

Robert J. and Susan M. Sallee

2445 Wimbleton Ct., Colorado Springs CO 80920-7232

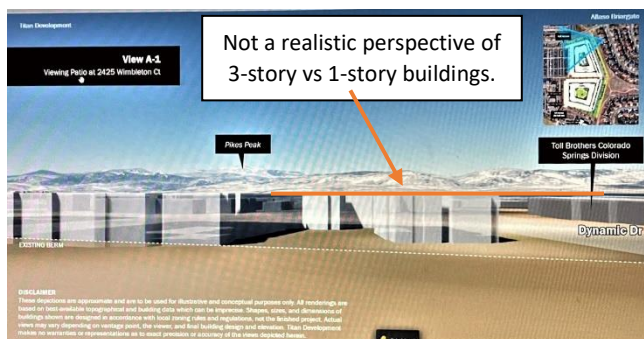
April 5, 2022

Katelynn Wintz, City Planner
Planning & Community Development Division, Land Use Review Division
30 S. Nevada Ave, Suite 701
PO Box 1575 MC 715, Colorado Springs, CO 80901-1575

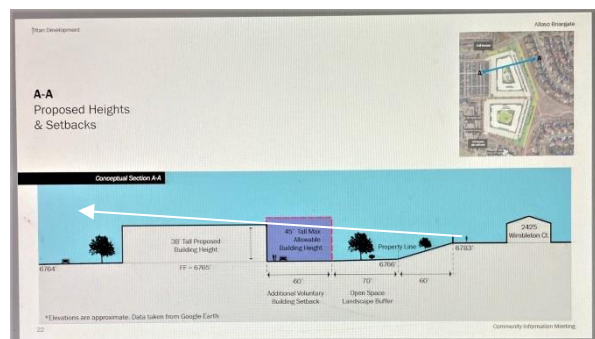
Dear Katelynn,

Thank you for the opportunity to review the NES response to the City's review letter dated January 28, 2022. Here are our questions, concerns, and suggested alternatives to mitigate concerns, relating to the City's review letter and the NES response letter dated March 16, 2022, RE: *Allaso Briargate Zone Change and Concept Plan – Initial Review Comments CPC ZC 22-00008; CPC CP 22-00009 – 1st Response Letter.*

1. The documents posted on the City Planner's website for the proposed *Allaso Briargate* project do not include the neighbor comments physically mailed to your office or submitted as e-mail attachments. Please post these documents so that we can see what our neighbors' concerns are and be better able to evaluate the NES response to neighborhood concerns.
2. Allaso Briargate Zone Change Exhibit B states: "the finished grade of the site and the finished floor elevations of the building(s) shall be reduced to the maximum extent possible at final development plan approval to reduce impacts to the residences to the east." What does that mean? Will the finished floor elevation be at the same elevation as the existing medical buildings and T-Mobile? Will the first floor be "garden apartments"? The artist concepts for views from an existing home on Wimbleton presented at the Neighborhood Meeting show conflicting information. The home represented as 2425 Wimbleton Court is not located where it is shown on the diagrams and misrepresents homes at or near street level as being at a higher elevation than they are.



View A-1: 3-story buildings as shown are only slightly higher than 1-story buildings across Dynamic. The building tops are at eye level from Wimbleton. This totally misrepresents the reality of the impact on the neighbors' view and privacy.



This view shows the tops of buildings well above eye level from same point.

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3. The applicant has requested to pay fees in lieu of providing 1-1.2 acres of land dedication for neighborhood park, intending to appropriate Lulu Pollard Park for recreational use by residents of 251 apartments (375+ residents.) This is unacceptable. If 251 residences were to be developed as a neighborhood of single family homes at a density of 3-5 dwelling units per acre, the density of Summerfield, the developer would need sixty-two acres and would dedicate six acres for park land. The developer should provide for outdoor recreation of residents and their guests on land within the acreage of their own "luxury" community, rather than appropriating the existing park in the neighboring community. Failure to provide outdoor amenities on site, including playground equipment for the children and guests of residents, will have a negative impact on the physical and mental well being of residents of the apartments and contribute to overuse of Lulu Pollard Park, the small neighborhood park shared by Summerfield with Mountain Ridge Middle School.
4. The developer has not responded to legitimate neighbor concerns about traffic, privacy, noise and light and atmospheric pollution from their proposed high-density complex. Long-time Summerfield residents, who relied on the Briargate Master Plan when purchasing premium lots laid out to take advantage of panoramic views of the front range, have the right to expect that planned zoning be followed. As called out in PlanCOS, *"developers, property owners and neighbors should expect to rely on these previously adopted land use plans as entitlements."* On that portion of Briargate Business Campus adjacent to the Summerfield neighborhood, the city has maintained office buildings of one and two stories in the past and should continue to honor the existing zoning designation.
5. The developer proposes two massive 3-story buildings in a cell block configuration, with one side parallel to the homes on Wimbledon Ct. and Edgefield Drive. This configuration violates the rights of existing Summerfield residents to privacy, and likewise will impact the privacy of apartment residents. Developer should be required to present alternate concepts that are less dense and include smaller buildings, limited to one- and two-stories, which are aligned east to west, so that multiple apartments are not facing neighborhood houses and yards. This would not only help to preserve privacy but also substantially reduce the traffic, noise and light emanating from the apartments toward the existing homes. Summerfield is a Suburban Neighborhood as designated by PlanCOS, a neighborhood developed with a suburban pattern, including curvilinear streets with cul-de-sacs. PlanCOS acknowledges that *"These neighborhoods have a high value in maintaining the privacy of homes and safe streets for families. New development should focus on safe connections into and within these neighborhoods."*
6. With the number of proposed units reduced, developer should reduce the height of buildings to one- and two- stories on Lot 3, which should also contain the pool and club house, reducing the impact on views of neighbors whose homes are at a lower elevation, starting at street level at Dynamic Drive. By placing more parking on the north and east sides of development site, the impact of noise, light, privacy and blocking of views can be mitigated to some extent. Developer needs to offer and design project reduction and modifications in response to reasonable concerns from neighbors who have lived in Summerfield for decades and relied on the Briargate Master Plan, with assurances from Classic Homes, which charged view lot premiums of \$10,000 each to homeowners moving onto Wimbledon Ct. and Edgefield Dr. Recent "view lot" premiums have grown to \$50,000.

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7. Applicant has stated that a stormwater detention facility will be identified at the development stage. Request this facility be located on the north to mitigate against the impact of buildings on the privacy and view for residents of the homes closest Dynamic Drive, which are at or near street level.
8. Traffic study adjustments for impacts of COVID, school traffic, and the impact of current curb replacement and resurfacing need to be based on an actual study, not on an arbitrary percentage increase. Request a new, valid, traffic study after current roadway repaving is completed.
9. Request applicants identify the two points of access cited for use during construction. Heavy construction vehicles should not be allowed to access the site from Dynamic Drive, which is a two-lane neighborhood road (no turn lane) and a primary point of ingress and egress to the contiguous neighborhood. There is no traffic light at the intersection of Dynamic and Chapel Hills Drive, nor at the entrance to the site from Research Parkway, and this will cause traffic back-ups when heavy construction equipment needed for excavation and trucks needed for delivery of concrete are waiting for breaks in traffic to be able to turn into the proposed development site.
10. The resurfacing of neighborhood roads currently underway is intended to last through 2027. The installation of utilities and sewer will require the streets to be excavated, further impeding traffic on Dynamic Drive. This work should be accomplished during times when school is not in session.
11. Request the enclosure from Academy School District #20, which explains their rationale for requesting that fees be provided in lieu of land dedication by the applicant, be posted to the city website for the Allaso Briargate project. Fees paid to the City on behalf of Academy District #20 for Lulu Pollard Park in exchange for an ASD 20 approval letter to allow apartment residents to use Lulu Pollard Park will not make the park larger, increase the limited parking which exists on Dynamic Drive and Wimbledon Court adjacent to the park, nor prevent overuse of the park creating conflict with student uses and enjoyment by longstanding Summerfield residents.
12. Request the supporting documents uploaded by Andrea Barlow, AICP, to dropbox be provided on the project website maintained by the City Planner.

Thank you.

Respectfully,



Robert J. Sallee
Owner/Resident



Susan M. Sallee
Owner/Resident

ec: Scott Hente, Randy Helms, Tom Strand, Bill Murray, Wayne Williams

Carlos Perez
3390 Harbor Island Dr
Colorado Springs, CO 80920

Katelynn Wintz
Planning and Development
City of Colorado Springs
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903

March 31, 2022

Re: CPC CP 22-00009 and CPC ZC 22-00008, Allaso Briargate

Dear Mr. Wintz:

My request is directed to the Colorado Springs Parks, Recreation and Cultural Services Department (PRCS). I ask that you forward this correspondence to PRCS for a response and to add this letter to the record that will be submitted before the Planning Commission.

By way of introduction, my name is Carlos Perez and my family and I have been residents of Briargate for 28 years. My wife owns and leases a townhome in Briargate and so we are well aware of the value that parks, trails, and open space amenities bring to multi-family properties in our neighborhood. As stewards of our parks assets, PRCS is in a unique position to use all the planning tools available to continuously improve upon our world-renowned “majestic landscapes.”

PRCS requested that the applicant of the Allaso Briargate project provide an estimate of the land obligation of the project in a review letter dated February 28, 2022. The project may add up to 300 apartment units. The applicant responded in a March 16 letter by stating that the “required land dedication for neighborhood park (0.0040 x 251 = 1.008 ac) and community park (0.00478 x 251 = 1.20 ac).” They further wrote that it “is below the minimum land dedication for neighborhood/community parks” to justify their request that they pay fees in lieu of land dedication.

The applicant’s statements mischaracterize the guidelines and intent of the Parks Land Dedication Ordinance (city ordinances 21-21 and 21-24). I respectfully request that PRCS apply a better interpretation of the ordinance with the best interests of the city in mind.

The ordinance, passed by City Council last year, provides for alternative parks infrastructure such as mini-parks that “range in size from 0.25 acres to 3.5 acres and serve residents within a 0.5 mile radius.” The Allaso Briargate project clearly falls within the scope of this definition. There is nothing in the ordinance that sets a minimum threshold that would exclude consideration of new park land. If this were true, then no park land will ever get added as our population grows with high-density infill development.

The PLDO Manual, revised in 2021, supports a common sense prong called Alternative Compliance Options (see Section 5). It contemplates residential development that “involves unique circumstances” and acknowledges the role of “metro/special districts” in maintaining our parks and trails inventory. The Allaso Briargate project qualifies as a set of “unique circumstances” because 1) there is adequate space that could host a trail corridor park on the Skyline Trail 2) the location is adjacent to an existing neighborhood trail network, 3) the project is located within the boundaries of the Briargate General Improvement District (GID) 2021.

The “opportunity related to park land dedication” that is clearly before us is to build a mini-park of approximately 1.0 - 1.2 acres at the western terminus of the Briargate GID trail network (see attached map). A park of this type would not be isolated but a logical extension to an existing open space and trail network.



The proposed Allaso Mini-Park would not be the first of its kind in the neighborhood. The Briargate GID has at least two well-maintained mini-parks– the Meadowridge Park east of Rangewood Dr (approximately 1.4 acres) and the Fairfax Ridge Park south of Channel Dr (approximately 1.1 acres). As we learned from the COVID pandemic, natural respites from the busy urban environment contribute to our public health. It is not difficult to envision a greenway connection between the new Allaso Mini-Park anchored on the west and the trails on the east such as Cottonwood Creek.

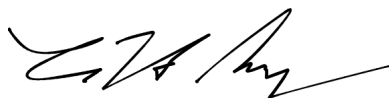
PRCS may be hesitant to accept acreage, however small, because of the financial burden it may entail. This is understandable. PRCS commissioned a study, known as the Jacobs Study, in 2020 that showed a \$279 million total infrastructure backlog. Further, voters said “no” to extending the TOPS tax (measure 2C) to include more parks funding in November 2021. It is in this context that financial uncertainty will continue to be a factor in acquiring more park land.

In the same election, the residents in Briargate voted “yes” to convert the Briargate Special Improvement Maintenance District (SIMD), formed in 1983, to a more contemporary GID entity (ballot measure 6B). The purpose of the ballot measure was to ensure that all property owners contributed equally to the GID. The measure passed by 65%. This unequivocally demonstrates that the taxpayers of Briargate are willing to pay for our local parks, trails and landscaping amenities but insist on fairness for all the residents regardless of the type of housing they choose to live in.

In the spirit of the overwhelming support for measure 6B, the Allaso Mini-Park can and should be added to the Briargate GID 2021 asset inventory via an Alternative Compliance Agreement (see Section 5-4(D)). The new park can then be maintained in perpetuity through property taxes. It should be noted that the new residents of the Allaso project will be paying the GID tax indirectly through their rent and therefore, in fairness to them, they should benefit. Accepting nominal fees in lieu of land dedication is useless because the one-time payment is ephemeral and would not create a permanent outdoor asset that will pay dividends for everyone.

Opportunities like this do not come very often. Please do not let it get away.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carlos Perez', with a stylized flourish at the end.

Carlos Perez
perez@doorstep.com

Robert J. and Susan M. Sallee

2445 Wimbledon Ct., Colorado Springs CO 80920-7232

February 2, 2022

To: Katelynn Wintz, City Planner
Planning & Community Development Division, Land Use Review Division
30 S. Nevada Ave, Suite 701
PO Box 1575 MC 715
Colorado Springs, CO 80901-1575

Dear Ms. Wintz,

Thank you for the opportunity to comment on the *Titan Development* rezoning request and *Allaso Briargate Concept Plan*. We reside at 2445 Wimbledon Ct., immediately adjacent to and overlooking the proposed development site. We are original home-owners, having worked with Classic Homes in 1993-94 to design and build our semi-custom home on a premium (view) lot. We paid a \$10,000 lot premium at closing because of the view. Our community enjoys Lulu Pollard neighborhood park at 2550 Dynamic Drive (shared with Mountain Ridge Middle School) and a neighborhood trail supported by TOPS volunteers. We directly overlook T-Mobile.

Summerfield subdivision, Filing 1, includes 84 high-end homes, 3-4 per acre, adjacent to *Orex Prime West at Briargate*. (Our contiguous Summerfield neighborhood has 386 homes.) We are a covenant protected community established “to protect the Subdivision’s quality residential living environment and also to protect its desirability, attractiveness, and value.”

We are opposed to the proposed rezoning from Planned Industrial Park to Multifamily residential and construction of 300 apartments on two 5-acre parcels at 2505, 2525 and 2535 Dynamic Drive with partial (very limited) access from 2460 Research Parkway. A high-density apartment complex is not a compatible land use with existing uses. We request your support in protecting the quality of life in Summerfield, respecting the needs of our residents. We object to high density multifamily housing on the proposed site because of the negative impact on our subdivision’s quality residential living environment, its desirability, attractiveness, and value.

Specific concerns relate to the obstruction of our views of the front range, loss of privacy, impact on local traffic (especially during rush hour), and impact on our neighborhood, local park, trail, and schools. There is a qualitative difference between a professional/medical office park and high-density multiple story apartment buildings for several reasons.

With professional and medical office buildings, there is minimal activity outside of normal business hours or on weekends, providing peace and quiet to the neighborhood. There is minimal impact on neighborhood traffic, since employees are coming to work while neighborhood residents are leaving for work each morning, and vice versa each evening. Employees and clients of office buildings do not impact our schools, park, trail, and neighborhood streets. There is also a substantial difference in appearance/impact on our view.

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View from 2445 Wimbleton Ct. Medical buildings are on the left; T-Mobile is on the right.

The T-Mobile and medical office buildings to the west of Wimbleton Ct. and Edgefield Dr. comply with the provisions of our neighborhood covenants, with exteriors in earth tones, no visible trash containers, and deflectors on parking lot and building lights so they shine down. Located a block to the west and at lower elevations, these one and two story buildings do not obscure views of the front range. They do not have balconies overlooking our back yards. The employees do not walk on neighborhood streets to go to Lulu Pollard Park, walk their dogs, or attend Mountain Ridge Middle School. While some existing homes are above the ground level of the proposed apartments, others toward the north (near Dynamic Drive) are at grade.



Note the 25' height of the light poles. A two-story building in the northern half of the proposed building site would obscure the view for homes nearby; but not a one-story.

Two-story buildings are ok on the southern end; one-story buildings are ok on the north (paved) parcel.

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The view of Dynamic Drive from Wimbleton Court, showing the existing office park: *T-Mobile* (left) and the *Prime Center at Briargate* (right). The proposed apartments would be located between the *T-Mobile* parking lot and the neighborhood trail in the foreground.



This is a picture of the *Prime Center at Briargate*, showing the benefit of a 1-story business park for preserving the view for Wimbleton Court residents on the North side of Dynamic Drive.

Before purchasing our home, we waited for *Classic Homes* to release the premium lots on Wimbleton to take advantage of the view, which includes the Air Force Academy, Garden of the Gods, Cheyenne Mountain, and, of course, Pikes Peak. On a clear day, we can see the Spanish Peaks 100 miles to the south. We have eight rooms with windows facing the front range to the

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west, and four have picture windows. Neighbors who recently bought a neighboring home paid \$646,000+, including a \$50,000 premium for the view.

Three story buildings will substantially obscure the view for all homes adjacent to the site, and 300 apartments will potentially double the number of autos on local roads and users of our neighborhood park and trail, adding as many as 600 cars and adult users.

Titan Development held a virtual meeting with Summerfield residents last November. Their presentation compared their 3-story buildings to truck repair facilities 45' high (these do not exist here) and to homes at higher elevations on Wimbledon Court and Edgefield Drive (both of which are at elevations above ours and others'), suggesting we could still see the tops of the mountains and between the buildings. [Concept plans previously developed for the site reflected 1-story professional and medical offices, similar to those built at the *Prime Center at Briargate*, north Dynamic Drive, directly across from the proposed development site.]

Building the proposed apartments would replace mountain views for the owners of existing view lots with views of apartments, parking lots, and balconies overlooking our back yards. Placing 300 apartments on 10 acres creates a housing density of 30 households per acre, while our neighborhood housing density is 3-4 households per acre, a 10-fold increase. This is NOT a "transitional use between more intensive uses of land ... and the less intensive uses of land such as low density residential," as claimed in the concept plan. It is a much more intensive use.

The statement that "the proposed Concept Plan provides two access points for ingress and egress to distribute traffic on adjacent roadways" does not reflect the reality of existing roadways. Access to the site from Research Parkway will not be heavily used by apartment dwellers as it is essentially a right in, right out, configuration. The short left turn lane for traffic heading east on Research Parkway was designed for fire trucks returning to Fire Station #19, and is not suitable for a line of cars returning from work to their apartments. The bulk of the traffic will ingress and egress via Dynamic Drive.

Because these apartments will not be designed with play areas for children (the apartments are expected to be rented to young professionals and empty nesters, according to Titan spokesmen), the concept plan states "The site is within walking distance to *LuLu Pollard Park* and *Mountain Ridge Middle School...*" Going to either of these destinations involves walking through our neighborhood.

The *Allaso Briargate* project will create a new housing development of 300 residences, while the Summerfield subdivision has 386 residences. This will not create a new neighborhood, but is designed to maximize the number of apartments and rely on the existing neighborhood to support residents who walk their dogs, have picnics, etc. Shouldn't 300 residences be part of their own planned community, with their own outdoor amenities? A plan to rezone business to residential should be able to address the needs of this new 300-family residential community.

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The proposed development offers no benefit to the Summerfield neighborhood, which is a caring, family-friendly community marked by summer "block parties," a fourth of July parade for the children, chili cook-offs, safe "trick-or-treating," community garage sales, and a neighborhood watch organization. There are no other high density apartment complexes adjoining residential areas along Research Parkway, while there are many adjoining the Powers Boulevard and north Union Boulevard commercial areas. Better uses for this underutilized parcel would be a day care center, church, or family counseling center.

Traffic on Dynamic Drive can be expected to increase substantially, as it is the primary means of ingress and egress from the property, despite this already serving not only neighborhood and Briargate Business Park traffic, but also auto and school bus traffic each morning and afternoon for teachers, staff and students at Mountain Ridge Middle School. And traffic congestion will be exacerbated by the fact that apartment resident traffic patterns- going to work in the morning and returning at night, will overlap and add to the traffic of Summerfield Residents.

Although the Titan spokesmen said there will be negligible impact on local school enrollment, I believe their assumption or intent that the number of apartments occupied by families with children would be minimal is beyond their control (or would be a violation of fair housing laws).

The land behind our homes was originally conceived as a professional office park of low rise professional and medical office buildings, and this continues to be a reasonable use compatible with the neighborhood. Some homes are still occupied by original owners, and several of us qualify for homestead tax exemptions, being over 65 years old and having lived here over a decade (in our case, 28 years).

While development is inevitable, placing a high-density apartment complex of 300 apartments in 3-story buildings is not reasonable. Rezoning to residential would only be reasonable for building one- and two-story homes on the property, with a density of 3 to 4 homes per acre (30-40 residences). This use would be consistent with the existing neighborhood and limit impact. Building two-story homes on the southern undeveloped parcel and one-story homes on the northern parking lot would serve a vital community need for additional single family dwellings while minimizing the negative impact on those with premium view lots.

Please respect the residents of Summerfield Filing #1 by ensuring future development is consistent with the original planned land use we relied on when buying our retirement home. The next few pages show the proposed site from the perspective of Summerfield residents.

Respectfully,



Resident Owners

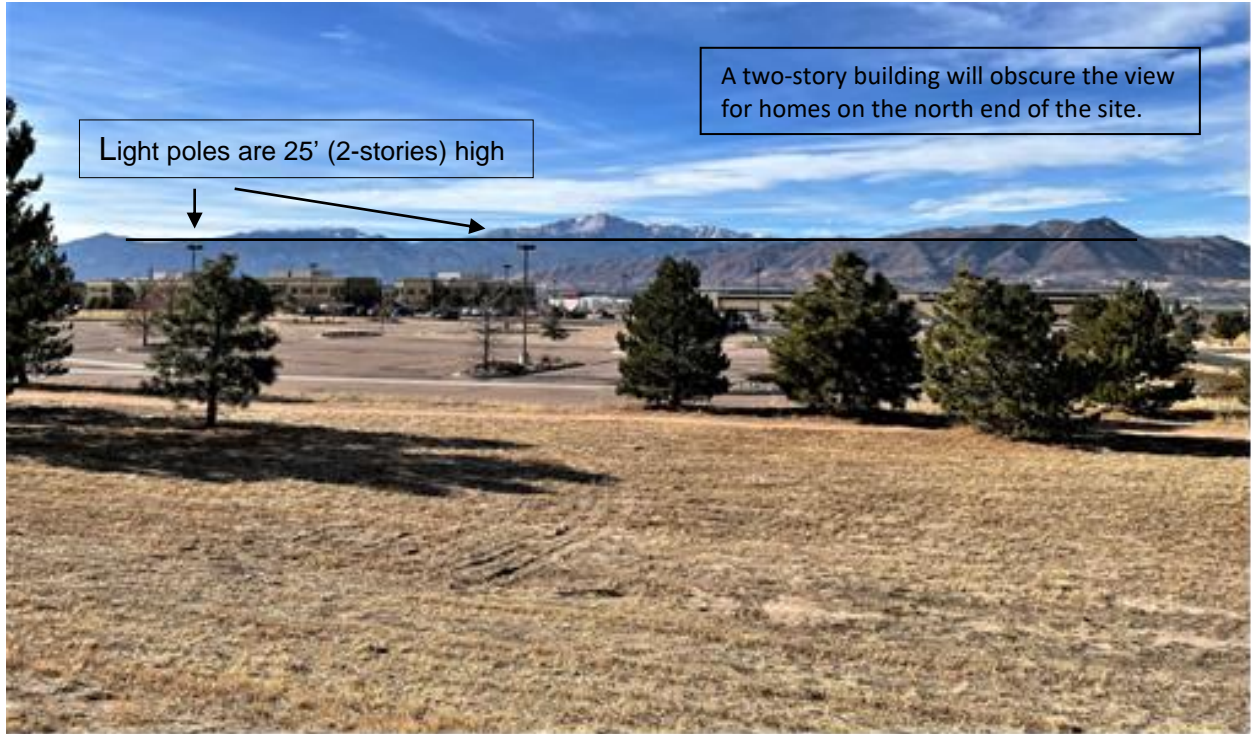


Graphic showing impact of 3-story apartment building on the view from the 2445 Wimbleton Ct. lot line.



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View from 2485 Wimbleton Court overlooking the neighborhood trail and parking lot proposed apartment site. The height of the light poles is 25', the same as a two-story building.



The view looking toward Wimbleton homes across the proposed site for 3-story apartments. Multi-story buildings will obstruct views for these houses. (See graphic on last page.)

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This view of the proposed site shows Fire Station #19 on the far left. Three-story buildings on any part of this site will obstruct views.



Another view of the proposed site, looking west from a higher point on Wimbleton Court. Note the proposed apartment site is at a higher grade than the existing office buildings.

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The view to the northwest from Wimbleton on the north side of Dynamic Drive overlooking the 1-story office park.



The view to the northwest from Wimbleton on the north side of Dynamic Drive overlooking the one-story office park. Note height/impact of two-story buildings.

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The view from Mountain Ridge Middle School, overlooking Lulu Pollard Park toward the proposed site for 3-story apartment buildings, one block away. The roofline of the one-story T-Mobile building is visible in the center of the picture.

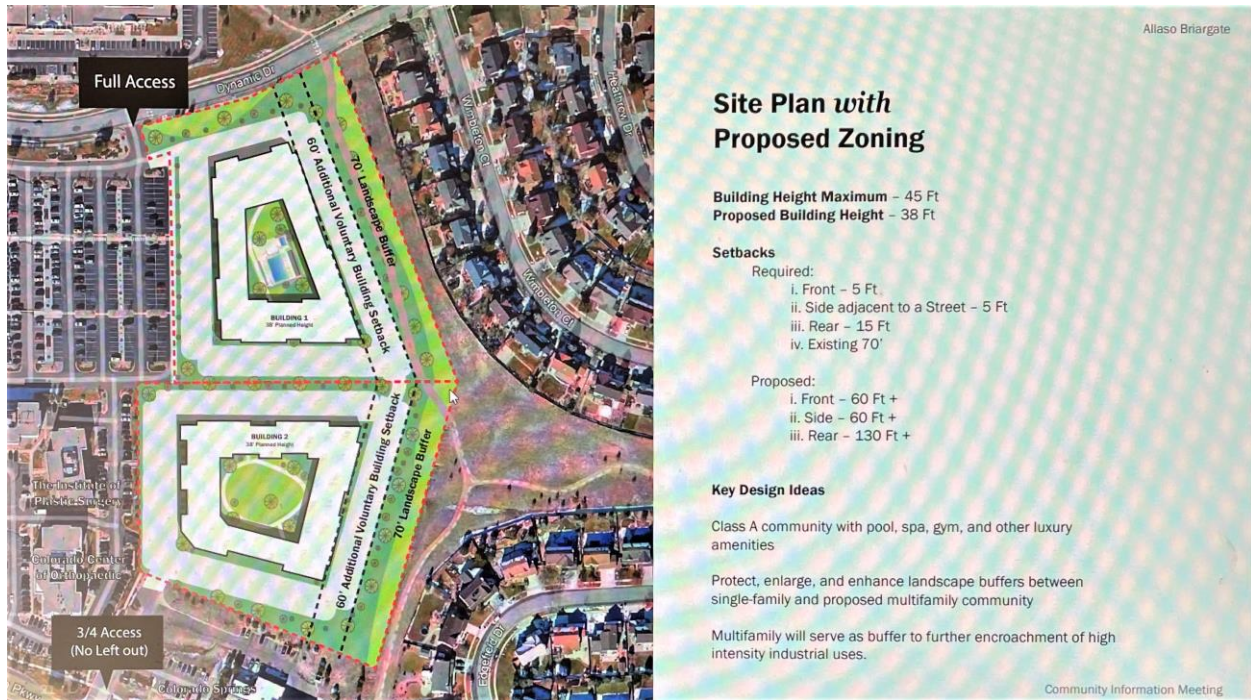
Dynamic Drive is the road on the left.



Lulu Pollard Park is a tiny neighborhood park, shared with the middle school, whose students use it during and after school.

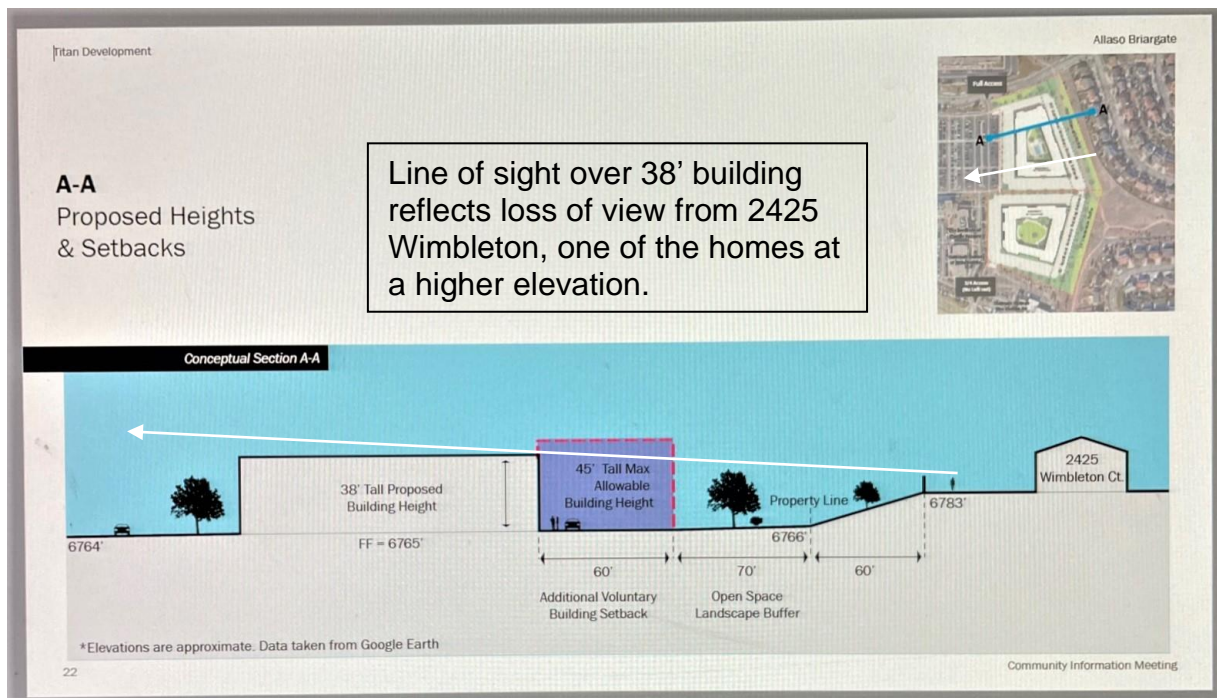
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Titan Development concept diagram for proposed 3-story apartment buildings as presented to Summerfield residents.

All examples of apartment projects presented by Titan Development were high-density buildings three-stories high or taller.



MEMORANDUM REGARDING ZONING REQUEST TO ALLOW CONSTRUCTION OF A 300 UNIT, THREE-STORY APARTMENT COMPLEX ON DYNAMIC DRIVE, COLORADO SPRINGS, CO. Feb 2, 2022

To Katelynn Wintz and Planning and Development department:

As one of the few sets of < 30-year-old homeowners in Summerfield, our concerns expressed below, albeit similar to our more tenured neighbors, should be viewed from the perspective of residents who intend to live here for 30-50 years.

We underwent a painstaking home purchase process in which we searched for the most ideal neighborhood to have and raise children in. We highly value the low to medium-low density housing that was originally intended in the master plan when this neighborhood was developed. We appreciate the proximity of schools for our future children and the perceived safety of the neighborhood. The open spaces within and parks on the outskirts of Summerfield provide various locations for current residents and their children, as well as our future children, to gather and socialize in a neighborhood-friendly environment.

We are **strongly opposed** to the rezoning request and subsequent development of said space for the following reasons:

A. Traffic and current neighborhood density

Currently there are five entrances/exits out of the Summerfield neighborhood – (1) Summerhill Dr east onto Lexington Dr, (2) Summerset Dr south onto westbound Research Parkway, (3) Dynamic Dr west onto Chapel Hills Dr, (4) Dynamic Dr east onto Lexington Dr, and (5) Wimbleton Ct onto Lexington Dr. All these entrances/exits lead motorists to Dynamic Dr and past Mountain Ridge Middle School. Dynamic Dr becomes very congested throughout the week and weekend for various reasons and directly impacts the safety of children.

1. The morning school drop-off hours coincide with neighbors leaving for work via Dynamic Dr and Lexington Dr. Parents park on both sides of Dynamic Dr, sometimes extending as far as the intersection of Dynamic/Tuscany Way, or even on Summerhill Dr. There is often a line of cars waiting to enter the parking lot off Lexington Dr.
2. Many club and recreational activities occur in the afternoons at the Lulu Pollard Park, a city-owned neighborhood park located adjacent to the middle school on Dynamic Dr. This park is heavily utilized by children of Summerfield and other Briargate residents. The conclusion of these activities often coincides with Summerfield neighbors returning home from work. With parents' cars parked on both sides of the road, it can be challenging for motorists to navigate this stretch of Dynamic Dr, further highlighting safety concerns for our children.

3. On the weekends, the middle school often hosts all-day events that include the use of the school's facilities (and Dynamic Dr for parking).

Rezoning and subsequent development of said space will only **increase** traffic in this area and further endanger the safety of children walking to and from school. This also impacts the safety of neighborhood children playing (and as such, walking to and from the park playground and school grounds) during all hours of the day.

As residents who moved in during the peak of the COVID-19 pandemic, we saw heavy usage of these spaces despite the public's fear of crowds. This space is not designed to support the increase in vehicle/foot traffic that will accompany the development of a high-density build.

B. Public safety and limited law enforcement capacity

We are thankful for police patrolling the commercial business area/neighborhood early in the morning and late in the evening to prevent crime and enforce traffic laws (e.g., stop signs, speed limit). However, due to understaffing, there is already a strain on the system (e.g., emergency response times can be 10-15 minutes, nonemergency police reports take on average 4-6 hours for initial response). Development of 300 apartments and subsequent increase in population density in this area (nearly doubling the number of residents) will lead to an even higher demand for law enforcement and place further strain on the system.

C. Deterioration of open spaces

The Summerfield neighborhood has two sections of open space: the first is bordered by Heathrow Dr/Summerhill Dr/Clapton Dr and the second is bordered by Wimbledon Ct/Edgefield Dr. The second one is directly adjacent to the proposed area to be rezoned and developed. These open spaces are owned by the City of Colorado Springs and are meant to be maintained with a portion of the tax dollars collected from Briargate homeowners.

Colorado Springs has a wide variety of soil types, and here in Briargate, it is mainly silty sand. Our more tenured neighbors have informed us that the open space used to be lush and green. Now, even in the summer, it consists of weeds. The lack of upkeep in the open space has negative impacts on property values. The rate of erosion has increased, specifically for those who back up to the drainage field. This threatens the stability of these homes and subsequently, our property values.

Rezoning and development of said space will increase tax dollars collected. However, there is no guarantee that this space will be taken care of with this increase revenue. What is guaranteed is that this high-density build will increase the use of the open space, resulting in further deterioration.

D. Noise

With the presence of multi-family homes, especially a high-density build, there will be an increase in noise due to private residents, visitors, and public services. For example, days with snow accumulation

will necessitate commercial snow removal. Additionally, the proposed high-density housing will involve communal metal dumpsters for residents to properly dispose of trash that also necessitate commercial services.

Additionally, it is reasonable to assume that residents in the proposed apartments will have visitors. The development company has proposed to build underground parking. However, with 300 units, each unit will have access to a limited number of these parking spaces. Visitors to these units will end up parking along Dynamic Dr (further emphasizing the issue addressed in A) or even within in the Summerfield neighborhood (along Wimbledon Dr, Edgefield Dr, Summerset Dr, and Summerhill Dr that are <5 minute walk to the proposed development site).

Instead of development of high-density housing, we propose two alternatives:

A. Further development of space for PIP-1 permitted services/businesses

The addition of local businesses and services, permitted under the current PIP-1 zoning, that will be walking distance from the Summerfield neighborhood will increase the property value of the general area (e.g., automotive repair garage, exterminating services, restaurants, community gardens, daycare services). The homeowners of Summerfield will greatly benefit from the proximity of these options, and would likely see regular use. As owners of a small local business, we would greatly appreciate an opportunity to offer our services to the greater public.

B. Development of patio homes.

The Summerfield neighborhood was built over 27 years ago. Many of these more tenured homeowners are looking to downsize (or have already done so). The development of low maintenance patio homes in said space provides an opportunity for these homeowners to relocate, but remain in a space they find highly desirable. This will also result in the increase in tax resident revenue and seek to address the low supply of housing without having a direct negative impact on Summerfield residents

We appreciate your time and consideration.

Christopher Chavez and Karen Chui

2615 Heathrow Dr, COS, CO 80920



February 2, 2022

Via Email

Katelynn Wintz

Colorado Springs Planning and Development

30 S. Nevada Ave., Suite 701

Colorado Springs, CO 80903

Katelynn.wintz@coloradosprings.gov

Re: Opposition to Rezoning in the Summerfield Subdivision Neighborhood

Dear Ms. Wintz:

I object to the proposed rezoning of certain land within the Summerfield subdivision to allow multi-family residential housing.

Firstly, the proposed development would add approximately 300 multi-family residential units to a neighborhood that was designed and developed for single-family housing. Doing so would place a tremendous strain on the existing infrastructure of the neighborhood. The site does not border any major roads. While it is close to Research and close to Chapel Hills Dr., it does have direct access to either. Rather, the main proposed thoroughfare is off of Dynamic, a small two-lane, unstriped residential road in a quiet community. The increased traffic at this narrow junction would serve as a chokepoint for ingress and egress from the neighborhood. During periods of light traffic, the additional traffic from 300 multi-family units would be inconvenient. During period of high traffic, including the morning and evening work commute and more importantly the drop-off and pick-up times at Mountain Ridge middle school, the additional traffic would be oppressive. In an emergency situation, the chokepoint could render those junctions entirely impassable.

In addition to the extra vehicular traffic, building 300 multi-family residential units in this area would place an increased burden, and measurable strain, on the local schools, fire department, policing, utilities, parks, parking, and community. None of those effects are buffered, eased, or tempered by the developer's proposed 70-foot landscape easement or other proposed mitigation efforts.

The entire Summerfield community between Chapel Hills Drive on the west and Lexington drive on the East, Research Parkway on the south and Briargate Boulevard on the north is approximately 217 acres and includes approximately 386 single-family houses. **The proposed development will almost double the entire housing population of the Summerfield neighborhood in just 10 of those acres, or 4.6% of that total area.** This will place a significant burden on the existing infrastructure.

Secondly, the developer's argument that the multifamily development would not have detrimental effect on the general health, welfare, and safety or convenience of the existing neighborhood because the proposed uses in the OC zone are less intensive than allowed in a PIP1 zone is disingenuous. The property owner is not proposing to build a construction yard, manufacturing facility, exterminating service, or automotive garage, even though the existing PIP1 zoning would allow it. Moreover, the property owner is not proposing to build a medical office, church, or general office space, even though those uses would be allowable in an OC zone. The developer intends to build a high-density multi-family development in a low-density residential community. The fact that something more detrimental or undesirable could possibly be built in that location does not justify rezoning the property to build something that would also be detrimental.

It is undeniable that public safety needs increase as population density increases. Building a high-density multi-family development in a low-density single family residential neighborhood will put a significant burden on the general health, welfare, and safety of the existing community. It will require more road repairs as a result of the increased traffic, more access to fire and police services, increased utility services, and will increase the burdens on the local schools.

If the developer were proposing to rezone the property to OC in order to add a medical center, restaurants, additional shopping, office space, or other similar needs, the neighborhood would likely be in general approval. We need those businesses. If the developer were to keep the existing PIP-1 zoning and build an automotive repair shop, the existing neighborhood would again likely be in general approval. Any of those uses would help meet the needs of the existing community. Instead, the proposed development would simply increase the population density of the neighborhood.

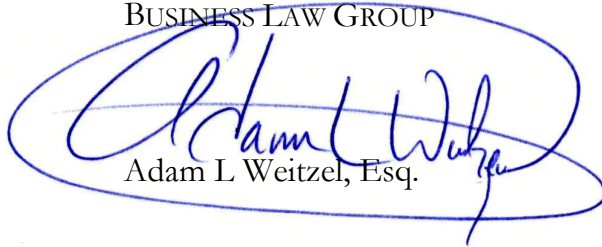
Thirdly, the two proposed 38-foot-high multi-family buildings would be an eyesore to the community. The buildings would tower above the residential homes in the area. The fact that other residential homes would be separated by a 30-foot open space tract would not offset the visual impact of the two multi-story, multi-family units. It would have a detrimental effect on the light and air of the residential homes in the area. Coloradans value their mountains and mountain views. The proposed development would be devastating to light, air, and visual impact of a significant number of existing homes in the Summerfield community, and the community in general.

For the reasons stated above, I strongly object to the rezoning application. I am a resident of the Summerfield community and will attend the scheduled meeting to vocalize my opposition.

If you have any questions, or require any additional information, please contact me at your convenience.

Best regards,

BUSINESS LAW GROUP



Adam L. Weitzel, Esq.

February 2, 2022

Katelynn Wintz
Planning and Community Development
City of Colorado Springs
Katelynn.Wintz@coloradosprings.gov

Subject: Allaso Development Proposal - File Numbers CPC ZC 22-00008 (Rezoning of 10.47 Acres from PIP-1 to Office Commercial) and CPC CP 22-00009 (Approximately 272 Multi-Family Apartments on 10.47 Acres)

Thank you for the invitation to provide comments regarding the proposed rezoning request and the proposed Titan Property Management (Applicant) Allaso Development Multi-family project located at 2505 Dynamic Drive, Colorado Springs, CO 80920.

Based on review of the documents filed, to date, I have two primary concerns: 1) the proposed density of the project and, 2) the proposed height of the multi-family structures.

Proposed Project Density:

The adjoining business neighborhood (northeast of Research Parkway and Chapel Hills Drive) currently reflects a mix of properties, including the adjacent CSFD Station No. 19, The Kum & Go fuel station, and adjacent one and two story buildings occupied by commercial and medical offices. These properties have low Floor to Area Ratios (FAR) (e.g., the fuel station FAR is 0.09, including canopy (AR DP 06-00448-A2MJ15 Final Plans)), which indicates a low intensity of use. Conversely, the proposed project reflects a nearly 300,000 gross square footage on the 10.47 acre site (Page 33 of Drainage Letter), indicating that the project will have a much higher FAR and a much greater intensity of use compared with other properties in the adjoining business neighborhood. To wedge a much greater intensity project between the low intensity business neighborhood and the nearby low density residential neighborhood raises concerns, including increased noise and congestion, and reduced quality of life, particularly for the residential neighborhood.

The Applicant's filed project statement proposes approximately 272 dwelling units (in two large, three story buildings) on 10.47 acres in the adjoining business neighborhood, which indicates a high density multi-family residential land use of 26 dwelling units per acre (DU/AC). This is incongruous with the nearby Summerfield residential neighborhood density of 3 to 4 DU/AC.

The Applicant has a multi-family residential development in Santa Fe, New Mexico, the Community of Zocalo, which features one and two story multi-family residential units with a density of approximately 7 DU/AC ([Zocalo \(titan-development.com\)](http://Zocalo(titan-development.com))). A transitional land use proposal of approximately 7 DU/AC of multi-family residential development (compared with the proposed 26 DU/AC) would be much more in character with the density of the nearby Summerfield residential neighborhood and the intensity of use of the adjoining business neighborhood properties.

Proposed Height:

One and two story structures are a characteristic of the adjoining business neighborhood. These structures sit lower in elevation than the proposed development site and have preserved the view plane from east to west. Proposed construction of three story structures of 38 feet (Project Statement) to 45 feet (Page 33 of Drainage Letter), at a higher elevation, appear to be incompatible with the visual character of the nearby business and residential neighborhoods and would have a detrimental visual impact to those enjoying the adjacent City of Colorado Springs urban trail¹, and to nearby residential neighborhood stakeholders. Furthermore, a third story is a major contributing factor to the project's density.

¹ A unique and visually stunning feature of the section of the City's urban trail, southwest of Wimbleton Court and northwest of Edgefield Drive (adjacent to the proposed project), is the unobstructed panoramic view of local and regional landmarks, including 1) Black Forest/Monument Ridge, 2) the Palmer Divide, 3) Monument Rock, 4) The USAFA, including Falcon Stadium, 5) the City's Greenspace and Open Space in the Peregrine/Blodgett Peak, Rockrimmon, and Mountain Shadows neighborhood areas, 6) Manitou Incline, 7) the Garden of the Gods, including the Kissing Camels/Gateway Rocks, and Sleeping Giant, 8) the Lower Gold Camp/Upper Skyway, Cheyenne Canyon, and Broadmoor areas, and 9), the Wet Mountains and Spanish Peaks. Regardless of building orientation, this urban trail panorama would be endangered by building heights greater than approximately 30 feet.

Additional Questions and Information Requests for CPC CP 22-00009

Dwelling Unit Portfolio and Parking Availability: With respect to the approximately 272 dwelling units (1, 2, and 3 bedroom apartment units) that are planned for construction by the Applicant on the 10.47 acre site, please provide the mix of 1, 2, and 3 bedroom dwelling units. Please identify the number of planned parking spaces. Please identify steps that will be taken to mitigate potential overflow parking from the complex onto nearby streets in the Summerfield neighborhood, or onto nearby parking lots in the business neighborhood.

Stormwater Management: Please provide the approximate percentage of the 10.47 acres that will be impervious surface area at project completion. Please identify the location of any planned Stormwater retention ponds/basins/collection systems.

Traffic Study: Please provide the projected additional traffic load on Dynamic Drive (through the Summerfield neighborhood) from/to the Dynamic Drive project site access, east to Lexington Drive/west from Lexington Drive.

Project Aesthetics and Environmental: Will any rooftop appurtenances (e.g., heating and cooling systems, water tanks, antennas, solar panels, etc.) extend higher than the 38 to 45 foot building height? If so, please provide the maximum proposed height of the structures, including the rooftop appurtenances.

Please describe how parking lot lighting will be designed to provide safety for Allaso community residents and minimize adverse impacts to nearby residents of the Summerfield neighborhood.

Please identify where trash compactors and receptacles will be placed on the property. Does the Applicant propose to also feature doorstep trash pickup service (valet trash collection) for residents of the property?

Will any section of the urban trail be eliminated or re-routed as a result of this project proposal?

Efficient use of Water: Will each dwelling unit in the proposed project be individually metered and billed for Water usage by Colorado Springs Utilities to promote the efficient use of our Community's Water Resources?

Other: Have the Advisory Committee for the Briargate Special Improvement Maintenance District and the Promontory@Briargate Business Campus HOA been invited to comment on the proposed rezoning request and planned Briargate multi-family development project?

In summary, I am opposed to the rezoning request (CPC ZC 22-00008) due primarily to concerns with both the proposed density of the project and the proposed height of the structures as identified in the companion filing (CPC CP 22-00009). However, a one and two story multi-family residential project, similar in concept and density to the Applicant's Community of Zocalo, could be an effective transitional land use for the 10.47 acre project site.

Again, thank you for the opportunity to provide comments for the proposed rezoning request and proposed development project. Please let me know if you need clarification for any of these items.

Rick Avila
Briargate and Summerfield Resident

January 31, 2022

Feedback: Briargate Titan Development Proposal

Thank you for the opportunity to provide input for the Titan Development proposal to build two luxury apartment complexes in the Briargate area off Dynamic Drive.

We have lived in the Summerfield division of Briargate for over 20 years. We love the neighborhood and its many amenities and conveniences. We have experienced much growth and improvements over this timeframe and have been quite pleased with the pace of growth and the various types of growth in the Summerfield community.

Briargate is a major calling card for the city of Colorado Springs for young families seeking a strong sense of community, safety and convenience; as well as good schools, walking trails, parks, sports activity and shopping opportunities. As long-time residents, we support maintaining the original Master Plan that incorporated the Briargate sub-division as currently zoned. Therefore, we have the following concerns regarding the Titan proposal.

Adding luxury apartment complexes will increase, by 10-fold, the population density of the neighborhood and minimize interstate (I-25) access. It would also create traffic congestion on side streets that flow into the major thoroughfares of Research, Briargate Parkway and Chapel Hills Drive. We also see this as a major safety concern for neighborhood children walking to school, riding bikes and other community block functions in the neighborhood. Another concern is easy egress for residents and first responders in emergency situations and potential mass evacuations due to forest fires (i.e. Black Forest, Boulder fire) and other natural disasters.

In maintaining the current zoning classification, and keeping the Master Plan for Briargate, we suggest the following options:

- a) Leave the open space to enhance the outdoor environment and promote healthy quality living
- b) Establish a neighborhood “*Open-Air Coffee House*” serving pastries, etc. with space for outdoor sitting; especially in this pandemic prone era
- c) Develop a *Community Garden* providing free vegetables for the neighborhood

Again, thanks for accepting our feedback and we look forward to favorable consideration to keep Colorado Colorful and the Briargate neighborhood of Colorado Springs a destination of choice!

Respectfully submitted,

Alexander and Tommie Person
Briargate Residents



Date 1/27/22

Dear Katelynn Wintz from the Colorado Springs Planning and Development Department,

I am writing to share my perspective on how building an apartment complex in the green belt behind the T-Mobile building and Firestation will **NEGATIVELY** impact our neighborhood let alone our community. First and foremost, building an apartment complex to house 300 new families will create a huge demand on services including but not limited to water supply, electricity, infrastructure maintenances, all of which will cost us more in taxes. Not to mention, with the spike in population in our quiet neiuhgnorhood you can guarantee that there will be a spike in crime that will also require more resources (police presence) and again, higher taxes.

On a more personal note, I am a mom of three young kids, and I just want to convey to you how much joy and happiness the green space has brought my family and myself since we moved here in 2019. From the Covid lockdowns to my Multiple Sclerosis diagnosis, getting out with the kids to enjoy fresh air, the view, and the nature has brought so many benefits to both our mental and physical health.

I understand that the use of the land for something other than empty greenery is inevitable, but building an apartment complex will not benefit our community in any way. Perhaps turning the area into a park for disabled kids, a climbing wall facility, a children’s museum, or even a Butterfly Pavilion (my kids love running through the space to catch butterflies!) would be far more appreciated and beneficial to our community. As I’m sure many of my neighbors would agree, family is our number one priority and investing in something our kids & family can enjoy for years to come will far outweigh the ‘value’ of more housing that will only overcrowd our community and cause higher taxes and further destroy the beautiful nature that surrounds our community.

Thank you for listening to my concerns and the concerns of my neighbors. I look forward to the virtual meeting February 3.

Victoria Lavington

Col David K. Shiller, USAF (Ret)

2565 Wimbleton Ct
Colorado Springs, CO 80920
(719) 266-1649

TO Colorado Springs Planning & Development Department – Ms. Katelynn Wintz

SUBJECT Allaso Development Proposal and Proposed Rezoning - Briargate

DATE January 21, 2022

Ms. Wintz,

I want to voice our strong opposition to the proposed rezoning in Briargate for the Proposed Allaso project. I have lived at 2565 Wimbleton since 1998. From the first we heard of this, the Titan Corporation has been disingenuous with local neighborhood residents, and it is clear they will bully us and are moving along regardless of concerns raised in an initial meeting. Frankly, the entire neighborhood is very concerned about this! It is not just a few of us!

After reviewing Titan's application, drawings, and traffic study in the link you sent (thank you), my biggest concern is the slick sales pitch they use comparing their proposal with what "could be developed under existing PIP-1 zoning – "Automotive Repair Garages, Construction Yard, Light Industrial, Manufacturing, Warehouse and Distribution, Data Center, Exterminating Services and General offices". While that is true, it paints a much more "alarming" picture to residents and in the application of what could be built, as many other PIP-1 allowed uses are much less "undesirable." Frankly, if some of the allowed PIP-1 possible uses are built, that would be SIGNIFIGANTLY MORE DESIREABLE than the proposed apartments...So when Titan claims their proposed rezoning from PIP-1 to apartments is "less intrusive", that is simply not true, and it is NOT what the residents living adjacent to the land support! We are happy with the current zoning and we see no reason whatsoever to change it other than corporate greed from an out of state developer!

Likewise, it is misleading for Titan to claim minimal traffic impact. I'm sure the traffic study is valid and professionally completed. However, every study and the results are influenced by the assumptions and the "spin" put on the conclusions. More emphasis should be placed on comparing the traffic impacts of the additional 1600 vehicles per day with today's traffic conditions – not a fully developed PIP-1 area, which is unlikely to happen in the foreseeable future. Traffic is already bad on Dynamic and Research, with speeding being a real concern. The Dynamic Drive access point is within a ¼ mile of the Middle school and park with a lot of child pedestrian traffic. Adding 300 apartment units and at least 1600 vehicles per day would significantly increase the danger.

The neighborhood concerns further involve a host of other issues, related to but potentially beyond the scope of a zoning change – but they are very real issues we want to bring to the city's attention at every level. The proposal nearly doubles the current

population/family housing unit density of the area. By my count, there are about 385 homes in the neighborhood. Adding 300 more family units in the same area is a major impact. Examples:

- Public safety and crime concerns increase exponentially, especially as fire and police emergency responses are already stretched to their limit. Bringing in 300 “short-term” residents just across the backyard fence line of neighbors is not trivial. I’m sure, Titan has a study showing no increase in crime, but there are probably plenty of other studies and common sense that would say otherwise. Heck, we’re doubling the number of residents and households in roughly the same geographic area.
- Fire and noise concerns, especially during construction are real. If a fire were to start during construction or after the project is complete, it could easily spread to the adjacent neighborhood, particularly with the ever-present west-to-east winds and wind gusts. Additionally, if we had to evacuate the area, 300 apartment units would substantially complicate the evacuation.
- Schools are also greatly impacted. D20 is already overcrowded, as is Academy Int’l Elementary School, Mountain Ridge Middle School (just blocks away), and Rampart High School. This further exacerbates the problem.

In sum, the neighborhood is well established and residents are comfortable with the existing zoning. There is ZERO goodness and lots of potential issues brought about by this proposed rezoning and possible apartment project. I understand the neighborhood was developed, and houses were sold with the area in question to remain open space until developed for office and commercial space uses as allowed under PIP-1. The 10.5 acres was NEVER intended to be developed with apartments. Original homebuyers paid extra premiums on lots lining the existing greenbelt with that understanding in mind.

Sincerely,

David K. Shiller
Colonel, USAF (Retired)

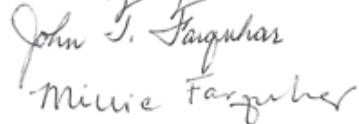
Dear Ms. Wintz and members of the Cit Land Use Review Division:

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

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

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

Sincerely,

Handwritten signatures of John J. Farquhar and Millie Farquhar. The signature of John J. Farquhar is written in cursive and is positioned above the signature of Millie Farquhar, which is also in cursive.

John & Millie Farquhar
2720 Clapton Drive
719-210-3906

Summerfield Apartment Proposal Response

Thank you Katelynn for taking our input. We have lived in Summerfield for 22 years and we were blessed to be able to raise our 4 children in this great neighborhood. Our house backs to Dynamic Drive and we have watched over the years as Dynamic went from a dead end street to a connected street with Chapel Hills Drive as offices and businesses moved in as part of the Master Plan. I have watched Dynamic Drive become a thoroughfare to increasingly more car and foot traffic. Colorado Springs Police have set up speed monitor trailers multiple times over the years in an effort to slow down speeders. Unfortunately with modern technology (waze/other apps), those trailers were easily circumvented. Even with the added stop sign to help the dozens of kids cross Dynamic going and coming from school, the speeders and stop sign runners continue. Lu Lu Pollard Park (has no designated parking area) has now turned Dynamic Drive into an already too narrow parking street (the NO PARKING signs are completely disregarded). The park has also become a loitering area during the warmer months for late night "gatherings" beyond park hours.

All that said, Summerfield is still a great planned family community with a busy community park and a thriving middle school. The addition of businesses and office space is welcome as our planners saw the population and community road usage (Dynamic Drive) maxed out with the current residential development and business potential.

PROBLEM with apartments:

- ten fold increase in car traffic as Dynamic Drive will be the PRIMARY thoroughfare for all apartment dwellers working on the Powers corridor. Businesses will only create traffic increase during business hours. Apartment dwellers will create a 24/7 increase in traffic (less SAFE) throughout the neighborhood and major increase in park utilization beyond what the current community expects and has grown to love.

IF the city makes the mistake of allowing out of state developers to build out this apartment complex (money grab...they have little care about our community) there are several conditions that need to be met.

1. Add another street light at the park for safety
2. Add at LEAST 2 speed bumps/humps on Dynamic Drive inside the neighborhood for speed and safety concerns and to decrease thoroughfare traffic (change city code if needed to do this)
3. Widen the north (next to LULU Pollard Park) sidewalk to accommodate the large increase in pedestrian traffic

Thank you for your consideration in helping keep Summerfield a safe/well planned community development. The added tax revenue and ruse of adding much needed housing can be better accommodated elsewhere as the recently added luxury apartments south of the Promenade Shops and the major complex just northwest of Lexington and Briargate Parkway have revealed. Neither of these planned developments utilize a neighborhood road as a major thoroughfare. Neighboring subdivisions (Pine Creek/Summerfield) have been minimally impacted by those developments.

Respectfully,

Kris and Terry Belcher
9040 Clapham Court
Colorado Springs, CO 80920

719-964-1143

Citizen Input for File CPC ZC 22-00008 and CPC ZC 22-00009

February 1, 2022

Comments appropriate for the Neighborhood Meeting Feb 3, 2022

Note: Page references are keyed to the applicant's document ALLASO BRIARGATE PROJECT STATEMENT JANUARY 2022 prepared by N.E.S. Inc.

*Places in the document requesting applicant clarification are noted in **bold print**.*

These comments are submitted for consideration at the Neighborhood Meeting Feb 3, 2022. They are in response to the General Application Form for the project Allaso Briargate, requesting a change in zoning from PIP-1 to OC.

1. Applicant states (pp 2, 4 and 9) that the majority of the homes immediately east of the site are elevated from the site 15-30 feet. A further statement by applicant acknowledges that the maximum building height for the requested zoning is 45 feet, with the expectation that the proposed buildings will not exceed 38 feet in height.
 - a. **What is the applicant's level of confidence in the estimated maximum building height of 38 feet?**
 - b. **Following site prep and infrastructure construction, what will be the ground elevation of the building site, relative to the current site height (previously stated as a height difference of 15-30 feet from the existing homes)?**
2. Applicant acknowledges (pg 3) present Condition of Record as requiring a 100-foot landscape/open space buffer along the east property line of the site. A later statement indicates a 70-foot buffer is proposed, so that the remaining 30 feet of the buffer already exists outside the site boundary. **The applicant should be required to place the entire 100-foot buffer inside the site boundary.**
3. Applicant states (pg 4) that the current PIP1 zoning limits the viable uses for the site. However, applicant's request that will lead to the intended use of the site for multi-family dwellings is certainly more limiting than the PIP1 zoning. **Applicant should expand on the contention the proposed use is less limiting.**
4. Applicant presents (pg 4) a concept of multi-family dwellings on the site with a maximum density of 26 units per acre. Anticipating that the applicant will strive to maximize both the return on investment and the effective use of the site, this leads to 272 dwelling units (26 * 10.477). Total population is difficult to speculate, but with 1-, 2-, and 3-bedroom units being built, a conservative estimate of three occupants per unit yields a population of 816 people residing on the fully-developed 10+-acre site. This yields a population density of 81.6 people per acre in this small, 10+-acre Allaso project. By contrast, the population density of Colorado Springs' most populous neighborhood is 7.25 people per

acre; the population density of the Briargate neighborhood is 3.34 people per acre. Even with some statistical variations in the precision of these numbers, the difference between 3.34 and 81.6 represents a near-egregious abuse of the site the applicant is proposing. This difference in the population density should cause the applicant to reconsider. **Applicant should provide a strong justification for the quantum increase in proposed population density.**

5. Applicant presents (pg 4) a concept of amenities for the Allaso project. Because the topic of affordable housing is frequently in the forefront of Colorado Springs news and concerns, the target customer or renter should be identified by the applicant. The amenities list included in the concept are a clubhouse, a pool, a spa, and a gym. This list provides examples of amenities but does not appear to be exclusive of others that may be added during development of the project. **The applicant should provide information about the target renter to be attracted to this property, and should present more complete information regarding amenities.**
6. Applicant presents (pp 5, 7) project justifications in an effort to characterize Allaso as an asset to the neighborhood. Applicant uses terms such as “--- a more compatible transition zone between ---” family and commercial areas; “--- creating vibrant neighborhoods and providing diverse housing choices.”; and “--- provides a mix of housing types ---”. Putting this extremely high-density housing project on this site reduces the transition zone between residential and commercial zones, placing the residential zone in more immediate proximity to the commercial zone. Allaso is not providing a mix of housing types; conversely it is bringing in a set of dwellings that all look alike. These opinions regarding the added value that Allaso will bring to Briargate should be amplified and explained by the applicant. **Applicant should bring facts to bear to substantiate the opinions expressed in the project statement.**
7. Applicant cites (pg 7) the PlanCOS Strategy TE-1.C-3, which is to “Ensure an adequate supply of attainable housing for the workforce across all industries ---.” **Applicant should provide facts stating how Allaso will provide attainable housing to the surrounding community.**
8. Applicant states (pg 10, Conformance statement 2) that there will be 130+ feet of separation between proposed buildings and the existing residential area to the east. Previously, distances of 30 feet (existing open space in residential area), 100 feet (proposed buffer zone), and 60 feet (parking area on the site), which totals 190 feet. Characterizing the separation at 130+ feet is a reduction of about 32% in the separation claim found elsewhere in the statement. **Applicant should explain what the real intent is, and should not be allowed to use the existing 30-foot open space as part of the required 100-foot buffer zone.**
9. Applicant addresses (pg 11) existing infrastructure and its ability to accommodate the proposed Allaso project. These infrastructure factors were developed with the expectation that the Briargate neighborhood will be at and remain at a population density of 3.34 people per acre. Allowing the density to increase so

dramatically to 81.6 people per acre will have a detrimental effect on these various infrastructures, and will cause a decreased quality of life for all residents, including the residents of Allaso. Water, transportation, and schools are some of the immediate infrastructure factors that are addressed inadequately. Two examples: Water availability is on ongoing discussion and concern in Colorado Springs. Streets in the immediate area of Allaso are already very busy. A citizen review of the proposed access to/from Allaso indicates that only one street accommodates both left- and right-turn exits. Dynamic Drive is a minor street that exits to a stop sign to the left, and into a school zone to the right. Research Parkway has only a right-turn exit from the site. **Applicant should explain the plan to ensure the robustness of such services is improved and ensure there is sufficient infrastructure support for the increased population density proposed.**

We are asking that the applicant provide facts, detailed information, and/or objective data to support the speculative statements and opinions that comprise this project statement. We have a number of concerns that are not addressed in this project, believing it will be detrimental to the immediate neighbors and businesses. In addition to the incomplete statements and unverified opinions of the applicant, there are factors that are not addressed in this plan, which give us concern.

Citizen concerns:

- Availability of water
- Drainage pattern for the area
- School capacity
- Transportation
- Out-of-town financial interests
- Applicant investing in property, not in the city
- Affordable housing situation in CS

Alexander & Carol Young
2605 Helmsdale Dr
Colorado Springs, CO 80920
Tel. 719-388-6154

April 7, 2022

Peter Wysocki and Katelynn Wintz
City of Colorado Springs P&CDD
Colorado Springs, CO 80920
Tel. 719-385-5192

Dear Mr. Wysocki and Ms. Wintz,

This letter is to inform you of our opposition to the Allaso project at 2505 Dynamic Drive, Colorado Springs, CO and the associated re-zoning changes. We strongly object, for several reasons, to amending the Master Plan, changing this property within the Briargate Business Campus from Office-Industrial/Research & Development (O/I) to Multi-family Residential.

We purchased our home due to the outstanding views of the Front Range mountains and unobstructed view through the open space directly west of our back yard and patio. Allowing three story buildings on the proposed Site is certain to obscure our view. The addition of parking street lights that will inevitably be on at dusk and throughout the night, will certainly add to the light pollution in the area and further degrade nighttime quality of life.

The addition of 300 apartments will undoubtedly bring volumes more traffic through our neighborhood, which would end the quiet location that was part of our buying decision. We also feel our property value will be negatively impacted with the addition 300 apartments virtually in our backyard, and expect the crime rate in the area would increase due to the huge increase in local population from these apartment complexes. Additionally, being within the District 20 school district influenced our buying decision for future resale value. The addition of so many families is sure to degrade the quality of education due to increases in class size and further degrade our resale value.

The Master Plan for Summerfield was not designed for such a massive increase in local population. Within the current zoning designation, small businesses, no more than two stories tall, with motion activated or shielded street lights, are more appropriate for the Business campus, and what we expected. Obscured views, greatly increased traffic and safety concerns based on the January 2022 Traffic study, additional light pollution, and additional noise generated from vehicles and high-density tenants, 24 hours a day, seven days a week, is not what we expected when we purchased in this area.

In conclusion, we believe changing the Master Plan and reclassifying the Site to Multi-family Residential should not be allowed. This land should remain Office-Industrial/Research & Development (O/I). Reclassification to Single Family, single story residential, would be an acceptable zoning change and be very appropriate for this fine area of Briargate. We ask you, our Planning Director and City Planner, to deny the request of this out-of-state developer, who has no stake in the quality of life within our Summerfield neighborhood.

Sincerely,

//SIGNED//
Alexander Young

//SIGNED//
Carol Young

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

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

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

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

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

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

Traffic and current neighborhood density:

Within the last several years the Briargate neighborhood has experienced considerable growth. Across the street from the large Focus on the Family (FOTF) complex, the popularity of The Shops at Briargate and the partial development of FOTF property further to the east have turned Briargate Parkway into a very busy

thoroughfare during every hour of the day. Additionally, a major expansion of a retail complex is underway on this property. It is bordered on the EAST by Chapel Hills Drive, on the SOUTH by Research Parkway and on the NORTH by Briargate Parkway. All this is just one half a block west of this proposed new apartment complex. When fully completed it will generate thousands of retail customers all hours of the day. It is easy to anticipate major congestion in this area if the re-zoning request is approved.

All this is in addition to two major facilities which generate considerable traffic throughout the day...the large T-Mobile call center with hundreds of employees adjacent to this proposed apartment complex and an even larger, multi-building office complex directly across the street on Dynamic Drive. Both of these two properties include hundreds of parking spaces for employees, tenants, clients and visitors.

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

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

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

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

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

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

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

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

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

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

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

Robert Balink
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