certain aspects of the project or the applicable review criteria, please do not hesitate to contact me.

Thanks,

Dan

Daniel Sexton, AICP

Planning Supervisor

Land Use Review Division

Planning & Community Dev.

City of Colorado Springs

Phone: (719) 385-5366

Email: daniel.sexton@coloradosprings.gov

Work Schedule: Monday-Friday, 8:00 a.m. to 5:00 p.m.

Dept. Hours: Monday-Friday, 8:00 a.m. to 5:00 p.m.



From: RICHARD FANNING <sdfan1@comcast.net>
Sent: Tuesday, May 18, 2021 9:05 PM
To: Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>
Subject: RE: Mark Dabling cottages

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I really feel that someone needs to go to the property between 1am to 5am to hear the noise and feel the ground shake from the North to South bound coal trains. There has to be a better area for this project. You are not doing the people living there any favors.

Perhaps one needs to talk to John Suthers and the media about this project and let them express their thoughts on this matter.

..... Dick

On 05/12/2021 12:11 PM Sexton, Daniel <daniel.sexton@coloradosprings.gov> wrote:

Afternoon Mr. Fanning,

I left you a message earlier today, but thought I'd follow-up with you via email as well. The City Planning & Community Development Department appreciates your comments and interest in the above referenced project. Your comments will be provided to the applicant for a response and considered by City staff as the project review progresses. Please note, the recently issued public notice, which focuses on the upcoming neighborhood meeting scheduled for Wednesday, May 19th, is the second public notice issued for this project. While a deadline for comments has been provided for each of the notices, public comments are accepted on a rolling basis. We establish comment deadlines in an effort to incorporate comments and questions into the overall project review.

If you have any questions you'd like to discuss, please do not hesitate to contact me.

Thanks,

Dan

Daniel Sexton, AICP

Principal Planner

Land Use Review Division

Planning & Community Dev.

City of Colorado Springs

Phone: (719) 385-5366

Email: daniel.sexton@coloradosprings.gov

Work Schedule: Monday-Friday, 8:00 a.m. to 5:00 p.m.

Dept. Hours: Monday-Friday, 8:00 a.m. to 5:00 p.m.



From: RICHARD FANNING <sdfan1@comcast.net>
Sent: Tuesday, May 11, 2021 7:04 PM
To: Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>
Subject: Fwd: Mark Dabling cottages

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----- Original Message -----

From: RICHARD FANNING <sdfan1@comcast.net>
To: E D Van Doren <bvandoren01@comcast.net>, Ann Myers <aa75myers@gmail.com>
Date: 05/10/2021 12:50 PM
Subject: Fwd: Mark Dabling cottages

----- Original Message -----

From: RICHARD FANNING <sdfan1@comcast.net>
To: "goldenhills@nabrnetwork.com" <goldenhills@nabrnetwork.com>, "GoldenHills@WarrenMgmt.com" <goldenhills@warrenmgmt.com>
Date: 05/10/2021 12:47 PM
Subject: Mark Dabling cottages

What is being done to discourage the development of these cottages? I noticed in the GHHA and Warren Management notes NOTHING IS MENTIONED. I see there is a meeting on the 12th of May. Will this meeting cover this topic? I also see there is a neighborhood meeting on May 19 at 6 pm.

I also noticed that our comments are needed on 19 May????? Lot of time to get those comments in.

I don't know if you realize that these "cottages" will hurt the value of homes in the Golden Hills area by \$40 to 50-70 thousand dollars or even more. But, Mr. Sexton doesn't want this to be a factor in the decision of this project. WHY? Would he want it NOT to be factor in his neighborhood as well??

So, will this project be a major issue in the coming meeting of May 12? My take on this, the owner of the land can't do too much with the area. It is too small and restrictive to develop. It sits next to the train tracks and street. But he hit on this idea that will make him a lot of money.

Mr Sexton, the buyers/renters/planning board should go out to the property, sit in their cars from about 1am to about 6am. They should hear the noise and feel the ground shake caused by the trains. The trains will produce small ground "shakes" up to perhaps an earthquake effect of a 1-2 level. During the day the trains will slow down and reduce the shaking.

We are in the process of considering moving after living here for 40 years. I really don't want too. I think this project will bring problems of, crime, additional noise, trespassing problems and loss of property value. We need to speak up and defeat the location of this project.

Sexton, Daniel

From: elknight@comcast.net
Sent: Thursday, May 13, 2021 12:11 PM
To: Sexton, Daniel
Subject: Mark Dabling cottages: CPC ZC 21-00029, CPC CP 21-00030

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Mr Sexton,

I am one of many extremely frustrated NW side-of-town homeowners who has battled with infill, increased traffic at our 3 egress chokepoints, and the continuing quest of developers to squeeze us in forevermore.

I hope to participate in the May 19th meeting, but whether I do or not, below please find some relevant points regarding this project:

About 5-6 years ago, Golden Hills challenged the construction of UCCS “student housing” (actually privately owned, not sanctioned by the University) on South Rockrimmon/Delmonico. We appealed/argued before City Council that adding another 544 vehicles to those vehicles from a recently built apartment complex near the same intersection would further cripple one of only three egress routes from the NW. We also appealed/argued that the student housing would be constructed on top of old mines. Not only did this basically fall on deaf ears, but additional multifamily housing (duplexes) have also been constructed near the very same intersection! Further, I’m sure you are familiar with the issue Mountain Shadows is fighting with respect to 2424 Garden of the Gods and the proposal to convert that former Verizon building/area into hundreds of apartments. The MS community has rallied nearly 1000 members and raised thousands of dollars to prevent this development from happening, but recent news regarding the case appear to be in favor of the developer. The jury is still out but it’s not looking good for the homeowners.

Now this proposed Mark Dabling Cottages project.

1. Traffic egress from NW continues to bottleneck with only 3 routes to evacuate thousands of residents (upwards of 15,000...I don’t remember the exact population). This project further exacerbates this problem.
2. Proximity to the railroad: has the project been cleared by the BNSF railroad? Perhaps the developer/project manager should go to the site from 1 – 6 AM...I can attest, those trains are loud and frequent, not to mention safety concerns.
3. The proposed site is once again above shallow underground mines. With all the shifting from the years of rail cars, who knows how stable the land really is?
4. Water. Water. Water. Continuing to add more and more infill developments further exacerbates our problem of scarce water. What are we doing for future generations?

Recommendation: Do not change the current zoning.

Elaine Knight

Sexton, Daniel

From: bvandoren01 <bvandoren01@comcast.net>
Sent: Sunday, May 16, 2021 8:17 PM
To: Sexton, Daniel
Subject: Mark Dabling cottages: CPC ZC 21-00029, CPC CP 21-00030

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Dear Mr. Sexton,

In preparation for the Neighborhood Meeting concerning the subject proposed rezoning and construction of domiciles adjacent to the BNSF railroad tracks, I'd like to restate and amplify several concerns. Growth is inevitable, but the City shows a near-complete lack of consideration for the realities of geography, water, neighborhoods, roads, vegetation, and population, and safety.

— **Geography and Population:** Adding population and traffic to this area adds significant risk to the citizens during an evacuation. The City is determined to ignore this risk, it seems, but any addition of housing to this area adds risk to a wildland fire evacuation.

The huge Rockrimmon area, between I-25 and the foothills east-to-west, and between the Air Force Academy and South Rockrimmon Blvd north-to-south, is a two-sided box with only three exits. ALL the traffic goes through three funnels — Woodmen at I-25, Rockrimmon Blvd at I-25, and Vindicator.

In 2010 there were more than 27K residents — 7% of the City's population, and 6% of its households. **Schools:** 4 Elementary, 1 Middle School, and multiple private preschools. **Businesses:** Many, including more than 10 hotels as of 2014, and the numbers are higher now. **Assisted Living & other congregate settings:** Several hundred aging and infirm people. The traffic study you point out as demonstrating no problems is silent on what will happen when a fire shuts down one or more of the three exits and these tens of thousands of people all try to leave at once. The panic and danger of the Waldo Canyon evacuation are a matter of record, and it will happen again.

— **Water Shortages in the Continuing Drought:** It is now predicted that most of the western US is entering, or is already in, a "mega-drought." Some predictions are that the entire west is in the worst drought in 1,200 years. The Southern Delivery System is thought of as the water source of the future that makes Southern Colorado's water future bright, but the water sources it depends on it may well not deliver in accordance with original assumptions. We are uphill from every western state, and our water compacts will be affected by this drought. The City is already adding thousands of housing units, every one needing water. We will not be a viable city if water is too precious. Water must be a primary concern in every development project.

— **Fire Risk and Drought:** ALL of the area is classified as wildland, per our CS Fire Dept. We WILL have another wildfire; every fire professional knows this. We are in a decade of severe drought that's only getting worse. We have already had fires in the area of this notice from either carelessness or homeless camps.

— **The Project Area:** It's a demonstrable fact that train noise in this narrow area, right up against the railroad tracks, will be significant. It is not a good place for residences. Noise and pollution from the 29 trains per day traveling this track would make living there very difficult, and hazardous. What family would want to live there next to the railroad tracks and bordered by a boulevard to the east with increasing traffic?

— **City Codes:** As I noted earlier, it appears that City Codes have not been met for any development that would be built on this site:

7.5.501 The purposes of the concept plan review are:

1. To ensure use to use compatibility between the proposed land uses, zone district with the surrounding area;
2. To minimize potential hazardous, adverse or objectionable effects of the proposal;
7. To evaluate existing and proposed road systems, utilities, schools, parks and other public facilities to determine if they are adequate to serve the proposed project;

7.5.704 Authorization and Findings: *The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, **only** if all three (3) of the following findings are made:*

- A. *Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.*
- B. *Intent Of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.*
- C. *Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.*

As long as “Infill” remains the supreme dictate of our city, hasty, ill-advised building projects will be the norm, and in a decade or so, we will regret it.

Thank you,

Buddy