

City Planning File #: CPC LC 16-0002, CPC DP 16-0002
City Planning Commission decision - 6/16/16

APPEAL STATEMENT

This is an appeal from the City Planning Commission decision of 6/16/16, concerning a proposed zoning change and development of a swim facility near the intersection of Elkton and Chestnut. This 28,000 square foot facility will be constructed within 150 from homes built in the Pine Cliff are. The most affected homes sit on a ridge and will overlook this facility, a little more than a stone's throw away.

While the applicant has made several accommodations to address the homeowners concerns, several large issues remain. First amongst these is noise. While it has been proposed that this facility will be primarily a swim facility, the owner has acknowledged that it will also host swim meets. The building is designed to have long horizontal windows along the pool area that face towards our homes. One of the home owners on the ridge, whose daughter swims for the University of Wyoming, described the noise levels to City Planning as follows:

"My name is Rich Dickerson and my daughter is an NCAA Division 1 swimmer for the University of Wyoming. That being said it is evident that I have attended and witnessed many swim meets over her swimming career since the early age of 7. Swim meets and training sessions do create a high level of noise that is easily heard for quite a distance. A starting horn is used to start every race during a meet, these are typically an electronic horn that is very loud so all swimmers can easily hear the start of the race. If this facility is allowed to have open windows that face north towards the homes above, the home owners that face those windows will be hearing a starting horn go off every minute or two during a swim meet. I have known some meet referees who wear foam earplugs during meets due to the constant noise and volume of noise. Imagine if you will, a building filled with 100 + excited screaming children, with electronic horns and loud speakers making announcements and you will get the general idea of the volume of noise at a swim meet. Some facilities use a bull horn to communicate during meets and my research shows these can be heard for up to 600 yards with only 10 to 16 watts of power (see attachment D&J Sports inc.).

Electronic starting systems are now the norm these are the systems with the loud electronic starting buzzer or horn, and they incorporate a loud 40 watt speaker so the meet referee can communicate with all swimmers no matter where they are in the facility.

A train horn that I can easily hear from east of I25 is 96 to 110 decibels, electronic starting devices have a 40 watt speaker capable of creating up to 120 decibels (see attachment IST timing systems specs). These systems can also mimic the sound of a gunshot; if desired over the horn sound to start a race. The START 1000 MarkIII is a less powerful hand held start system that has a 6 to 10 watt

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2016 JUN 27 P 12:00

rating and can be easily heard over 800 feet. (see attachment Pro Grams Sports Systems)

With this all being said, I am not opposed to this facility but I would like it to be built with consideration for the homes in close proximity. I would be opposed to the Building of this facility with north facing windows that open and a flat roof. I am also opposed to a zoning change that would allow this facility to someday be turned into another form of commercial property such as a car lot, convenience, liquor or marijuana store.

Thank you so much for your time and kind consideration,

Rich and Mary Dickerson
325 Hummingbird Hollow Dr.
Colorado Springs, CO 80919"

I followed this email up with another email to City Planning as follows:

"Hannah, I'm not sure these attachments came through in the e-mail I previously provided you from Mr. Dickerson. The highlights are that the horns and electronic sound buzzers that are used in these types of facilities have a range of over 800 feet. Our homes are less than 200 feet away from the open windows that are proposed. These electronic beepers are used during practices that allows coaches to start athletes with as little as 3 seconds between beeps. The speakers are 40 watts and emit 120 decibels.

Megaphones are also common in these facilities and have a noise range of 600 yards.

Mr. Dickerson also explained to me in a handwritten note that coaches commonly use whistles in these facilities, and the whistles produce over 100 decibels.

Please provide the Commissioners with this information right away. Given the extreme noise levels anticipated, I'm at a loss to understand why City Planning is recommending this building to have windows that open and face directly towards our homes?"

In response to these concerns the owner / applicant agreed to install the windows so that they won't open. The problem remains, however, that it is an accepted engineering fact that windows are not effective sound barriers, and that this facility is going to produce an extreme amount of noise that will be emitted through the windows and up to our homes on the ridge. In spite of these concerns, the owner / applicant has refused to commission a sound study.

Regarding the sound problem, the homeowners are requesting two items: (1) That sound proof windows be installed; and (2) that sound baffling be installed in areas of the building, such as the ceiling and other areas, to provide effective noise mitigation.

Another issue that has not been addressed, nor has it yet been studied by City Traffic Engineering is the effect on traffic at the intersection of Chestnut and Garden of the Gods. This

intersection is already subject to periodic back log, and when swim meets let out it is conceivable traffic could be back up on Chestnut from Garden of the Gods to Elkton.

My last concern, which is shared by my neighbors on the ridge, is the aesthetics of the building. It is proposed to have a flat roof. The architect has stated it would add an additional \$100,000 to add a pitched more residential looking roof. In My email to City Planning I pointed out that this lot, which the owner is attempting to be spot zoned, was platted to have an office building with a pitched roof. I am attaching a copy of a picture of that building. That is what I and my other neighbors relied on when we bought our homes that will look down on this building: I explained this to City Planning as follows:

“When the Elkton Partners began the development below my home years ago they presented a site plan that has three phases. Phase I is complete, and resulted in a very professional looking office building with a residential roof. Phase II will eventually be a building that looks just like it, and I'm fine with that. This is the plan that was in existence when I bought my home in 2008, and I relied on this plan at that time because I did not want a block building with a flat roof sitting below my home. I think all of my neighbors share this position. I am attaching a picture of the Elkton Partners phase I building.

What is being proposed for the Pikes Peak Athletics swimming facility is a significant zoning change request. The building zoning immediately around the proposed development, which originally included the proposed development site, are zoned OC. Across the street is PIP-1. To the west is PIP-2. There is a band to the northwest that is R1-6. This requested zoning change amounts to spot zoning to accommodate the intended use. I've attached a zoning map that demonstrates this. Importantly, what this zoning change means is that if the intended business fails, the requested zoning change would allow a new business to operate, for example, as a bar; an automotive service; a liquor store; pet services; a sexually orientated business or medical marijuana. I've attached the City of Colorado Springs graph for permitted uses. If the zoning is going to change, then I think the construction of this building needs to conform to the look and other expectations of the homeowners on the ridge.

As you know, Elkton Partners recently sold the parcel in front of phase II to Pikes Peak Athletics and in their Plat Approval Covenant Elkton Partners granted the owners of Pikes Peak Athletics the right to build a facility as long as Elkton Partners approved of the plan. The Platt Approval Covenant requires Elkton Partners approval of the design. Has that permission been granted?

As currently proposed, the Pikes Peak Athletics building is completely incompatible with the architectural guidelines for the development of all of the land that was owned and platted by Elkton Partners and that Elkton Partners has already started to develop. This building will stick out like a sore thumb, is unsightly compared to Elkton Partners phase I-III, and is inconsistent with what

was represented to me when I bought my property. I object strongly to any building that does not have a residential roof and reflect the architectural imprint established by Elkton Partners.”

I was joined in this by William Vaupel in written comments. William is an engineer and lives two houses away from me. I was joined in this at the City Planning Commission hearing by Bob Patterson, a custom Home Builder for over 40 years, Bill Poage, who is now in his 80's and a former School District Superintendent, and Rob Atkins, a Lt. Colonel in the U.S. Air Force.

City Planning pointed out that years ago there was a concept drawing that showed an HOA swimming pool. But that was never included in the final platting, and was not available for me or my neighbors to look at when we bought our homes.

While it is recognized that there will be additional cost in order to construct this building with a pitched roof, I presented evidence that the value of my home will drop by \$20,000.00 at time of resale. There are 12 homes on the ridge. There are an additional 40 homes in our cul de sac whose home values are anchored by the values of our homes. Conservatively, the decision to construct the swim facility with a flat roof will cause a diminution in home values on our neighborhood of between \$500,000 and \$600,000.

Thank you for your consideration,

6/27/16



Kirk R. McCormick

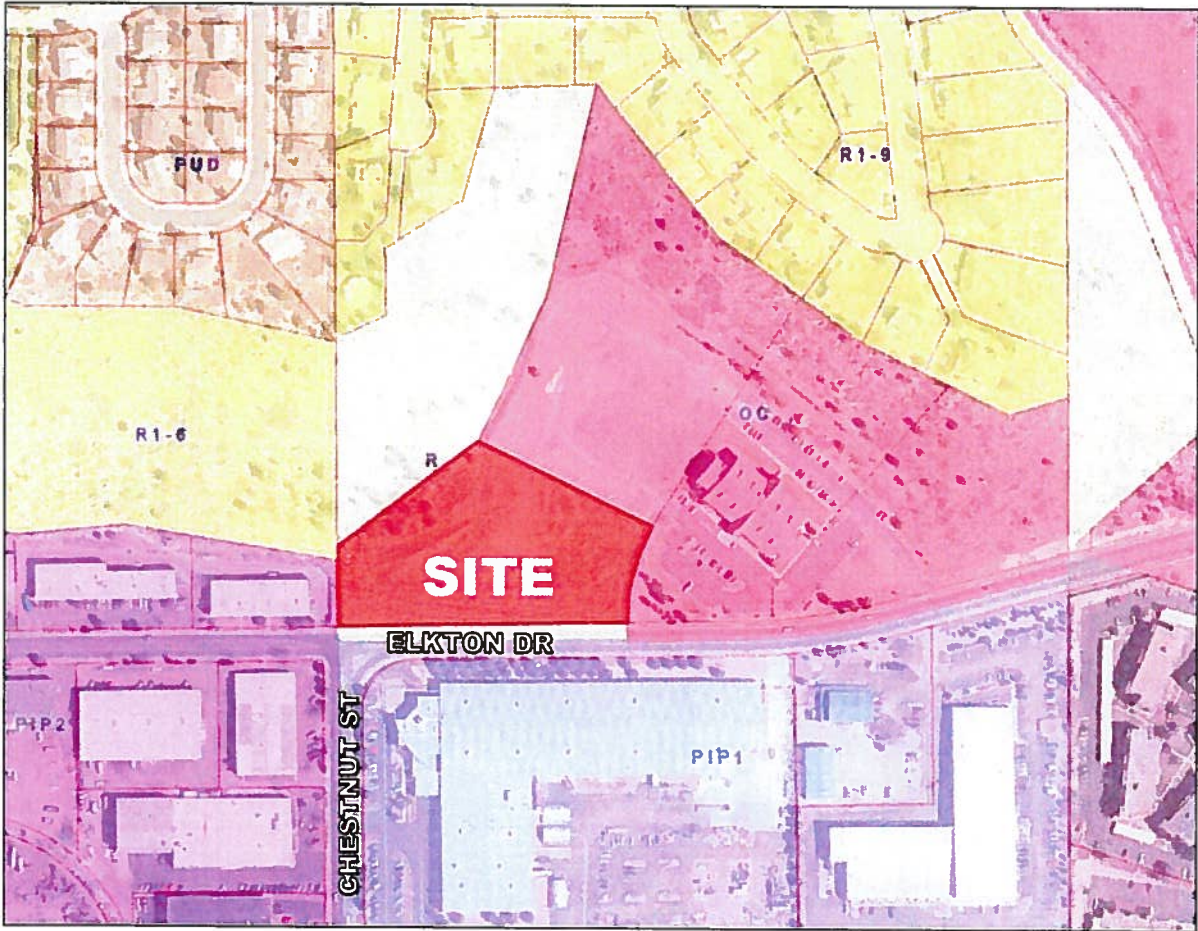
4940 Sunbird Cliffs Drive

CITY PLANNING COMMISSION AGENDA

STAFF: HANNAH VAN NIMWEGEN

FILE NO(S):
CPC ZC 16-00022 – QUASI-JUDICIAL
CPC DP 16-00023 – QUASI-JUDICIAL

PROJECT: PIKES PEAK ATHLETICS
APPLICANT: IRELAND DEAN; KRISTIN ALBERS
OWNER: PPA LANDCO, LLC; GEORGE HEIDINGER



ProGrams Sports Systems

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- Ultrak Digital Countdown Timers
- Ultrak Printing Stopwatches
- Ultrak Stopwatches
- Ultrak Timing Systems

Brands

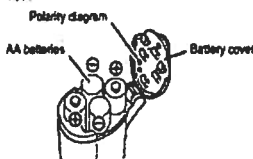
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Home | Electronic Starter Systems | START 1000 "Mark III" Bullhorn Starter for Swimming, Track, Inline Skating Meets

START 1000 "Mark III" Bullhorn Starter for Swimming, Track, Inline Skating Meets

INSTALLING BATTERIES

STEP 2: Insert eight AA batteries, referring to the polarity diagram on the inside of the battery cover.



Price: \$269.89

SKU: pgsst1k_mk3

Shipping: \$9.89 (Fixed shipping cost)

Quantity: 1

[Buy in bulk and save](#)

Related Products

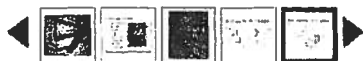
SEIKO S141 300-Lap Memory Stopwatch for Aquatic Sports
\$199.89

SEIKO S149 BASIC: 300-Lap Memory Printing Stopwatch
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ULTRAK 460 16-Lap Stopwatch Measures to 100 Hours at 1/1000 Second Resolution
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ULTRAK 460 Stopwatch RainBow Six-Pack Special 1/1000 Second Resolution 16 Lap/Split Memory
\$129.89

START 1000 Magnum v3.03 Electronic Starter Pistol - Inline Skating Swimming Track
\$189.89



Product Description

START 1000 MARK III – a kinder, gentler start!

HANDHELD ELECTRONIC BULLHORN/STARTER SYSTEM

ProGrams Sports Systems has combined what we believe to be Earth's best handheld loudspeaker with a modified tone generator from a commercial fire alarm system and our own unique side-emitting LED strobe light to produce the START 1000 MARK III Electronic Starting System. Over 15 years of experience in producing earlier versions of this device – our original START 1000 Classic Swim Meet Starter System and its successor, the START 1000 Lite Handheld Starter – have led to this new product. The major features of this system are as follows:

DESCRIPTION

- ▶ Handheld starting system powered by 8 AA batteries.
- ▶ Loud, light, and reliable megaphone allows starter/referee to speak to athletes and announce beginning of each race.
- ▶ Integrated signal button produces simultaneous electronic "beep" and ultra-bright 360° LED flash to start each race.
- ▶ No loud, scary pistols to frighten younger summer-league athletes.
- ▶ No delays caused by misfires.
- ▶ No annual ammunition costs.
- ▶ Two-year warranty.



2

SYSTEM COMPONENTS

Handheld loudspeaker

▶ **Power output: 6W Rated / 10W Max.**

▶ **Range: 250 meters (over 800 feet).**

▶ **Powered by 8 AA batteries (over 8 hrs operating time).**

▶ **High durability ABS or ASA resin construction – compact and lightweight, easily carried all day with one hand.**

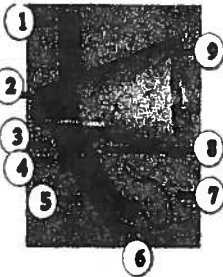
▶ **Voice amplifier with wide frequency range for enhanced audio quality.**

▶ **Speaker incorporates neodymium magnet and polyimide diaphragm to ensure efficient operation and high sound quality.**

▶ **Anti-bacterial treatment on mouthpiece, microphone, and handle improves hygiene and safety during use.**

PARTS AND FUNCTIONS

1. 360° LED strobe
2. Mouthpiece
3. Start button
4. Volume control
5. Handle
6. Battery cover
7. Carrying strap
8. Talk trigger
9. Speaker horn



Electronic beep

▶ MARK III tone generator incorporates powerful siren-driver circuit board from modified commercial fire alarm system.

▶ Rated sound-level output at ten feet: 106dB.

Side-emitting LED strobe

▶ A brilliant white flash from a state-of-the-art light emitting diode (LED) is synchronized with the electronic beep to provide a visible starting signal.

▶ The powerful side-emitting LED diode used as the optical strobe for this system is mounted inside a light-diffusing cylinder surrounded by a protective lens for eye safety.

▶ The ultra-bright 360° LED optical strobe used in this system has been designed, tested, and fabricated in our own manufacturing facility.

TECHNICAL SPECIFICATIONS

OUTPUT POWER	Loudspeaker rated 6W / 10W maximum
POWER SOURCE	Eight (8) AA batteries (to supply 12 V DC)
SIGNAL	Simultaneous start pulse & 360° LED strobe flash
BATTERY LIFE	8 hours (estimated time for Alkaline batteries)
AUDIBLE RANGE	Voice: 250 meters (over 800 feet)
START PULSE SOUND LEVEL	Acoustic signal rated 106 dB @ 10 feet
SPEAKER HORN	Neodymium magnet / Polyimide diaphragm
OPERATING TEMPERATURE	Ranges from -10°C to +40°C (14°F to 104°F)
MATERIAL	High durability ABS resin (Grey / Light Grey color)
DIMENSIONS (L x W x H)	265 x 160 x 325 millimeters (10 1/2 x 6 1/2 x 12 1/2 inches)
WEIGHTS (Mark III & Batteries)	750 grams (1 lb 10 1/2 oz) & 195 grams (7 oz)

[Click to view START 1000 Mark III Owner's Manual \(PDF Document\)](#)

SHIPPING & HANDLING

- Δ A fixed shipping and handling fee based on the United States Postal Service (USPS) price for Flat-Rate Priority Mail Boxes will be charged for preparing and shipping your order anywhere in the United States. Your order may be shipped via USPS Priority Mail, UPS Ground Service, or FedEx Ground Service using what we consider to be the best service available for date and time of purchase and your shipping address.
- Δ For international orders, we ask our customers to take advantage of the internet store that we operate on eBay where we can process shipments through eBay's new Global Shipping Program. Under this plan, all shipping and customs charges are calculated and collected automatically by the eBay/PayPal shopping cart. This eliminates any surprises associated with unexpected expenses such as customs duties, import charges, taxes, third-party international shipping charges, brokerage fees, fuel surcharges, processing and handling fees, etc. This also allows you to receive your order even faster because it can be delivered immediately and will not be held awaiting customs payments.

INTERNATIONAL ORDERS

As discussed above, we prefer to use the eBay Global Shipping Program to ship to international customers. Every product offered at this SOS-SWIM store can also be purchased at our ProGrams Sports Systems eBay outlet. Click the image on the right to hop over to the listing for this item on eBay.




STARTER PISTOL ISSUES:

The traditional starter's pistol is "under the gun" and is facing a growing clamor to end its use at high school athletic events. The push for a change started to grow after the May 2007 shooting death of a 15-year-old student at Toronto's C.W. Jefferys high school. A probe into school safety after the student's death raised troubling questions about safety levels in schools and the threat of weapons on school property in Canada.

This concern slowly spread throughout the United States and, in 2014, we saw a major jump in the number of orders received for swim meet starters. This appears to be the result of many cities and states issuing bans on using starting pistols at various athletic venues – leading to many spurts of interest in ordering our electronic starters all across the country. For example, in 2014 we built and shipped almost 50 of our Mark III electronic bullhorn starters to customers in New Jersey alone in anticipation of a recently issued ban on using traditional starter pistols for their swim meets.

Others have joined this movement and various local and statewide bans are now in effect or will be issued in the near future. The next panel in this listing shows the beginning of the National Federation of State High School Associations web page explaining 2014-15 Swimming and Diving Rules Changes (including a new ban on using starting pistols as sounding devices in interscholastic swimming).

As explained above, the possibility that one may have to wait for periods longer than a week or so before a starting system can be shipped makes it necessary for us to encourage our customers to place their orders early. We hope that this will help minimize many of the disappointing delays that might otherwise result from heightened and highly variable surges in the rate of receipt of orders that we expect to be processing this year.

	NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATIONS	Activities & Sports	NFHS For You
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Home > Sports Resource Content > Swimming and Diving Rules Changes - 2014-15

Swimming and Diving Rules Changes - 2014-15

By on November 21, 2014

rules change

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3-3-4: Reorganize to list the items a competitor may wear/use and clarifies that adhesives are not allowed for swimmers and/or divers. Divers may wear tape or wraps for support and no longer limited to the wrist.

Rationale: Lists items a competitor may wear/use as it makes the rule easier to use and assists in compliance. The change also prohibits the use of adhesives, such as sprays, as they become slick when wet and can interfere with performance of others.

3-6-1, New 2, 3: Delineates more clearly unsporting conduct, which results in removal from the meet and all events in which the competitor previously qualified, and unacceptable conduct, which carries a penalty of disqualification from the event. Separates spectator conduct from athletes and coaches.

Rationale: More clearly defines what is considered unsporting conduct, with a resulting penalty of no further participation up to ejection from the competition area, and what actions are considered unacceptable conduct with a resulting penalty of disqualification from that event. Delineates in Rule 8-3-8b when a relay lead-off time shall not be eligible for use as a qualification time or record. Spectators are also separated from athletes and coaches when dealing with unsporting/unacceptable conduct.

4-3-1 NOTE, 4-2-2 NOTE, 2-7-3 NOTE: Prohibits the use of a pistol/starter's pistol as the sounding device in interscholastic swimming.

Rationale: It is inappropriate to use a pistol of any kind at a school swimming meet. Alternative sounding devices are readily available.

8-1-5: Swimmers no longer step off the starting platforms after the referee/starter gives

WARRANTY INFORMATION

Our electronic starter systems carry an unconditional two-year warranty for parts and labor. Beyond the two-year period, they can be returned for repair at our facility for a fixed fee of \$69 + \$10 shipping & handling.

ProGrams Sports Systems has a long history of helping athletic teams on a budget - providing an economical source of accurate and reliable equipment for all of their timing needs. After evaluating equipment available for timing various types of events and processes, we made the decision to become authorized dealers for ULTRAK and Seiko stopwatches and associated products as a way to provide extra resources for our starter-horn customers.



The ULTRAK line of stopwatches, pedometers, scoreboards, and timing systems produced by CEI represents the latest in athletic timing and measurement products. CEI's extensive selection of quality ULTRAK timing products and customer service department is second to none. ProGrams Sports Systems is proud to be an authorized ULTRAK dealer. The full manufacturer's warranty applies to all of our ULTRAK products.

We also serve as an authorized SEIKO dealer and their warranty applies to all of our SEIKO products. The SEIKO Certificate of Limited Warranty accompanies each stopwatch purchased at our eBay store. SEIKO recommends that you do not purchase their products on any website unless it is a SEIKO Authorized Internet Retailer with the emblem "SEIKO AUTHORIZED RETAILER SITE" as it appears here. Only SEIKO Authorized Retailers can provide you with access to readily available parts and factory trained technicians. Any watch not accompanied by an original proof of purchase or a valid warranty certificate will not be recognized by SEIKO Service Centers.



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DAKTRONICS OMNISPORT HS-200 PRODUCT SPECIFICATIONS



The OmniSport® HS-200 horn start and public address system is a complete starting solution for aquatics and track. Signal the start of a race with a distinct start tone and simultaneous flash. The HS-200 horn start can be programmed to sound a typical start tone or emulate a gunshot. Included microphone makes announcements, sends start/recall signals and changes internal settings. Smart Start and Recall features can be enabled or disabled depending on the officials' preference.

DIMENSIONS	WEIGHT	POWER
12" H x 8" W x 14" D (305 mm, 203 mm, 356 mm)	13 lb (6 kg)	120/240 VAC or rechargeable battery

KEY FEATURES

- 15 hours of battery use on full charge and 5-year life span (with regular charging after each meet)
- Internal 40 Watt speaker sounds voice and start signals
- 360° Strobe Light is easily viewable indoors and outdoors for all athletes and officials
- Smart Start detects a connection from the timing console to eliminate the possibility of a missed start
- LED indicators show ready/recall and battery status
- Dedicated outputs to auxiliary and lane speakers for maximum performance and flexibility
- Two sealed volume controls for independent control of main/auxiliary speakers and up to 10 lane speakers
- Start output provides both normally open and normally closed contacts to accept multiple timing system brands
- Practice Mode allows coaches to signal starts with as little as 3 seconds between athletes
- Color-coded jacks for quick setup

CONSTRUCTION

Durable, lightweight aluminum

PRODUCT SAFETY APPROVAL

ETL listed, tested to CSA standards and CE labeled; FCC approved

OPTIONS & ACCESSORIES

- Radio control (refer to following page)
- Remote Strobe (see [SL-07387](#))
- Auxiliary Speaker
- Individual Lane Speakers
- Backstroke Flagpole Mounting Bracket
- Tripod

FOR ADDITIONAL INFORMATION

- Manual: See [ED-12935](#)

WWW.DAKTRONICS.COM E-MAIL: SALES@DAKTRONICS.COM

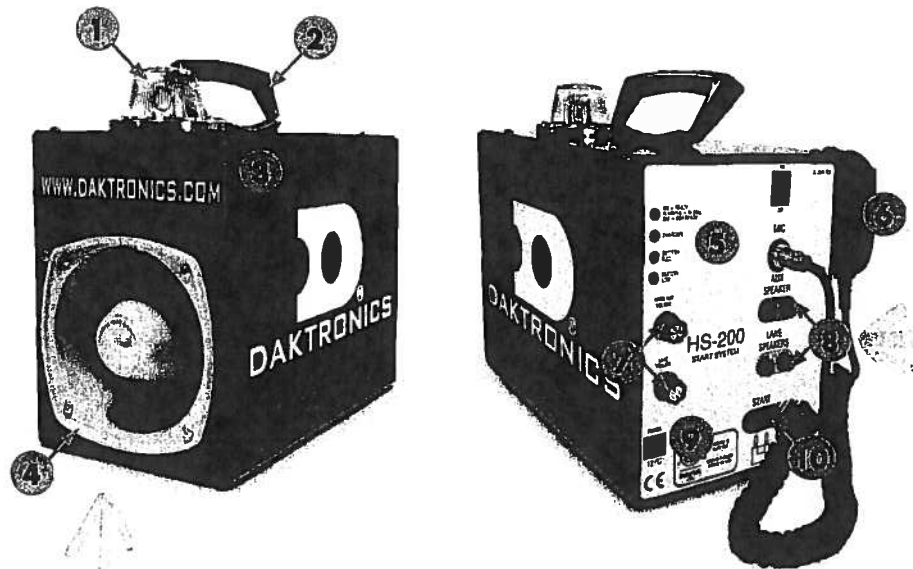
201 Daktronics Drive, PO Box 5128, Brookings, SD 57006
 Phone: 1-800-225-8744 Fax: 605-402-0200 Email: 605-407-4744



DAKTRONICS OMNISPORT HS-200 PRODUCT SPECIFICATIONS

HS-200 COMPONENTS

1. 360° Strobe Light
2. Carrying Handle
3. Durable Aluminum Case
4. Internal 40 W Speaker
5. LED Status Indicators
6. Microphone
7. Volume Control Knobs
8. Speaker Connections
9. Power Jack
10. Start Output

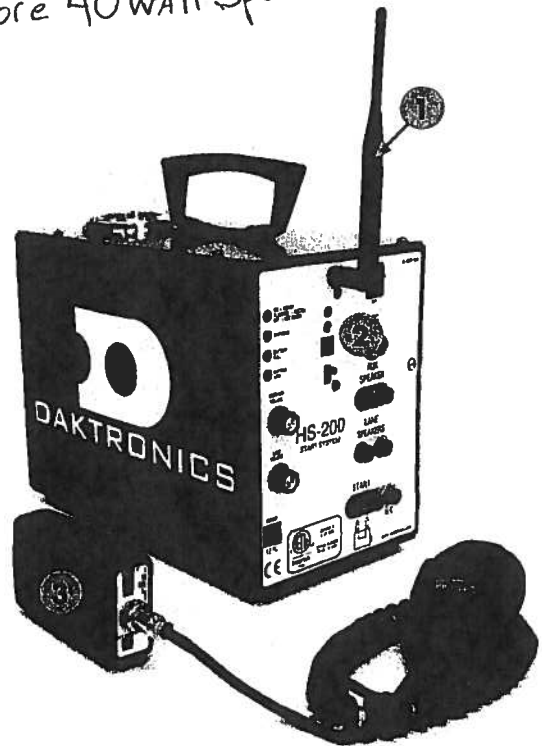


*Has the Ability
to Add More 40 watt Speakers*

RADIO CONTROL OPTION (HS-200R)

The wireless microphone system allows the freedom to direct and start events without being tethered to the horn start unit. Choose between 8 radio channels to find the clearest available signal. LED indicators on the HS-200R show the selected channel, the voice activation and interference (noise). Existing horn start units may be retrofitted with the radio option, and an additional standard wired microphone may also be connected.

1. Antenna (Receiver)
2. Channel Selection & Status LEDs
3. Belt Pack (Transmitter)



WWW.DAKTRONICS.COM E-MAIL: SALES@DAKTRONICS.COM

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**International Sports Timing
PRODUCT SPECIFICATIONS
SWIMSTART Electronic Start System**

Introduction

The International Sports Timing SWIMSTART Electronic Start System is a compact, rugged tone and strobe start with an internal rechargeable battery. All components are solid state for outstanding durability. Like all products from IST, SWIMSTART Electronic Start Systems are covered by a five year warranty (battery warranty is two years).

I. SWIMSTART Electronic Start System

A. Physical

1. Overall size is 12.5" in height by 8" in width by 4" deep, not including speaker.
2. Total weight is 22 pounds with battery.
3. Case consists of an aluminum extrusion coated with a matte black anodized finish. End caps flare at bottom to form no-tip feet. Top mounted handle provides easy portability.
4. Two latching straps on back of case allow unit to be attached to backstroke flag pole.
5. Lens over 360 degree strobe is a transparent dome of shatterproof plastic.

B. Electrical

1. Unit includes a 110V to 24VAC wall transformer that should only be connected to GFI (Ground Fault Interrupt) 110V 15 amp (min.) outlet.
2. Load requirement: .2 amps.
3. Includes an internal, rechargeable 12V battery with an over/under charge protection circuit (warranty on battery is two years). Estimated use per charge: 12 hours.
4. Output to timing system can be either normally-open (for IST, Colorado or Daktronics timing systems) or normally-closed (for Omega timing systems). Cable to timing system is purchased separately.

C. Environmental

1. The operating temperature range is 0 to +55 degrees Celsius.
2. The storage temperature range is -55 to +85 degrees Celsius.
3. The operating humidity is $\leq 90\%$ non-condensing.

D. Operating Features

1. Microphone includes talk and start/recall switches, 15' coiled cord and hanging clip. Unit can be used as portable public address system.
2. Speaker is 40 watt, 120 decibel and mounted on case. Case has auxiliary jack for connecting additional speaker(s).
3. Strobe is 6,000 volt xenon, covered by a dome lens for 360 degree disbursement.
4. Volume control allows volume to be adjusted to meet conditions, or turned off for training with strobe only.
5. Can be used stand-alone or connected to IST's SWIMWARE Timing System or other popular timing consoles.



The Dedicated Swimmer's Outfitter

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Home Pool Equipment **Starting & Timing Equipment**

Starting & Timing Equipment

Start your swim meet with the best starting systems from Colorado Timing Systems or IST. The easy to use [Colorado Timing Infinity Start System](#) or the IST Swimstart Electric Start System for Swimming will have your swim meet starting off right. We also carry a selection of megaphones with horn starts that are perfect for small swim meets and dual meets.

Lane Lines, Parts, Storage Reels
Lane Lines
Storage Reels
Replacement Parts

Backstroke Flags

Pool Storage

Swim Pace Clocks & Lap Counters

Starting & Timing Equipment

Starting Blocks

Water Polo Goals

name: A-Z



Megaphone 10 Watts 600yd.

Our price: \$95.00
RRP: \$99.00 save 4%

1



Colorado Timing Infinity Start System

Our price: \$899.00
RRP: \$918.00 save 2%

Buy Now



Tripod for Infinity Start System

Our price: \$184.95
RRP: \$199.00 save 3%

Buy Now



Megaphone 16 Watts 600yd.

Our price: \$120.00
RRP: \$176.00 save 31%

1



IST Swimclock-HI Indoor/outdoor w/o Battery

Our price: \$1300.00

1

Buy Now

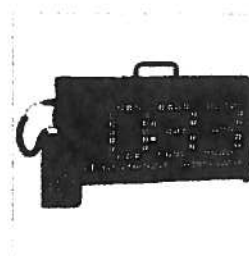


IST Shotclock 2 Digit Pace Clock

Our price: \$710.00

1

Buy Now

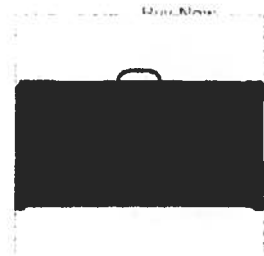


IST Swimclock-HX Indoor/outdoor w/battery

Our price: \$1650.00

1

Buy Now



IST Swimcount 4-digit

Our price: \$1010.00

1

Buy Now



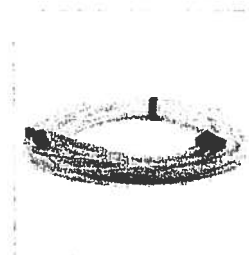
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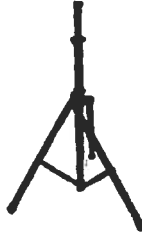
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Melissa A. Woodley
Broker Associate

June 15, 2016

To Whom It Concerns:

I have been a residential realtor in Colorado Springs for over 15 years. I was Mr. McCormick's realtor in the purchase of his home in the fall of 2008. Mr. McCormick recently asked me to give him my opinion the effect of the currently proposed swimming facility will have on the value of his home.

Mr. McCormick's home will look down on the top of the proposed building, which I understand will have a commercial flat roof, as opposed to a more residential looking pitched roof. It is also my understanding that the proposed building will have windows that open directly towards the homes on the ridge, which will allow sound to flow out of the building towards the homes on the ridge, which includes Mr. McCormick.

Based on my experience I am of the opinion that when Mr. McCormick goes to sell his house, the flat roof and noise emissions of the building directly below Mr. McCormick's house will result in a loss in value of somewhere in the area of 5% which in today's market would be roughly \$20,000.00 on a \$400,000 home. This is quite significant. Because homes on ridges in areas similar to 4940 Sunbird Cliffs Drive anchor the value of the homes that surround them, it is reasonable to assume that the homes in the surrounding cul-de-sac and sub area will experience drops in their property values as well.

Please take into consideration the aesthetics of the roof design which will not only enhance the commercial appeal of the facility but will also greatly improve the integration of the facility into the adjacent neighborhood homes.

Sincerely,

Melissa A. Woodley, CRS, GRI, ABR
Realtor, License # FA40022723
RE/MAX Properties, Inc.

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