

**We appeal this site design and development plan for several imperative reasons, outlined broadly below to their corresponding articles. In short, the proposed development plan is not conducive to the best interest of the neighborhood adults, children, environment, and culture.**

**C.** The details of the site design, building location, orientation, and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses identified in approved Development Plans;

**C. Neighborhood Justification for Appeal:**

- Proposed site design is not harmonious or compatible with the surrounding neighborhood in design, location, size, community, pre-existing HOA environment, proposed building / parking structure, and designated use.

**D.** Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable;

**D. Neighborhood Justification for Appeal:**

- Proposed development plan creates significant off-site impacts to surrounding neighborhoods by:
  - decreasing home values and housing stability
  - increasing crime rates and loitering
  - increasing risk of traffic related incidents, issues, congestion, and safety
  - increasing risk of decreasing pedestrian safety
  - increasing noise levels disrupting quality of living
  - Radiating general dysfunction and social problems across surrounding neighborhoods
- Potentially oversaturating population manageable by current police force, fire department, and first responders within zip code
- Business within 500 feet have already placed limitations on patrons entering establishment during certain time frames
- No fees imposed on future residents of proposed development plan for maintenance and general upkeep of the neighborhood hiking trails, costs of which are currently covered in surrounding HOA dues
- The proposed development plan does not create or provide a positive impact or enhancement to the community and neighborhood.

**H.** The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in Part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading);

**H. Neighborhood Justification for APPEAL:**

Continued on page 2

- Proposed development plan does not provide adequate and realistic number of parking lot spaces located directly on the site premises, relying too heavily on street parking which will result in overcrowded parking along neighborhood streets
- Access designed for residents of proposed development site to enter and leave premises increases traffic related incidents, issues, congestion, and safety
- Increased impact to structure of water system and usage, and storm water mitigation
- Decreased preservation of "Keep Colorado Springs Beautiful" initiative, *according to Colorado Springs Convention and Visitors Bureau*

L. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the Engineering Criteria, public safety needs for ingress and egress, and a City accepted traffic impact study, if required, prepared for the project.

**L. Neighborhood Justification for Appeal:**

- Potentially oversaturating population manageable by current police force, fire department, first responders, and all other emergency vehicles within zip code
- Proposed development plan does not provide adequate and realistic number of parking lot spaces located directly on the site premises, relying too heavily on street parking which will result in overcrowded parking along neighborhood streets
- Access designed for residents of proposed development site to enter and leave premises increases traffic related incidents, issues, congestion, and safety
- Increasing risk of traffic related incidents, issues, and congestion
- Increasing risk of pedestrian safety