

## Exhibit F

Mr. Peter Wysocki, AICP  
Director of Planning & Community Development  
30 South Nevada Avenue, Suite 105  
Colorado Springs, CO 80903

David  Cook®

4050 Lee Vance View  
Colorado Springs, CO 80918  
Ph > 719.536.0100  
Fx > 719.536.3269  
[www.davidccook.com](http://www.davidccook.com)

Dear Mr. Wysocki,

We are writing in support of the Trailside at Cottonwood Creek Project.

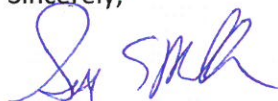
Prior to selling the property to 4305 East Woodmen Storage LLC in the fall of 2018, David C Cook owned the land south of Woodmen Road to the east of Lee Vance Drive for over 25 years as part of our planned publishing campus. Because of the topography, the land to the east of Lee Vance, was never considered as potential expansion areas for us.

We actively marketed the site in the early 2000s and had a homebuilder place the property under contract with the intent of building townhomes on the site. Unfortunately, that contract did not close due to the economic downturn in 2008. We halted our marketing efforts for the rest of the recession. Several years ago, we began the process of selling off our excess land. In our efforts to market the land, we had no strong interest from commercial users. Eventually, we sold the entire property to 4305 East Woodmen Storage to build climate-controlled storage on the only viable commercial portion of the site on the southeast corner of Woodmen and Lee Vance. Several hinderance that consistently came up in our efforts to sell the land commercially were: the bulk of the site sits below Woodmen Road and does not give the visibility commercial users are looking for; the cost to grade the site to accommodate a viable commercial floor plate and required parking was prohibitive; the access functionally limited to one access point on Woodmen, as the amount of site work to go west and access Lee Vance Drive was not viable.

We support the change of use from commercial to residential and as declarant have agreed to modify the covenants to allow residential to be built on the site. We feel the conversion to residential is a good use of the site and will fit well. We encourage the City to approve this use.

CameronButcher has acted as our marketing and development consultant for several years. We have asked our consultant, Kevin Butcher to be available to answer any market and related questions you may have about the project. His contact information is [kevin@cameronbutcher.com](mailto:kevin@cameronbutcher.com).

Sincerely,

  
Scott Miller, COO