

## Alcuran, Matthew

---

**From:** jeff osborne <ozmt@msn.com>  
**Sent:** Friday, February 26, 2021 10:51 AM  
**To:** matthew.alcuran@coloradosprngs.gov  
**Subject:** change of land use

Sir,

I am writing to you to plead with you not to allow the land use change to Caliber at Briargate.

Please let me begin by stating that I am not a NIMBY kind of person. I have never before asked for consideration in land use.

In this case, before making the most expensive purchase of my life, my wife and I did a thorough investigation of current and proposed land use in our neighborhood. Satisfied that, in our opinion, the commercial and residential usage was appropriate, we made our purchase. Now we find out about the proposed change for Caliber at Briargate.

I have to say that I was not pleased to hear about 2 new apartment communities near us totaling close to 1,000 new units. However, we knew that land use designation before we purchased our home so we cannot complain about those. This new proposal, Caliber at Briargate, is a change to and existing land use designation and amounts to a "bait and switch" type of fraud against us homeowners.

Please heed our calls to stop this monstrosity before it goes any further. I am asking our neighbors, along with our HOA, to commit the time and funds to ensure that this decision is the right decision for those of us that did the homework before investing here.

Please do not hesitate to contact me if I may be of any assistance to you.

Sincerely,

Jeff Osborne  
4001 Horse Gulch Loop  
Colorado Springs, CO 80924

## Alcuran, Matthew

---

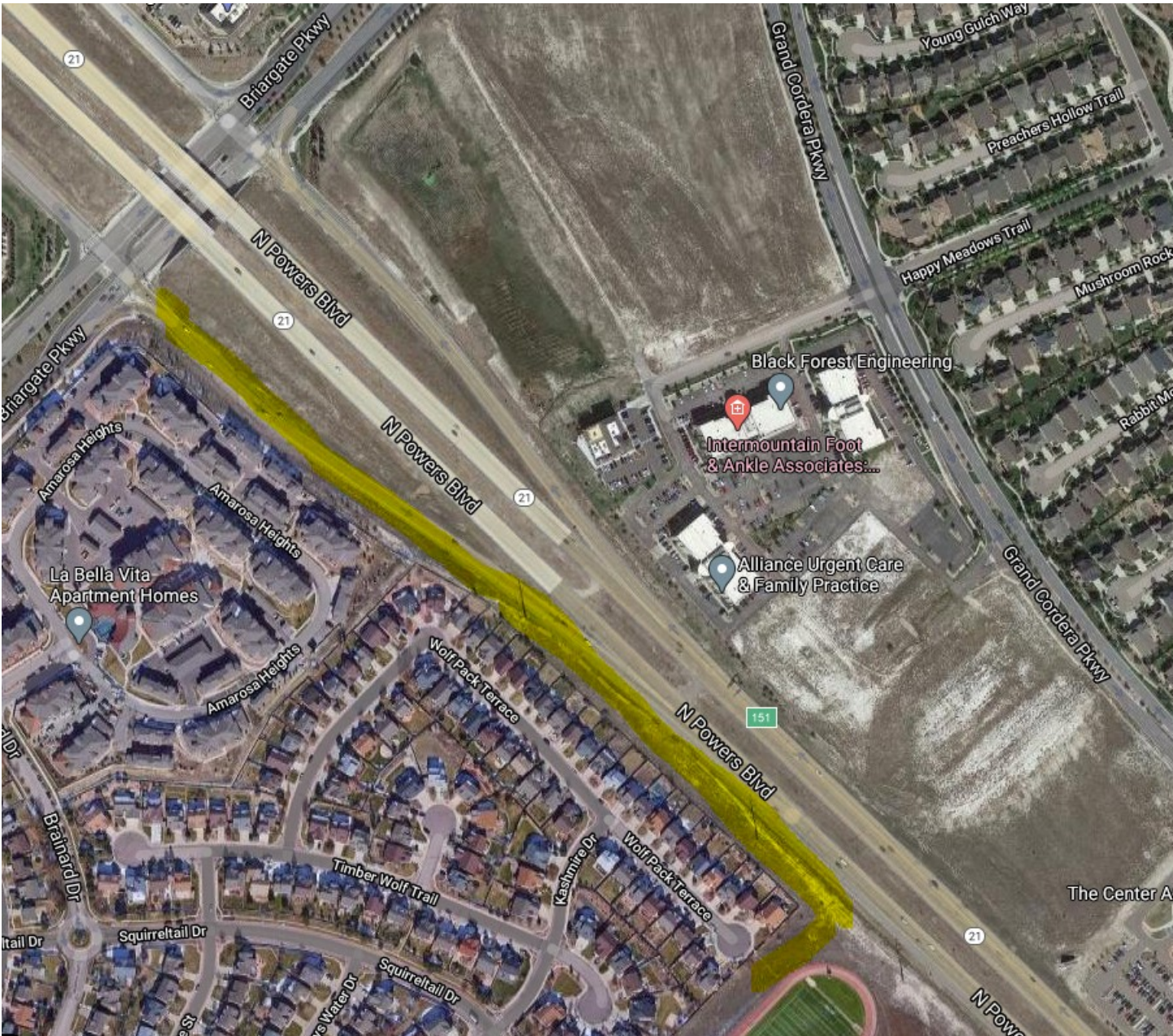
**From:** Rey Perez <RPerez@greenwoodvillage.com>  
**Sent:** Wednesday, March 10, 2021 3:21 PM  
**To:** Alcuran, Matthew  
**Subject:** Caliber at Briargate, 9292 Grand Cordera Parkway  
**Attachments:** 2021\_03\_10\_15\_12\_00.pdf

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

Hello Matthew,

I wanted to share my thoughts regarding the Caliber at Briargate project. I live at 9376 Wolf Pack Terrace, right across the street. I wanted to share that the amount of noise and light pollution increased dramatically with Powers' new development. I would ask the City to please consider the homes along with Powers & Briargate that do not have any screening or a sound wall to protect them. The amount of light pollution and sound is becoming unbearable.

Please consider installing a sound wall and screening along powers between Briargate Pkwy and Research as part of his new development.



Respectfully,

**Rey Perez, CCEO**  
Neighborhood Services Manager  
Community Development Department  
6060 South Quebec Street, Greenwood Village, CO 80111  
Main: 303-486-5783 | Fax: 303-773-1238



## Alcuran, Matthew

---

**From:** Emily Lashlee <emlashlee@yahoo.com>  
**Sent:** Tuesday, March 16, 2021 10:00 AM  
**To:** Alcuran, Matthew  
**Subject:** Caliber at Briargate - Request

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

Dear Mr. Alcuran,

I am writing in regards to the proposed development Caliber at Briargate. This is located at 9292 Grand Cordera Parkway. I am a resident of Cordera, owning a home directly to the east of the development across Grand Cordera.

Cordera is a quiet neighborhood, with residents currently being able to take advantage of the peace and quiet to enjoy the privacy of their own backyards. Along with losing this visual privacy since people in the top stories of the apartment buildings will be looking directly into our yards/windows, this peaceful atmosphere is about to be disrupted in a major way with the development of this multi-family project.

I am specifically disappointed to see that the two most noise-generating areas, a dog park and a community pool, will be placed directly along Grand Cordera, impacting Cordera homeowners in two ways. This not only disrupts the ability for the many homeowners who live along Grand Cordera to be able to peacefully enjoy the quiet space of their own backyard, which is why many chose to move here. The barrage of dogs barking from the dog park also will disrupt the many residents who utilize the sidewalks along Grand Cordera for running and walking, and biking along the road.

I respectfully implore you to have the dog park and community pool relocated to the west side of the development along Powers, which might at least provide some sound barrier to protect the previous residents in the area. I realize that there will be a retaining wall along Grand Cordera surrounding the development, but this will do little to curb the noise of the pool and dog park.

Thank you for your time and consideration. I truly appreciate it.

Sincerely,  
Emily Lashlee

## Alcuran, Matthew

---

**From:** Steve Toohey <tooheyst@yahoo.com>  
**Sent:** Thursday, December 24, 2020 5:08 PM  
**To:** Alcuran, Matthew  
**Cc:** Tracey Toohey  
**Subject:** CPC CU 20-00171

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

Sir,

Regarding the Caliber at Briargate development proposal. Non-concur. Development in this area should be townhouse type housing as being developed in the area near Grand Cordera and Research.

Please add me to any email distribution list that may exist that provides any information, updates, or meetings related to this proposal.

Thank you

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

## Alcuran, Matthew

---

**From:** Tammy Crafts <tech.queen@comcast.net>  
**Sent:** Friday, January 15, 2021 4:19 PM  
**To:** Alcuran, Matthew  
**Cc:** Alan Thimmig  
**Subject:** Caliber at Briargate

**Importance:** High

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

Dear Mr. Alcuran,

We are writing to express our dismay with the decision to construct a 200 unit multi-family development in what is proposed to be Caliber at Briargate. This is located at 9292 Grand Cordera Parkway.

We reside at 5007 Farris Creek Court which will be directly across from this new community. When we carefully picked out our lot and purchased our home 14 years ago, we were very conscientious of what our future surroundings would look like. We have known that construction would one day begin and the land would most likely contain commercial offices per zoning references, but we certainly did not ever expect apartments.

Currently, there is still a sign on this land indicating it is zoned for commercial property and not residential. Please see the attached photo.

Our concern, outside of losing our amazing view of Pikes Peak and the mountain range, is the fact that businesses typically close at 5-6pm, not open on weekends and would only cause traffic and noise issues during business hours. With a 200 unit apartment complex, dog park, clubhouse/swimming pool, etc. we are going to absorb additional noise, issues with continued traffic congestion, decreased property value and foreseeable dog waste issues on our public walkways. In addition, families in elevated residences are now going to be able to look directly into our front and backyards, windows in our home and that is very much a privacy and safety concern. This is NOT what we intended when we purchased our home, currently worth over \$550,000.00.

We don't understand how a residential complex can be built when it has been zoned for commercial use. The fact that a church is being constructed to the North on that property has already been an unwelcome site. I would ask that the City of Colorado Springs and developer reconsider the zoning of this land for anything other than commercial office property and NOT consider this land for residential living. This impacts the residents directly across from this land who have been here for 14 years since Cordera began and Caliber and Briargate is not a welcomed addition with genuine concerns.

Thank your for taking our input into the decision on this development. Please feel free to reach out and discuss if you have further information or questions.

Thank you for your time,

Tammy Crafts  
&  
Alan Thimmig  
5007 Farris Creek Court  
Colorado Springs, CO 80924  
719-331-4124  
719-499-4894

