

**Sexton, Daniel**

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**From:** David A. Baker <dave@bakers.com>  
**Sent:** Monday, December 5, 2022 7:19 PM  
**To:** Sexton, Daniel  
**Cc:** 'Baker, Dave and Barb'; bill.fortresshomeinspection@gmail.com  
**Subject:** RE: 2424 GoG

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OK, I don't remember all the comments I had but the three most pressing comments I have are:

1. Loitering: I live on the south end of Cameo Way, closest to the Verizon building. We've had a lot of trouble with people, mostly young, partying on the north end of the Verizon property, right behind our back fence across the culvert. We've had to call Police numerous times. Finally, the 2424 GoG management company set up a roving patrol to drive around the parking lot and stop the loitering. That, though, is with no permanent residents on site, just day staff. If this development is approved, there will be 1000-2000 new permanent residents on the property. What provisions will the developer institute to make sure those residents don't congregate behind our houses on the south side of Mountain Shadows, drinking, smoking pot, disrupting the peace and potentially engaging in vandalism?
2. Wildfire Evacuation: Evacuation was a major issue during the Waldo Canyon fire of 2012. It took 4-6 hours for residents to evacuate. Nothing is different with the roads/evacuation routes today than it was in 2012 but with 1000-2000 more people to evacuate, all at the choke point at 30<sup>th</sup> St and Garden of the Gods Rd, it will be much more difficult for Mountain Shadows residents to evacuate, being backed up by all those new residents. I don't believe for a minute the traffic study. It was not done under realistic conditions of an emergency where EVERYONE is trying to leave. It sounds to me like a politically expedient statement made to look good.
3. PUD Zoning: The developer has stated they will keep the western area (Area D on their maps) as Open Space and they also say they won't build any additional structures in Area A. But if this whole property is rezoned PUD, as they apply for, there is nothing to stop them from building anywhere in it. They could build apartments on the western hillside, blocking a beautiful view. They could also build apartments right out my back door – PUD will permit that presumably without requiring any further approval.

For these and other reasons, I ask City Planning to deny this proposal.

David A. Baker  
4815 Cameo Way  
Colorado Springs, CO 80919-3162  
(719) 440-3728  
[dave@bakers.com](mailto:dave@bakers.com)

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**From:** Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>  
**Sent:** Monday, December 5, 2022 08:39 AM  
**To:** David A. Baker <dave@bakers.com>  
**Subject:** RE: 2424 GoG

Morning Mr. Baker,

The City's Planning & Community Development Department appreciates your comments and interest in the above referenced project. Your correspondence will be provided to the project team for a response and considered by other agency reviewers as the project review progresses.

In terms of the comments that were submitted for the last application package a year ago, those can not be extracted by City staff and used for this application. Each land use application is separately evaluated. If you'd like your comments to be reconsidered, please send them to me so they can be added to the record.

If you have any further comments or questions, please let me know.

Thanks,  
Dan



**Daniel Sexton** (he/him/his), AICP  
**Planning Supervisor**  
Land Use Review Division  
City of Colorado Springs  
Office: (719) 385-5366  
Email: [daniel.sexton@coloradosprings.gov](mailto:daniel.sexton@coloradosprings.gov)  
[Why Pronouns?](#)

**Links:**

- [Planning & Community Development Home](#)
- [Look at Applications Online \(LDRS\)](#)
- [Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

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**From:** David A. Baker <[dave@bakers.com](mailto:dave@bakers.com)>  
**Sent:** Sunday, December 4, 2022 8:25 PM  
**To:** Sexton, Daniel <[Daniel.Sexton@coloradosprings.gov](mailto:Daniel.Sexton@coloradosprings.gov)>  
**Cc:** 'Baker, Dave and Barb' <[dave@bakers.com](mailto:dave@bakers.com)>  
**Subject:** 2424 GoG

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Daniel,

Do you have access to the comments that were entered the last time this proposal was before the Planning Department (roughly a year ago)? I submitted comments then and I don't think their proposal has changed. Therefore, those comments are still applicable. But I can't find those I submitted back a year ago. Can you find those of mine submitted then? I would like to re-submit them for the record.

- Dave

=====  
David A. Baker

4815 Cameo Way  
Colorado Springs, CO 80919-3162  
(719) 440-3728  
[dave@bakers.com](mailto:dave@bakers.com)

## Sexton, Daniel

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**From:** Adam Richards <adusty@gmail.com>  
**Sent:** Thursday, December 1, 2022 7:58 PM  
**To:** Sexton, Daniel  
**Subject:** Development Proposal - 2424 Garden of the Gods Rd

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Daniel,

I am sure you have heard many lengthy arguments against the planned development at 242 Garden of the Gods Rd and received many emails about it as well. Therefore, I will dispense with any details. I know the city is growing faster than most of us realize and people need places to live. I have no problem with additional housing; it is necessary.

My concern is the quality of the developments. I do not see plans for or expectations for developers to contribute to roads, parks and other development necessary to support a safe neighborhood environment where individuals and families can live a quality life. I won't bother you with the details, I am sure you know better than I do what is needed to keep the neighborhoods in this area as safe and welcoming as they have been for over 40 years.

Thank you for seriously considering the concerns of the current residents in this area.

Regards,  
Adam Richards  
Mountain Shadows

## Sexton, Daniel

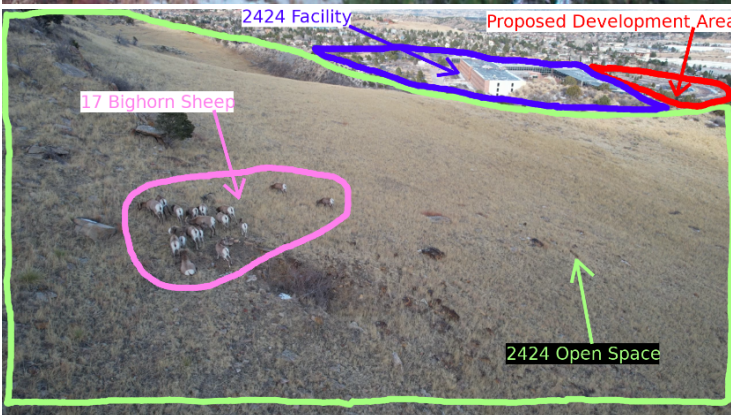
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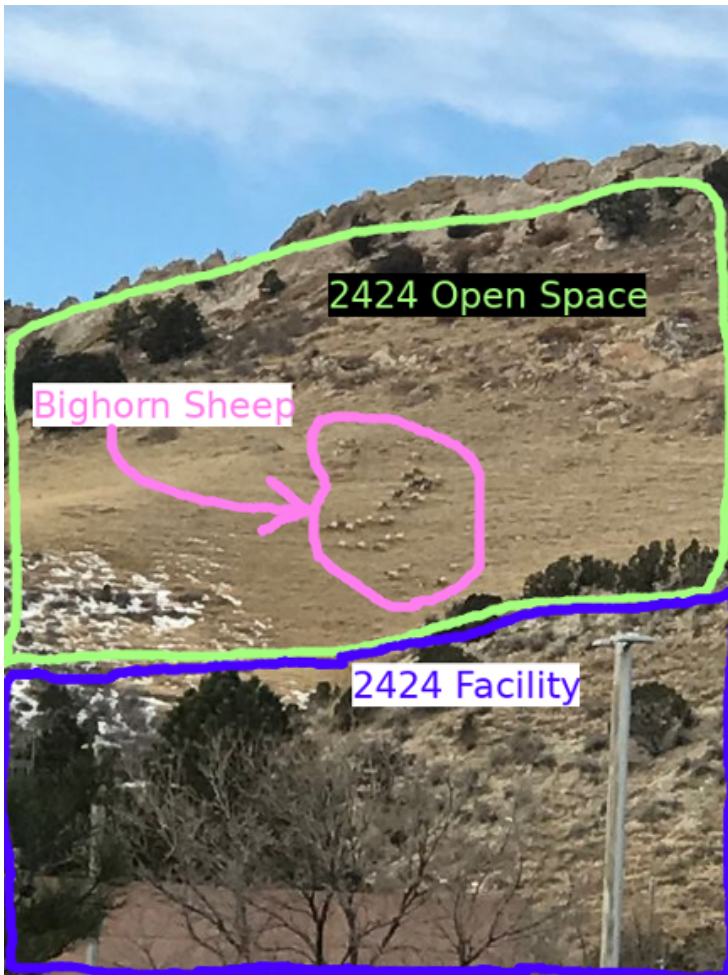
**From:** Dorothy Macnak <dottt1@comcast.net>  
**Sent:** Tuesday, November 29, 2022 1:39 PM  
**To:** Sexton, Daniel  
**Cc:** All Council - DL  
**Subject:** Comments regarding rezoning 2424 Garden of the Gods Road

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Please add my comments to the public record regarding the re-filing of the request to rezone 2424 Garden of the Gods Road. Rezoning for further development / high-density development of 2424 Garden of the Gods Road should never be allowed because of the following:

1. Rocky Mountain Bighorn Sheep are on 2424 Garden of the Gods Road regularly. For them, the property is grazing habitat, escape habitat and it is a wildlife corridor. Here is a link to drone footage of the bighorn on 2424: <https://www.dropbox.com/s/ocaxhem5of3b0d3/2022-01-03.0012.1%20Bighorn%20%26%202424.mp4?dl=0>. And a few photos:





2. There was no analysis of the bighorn's use of 2424. The basis of the CPW's so-called expert opinion was nothing more than one CPW employee saying he hadn't seen any sheep on the property and didn't know anyone who had. Photos, videos and eyewitness accounts from neighbors were rudely disregarded in the formation of the CPW's opinion. Whether this was incompetence or corruption I don't know, but their opinion has been completely discredited by the evidence. This article shows how the CPW is supposed to evaluate the number of sheep in an area (via field study and analyses repeated over time -- something that was not done for 2424 Garden of the Gods Road): <https://www.koaa.com/news/covering-colorado/tracking-pikes-peaks-legacy-bighorn-sheep-herd#:~:text=There%20are%20around%2080%20big,herds%20is%20on%20Pikes%20Peak>.

3. The bighorn are classified as a "species of greatest conservation need" at the State level, and a "sensitive species" at the Federal level. We know from local/regional United States Forest Service (USFS) personnel that the only reason this bighorn herd has thrived is because encroachment has been limited. As the proposed apartments will be directly next to the open space that the bighorn graze in regularly and will bring hundreds of people to live in this wildlife corridor and be just 1400 feet from a bighorn calving ground, the impact on the bighorn will be substantial and irreversible. As this herd supplies sheep to replace other herds that have died out around the state, the impact extends even beyond Colorado Springs to the entire state.

4. One of the lessons learned from the Waldo Canyon Fire was that when it comes to development in the Wildland Urban Interface (WUI) there must be a decrease in density to allow for defensible space for fire fighting equipment. And development density needs to decrease in the WUI to ensure that a

wildfire does not become an urban fire and that roads remain uncongested for safe fire evacuation. Competent city planning does not permit high-density development in the WUI in Colorado Springs.

The district court upheld the denial of the first request for rezoning. Nothing has changed that should permit approval now. And the State Court of Appeals has not yet ruled. So re-submitting at this time is a blatant attempt by the developer to hedge his bets and ram the rezoning request through city planning and city council while the political climate might be such as to offer approval in spite of the risks to public safety and to the bighorn sheep.

Simply put, enough is enough. The rezoning application should AGAIN be denied. There should be no further development on 2424 Garden of the Gods Road.

Dorothy Macnak  
1135 Point of the Pines Dr.  
Colorado Springs, CO 80919-8148

## Sexton, Daniel

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**From:** Debbie Van Caster <deb.vancaster@gmail.com>  
**Sent:** Tuesday, December 6, 2022 5:28 PM  
**To:** Sexton, Daniel  
**Cc:** All Council - DL; Troy  
**Subject:** Do Not Approve Proposed 2424 Garden of the Gods Development REF: PUDZ-22-0005; PUDC-22-0003

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Dear City Planning Commission,

Thank you for your service, and for your consideration of the public and residences' thoughts on the proposed development at 2424 Garden of the Gods property. I live across Flying W Rd in the neighborhood facing this area in question, so I am very keen on the impact to my family, my property and my neighborhood depending on what is decided by this commission and the City Council.

BLUF: I do not wish for any high-density rental development at the 2424 Garden of the Gods corner due to public safety endangerment, traffic limitations, environmental/wildlife impact and aesthetic reasons.

As you will hear from many, many affected residents of the Mountain Shadows community, evacuation corridors are of great importance to our safety. Our lives were not only threatened by the Waldo Canyon fire, but by multiple other wildfires along the western slope in just the past couple of years. The Fire Marshall stated that there are no opportunities to increase or change the evacuation routes due to the limited roads--and I completely agree with him. Many of you will be shown pictures of the "all lanes exiting" pictures during that fateful June 2012 day--and all vehicles were at a stand still. The recent wildfire near Garden of the Gods park endangered evacuation routes and timeliness of emergency vehicles. With that knowledge, how can adding 450+ units (1000+ people) to a crucial egress intersection not exacerbate an evacuation situation? It is simply not safe for our community to have that kind of development in that location.

I understand our city's need for housing. Just about every city in this country that my extended family lives in seems to be in a housing crisis. However, the need is for owning a home--not rentals. In the surrounding 2 mile radius, we have over a dozen existing, current construction and proposed apartment complexes that are not at capacity now. However, homes are selling quickly after being put on the market. People want single-family residences, condominiums and duplexes that they can own. That is what our master plan of the Mountain Shadows community calls for. Since the owner of the 2424 property wants to rezone to allow for residential use, I urge you to deny their proposal for unwanted and unneeded high density apartments, and allow for non-rental development only. However, as the zoning stands now, they could readily develop new office complexes that would cater to the new work-life style of today and avoid the impact to evacuation routes.

Please preserve the gateway to our city's pride and joy--Garden of the Gods park. This is the #1 Must-Visit location from U.S. News & World Report for the last couple of years--having 6 to 8 high-rise (three stories on top of a 30' berm) buildings parallel to 30th Street and at the entrance to the GoG route will block the hillside view from not only the approaching visitors, but seen from many locations just a few miles away. It will also block existing residential views of Pikes Peak towering over the hillside and encroach on the birthing areas of our state's animal--the bighorn sheep. Traffic is already impacted by 6+ million visitors a year--and our Olympic cycling team's training route is often blocked by backed up vehicles along the road. There is no means to add a safe biking lane. People's impression that we are a nature-loving, Olympic-minded city will certainly be negatively impacted if a high-rise apartment complex is constructed on that corner of Garden of the Gods Road.



My husband and I moved here because of the military -- we are staying because we love the culture, nature and strong community in the Mountain Shadows neighborhood. Please do not allow developers, who wrote the city code to their advantage, to sway you to decide what is right and safe for the people of our city. We need **smart and suitable** development in our precious open and hill overlay areas. What is being proposed is not what is in the best interest for our neighborhood or our city.

Please do not approve the proposed zoning change at 2424 Garden of the Gods Road.

Thank you,

Deborah Van Caster, Colonel, USAF  
4765 Holister Court  
Colorado Springs, CO 80919

## Sexton, Daniel

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**From:** D Rodriguez <sheltyclover@gmail.com>  
**Sent:** Sunday, December 11, 2022 6:48 PM  
**To:** Sexton, Daniel  
**Subject:** Land Use Review Division Feed Back

**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 City Planners,

I attended the December 6 2022 Neighborhood meeting at Space Foundation complex.5:30 pm - 7:30 pm. Thank You Presenting it.

I own my home in Mountain Shadows 4945 Champagne Drive, CS CO 80919 and have lived there since April 2000. My visits before that date were much with pre-planning job relocation with Intel Microelectronics to the Garden of the Gods Factory from 1999 Feb 23 that ended in spring 2003.

I have remained employed around this location up to present and the changes I have witnessed since just 10 years ago have been faster growth that I feel very unsafe in this location that was before very quiet, safe, very low traffic with fewest roadside wildlife abuse examples. The road kill was outrageous this present fall, I saw examples of early every morning before 6 am.; multiple roadside wildlife droppings from high speed traffic run overs.

On that note when driving and leaving 30 th street onto Garden of the Gods intersection is a road drive downslope, that a new community of 800 cars plus kids driving when full families consider in & out ; that traffic will be very worse against our safety here for all of us at mountain shadows.

Those 420 residential Unit proposals impact us for example; during holidays a boost in that traffic hub area of approx 4000 car impact presence total ( car throughput / 5 days before & after weekend or holidays).

The noise will **not** be acceptable to the roaming wildlife and the few natural good encounters will disappear changing what we had felt here for decades up next to WILDLIFE UNDEVELOPED ENVIRONMENT.

Therefore, that development overbearing request is an obvious negligent outlyer profit project grab and is so not caring of people and creature quality of life standard will be lowered, also by the increased lives density by the rim of all this area. The development plans offered you propose to change is bad judgement for the city to let this priceless area suffer because of greed.

I OBJECT TO THIS RESIDENTIAL PROJECT PROPOSED A SECOND TIME for the City to reject this lowering of Natural environments buffer zones form outside people digging in. The future will be compromised as other communities have fallen apart and we have to live here cheated as to what originated here when we bought our homes.

A proud Citizen of USA, Mountain Shadows Colorado Springs but deeply concerned

Sincerely,

Daniel Rodriguez.  
4945 Champagne Drive  
Colorado Springs, CO 80919



## Sexton, Daniel

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**From:** Franco Castaldo <franco.castaldo@gmail.com>  
**Sent:** Tuesday, December 6, 2022 8:49 AM  
**To:** Sexton, Daniel  
**Subject:** 2424 Garden of the Gods rezoning

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I am strongly opposed to the proposal for a PUD zone change under file numbers PUDZ-22-005: PUDC-22-003. Proposed zoning change will completely change the nature of our neighborhood. The zoning should stay as is.

We purchased our house in 2003 because of what this area has to offer. A quaint subdivision, low density traffic, and a quiet neighborhood with beautiful views. The proposed rezoning will drastically change this area, thus the current zoning should not change. The proposed numerous storied facilities will block views and not fit in with the adjacent area. Together with the other development proposed, the increased traffic will compound the current traffic problems especially in the summer months with all the visitors to the Garden of the Gods. Increased crime will also be an issue and concern.

Rezoning this area will certainly add to an already stressed situation. I do not understand how development and construction continues almost unimpeded with the current and future supply predictions. It seems everywhere I look, apartment buildings are being constructed. It appears that the city has a plan to use every piece of open space for apartments. Perhaps you should look at redeveloping unused existing buildings and offer incentives for that? How is the City of Colorado Springs planning to address water and sewer issues and how will rates be affected?

We also have wildlife concerns. I assume an environmental impact study will be completed. Can you direct me to a completed study? Is future development a non-starter based on impact to bighorn sheep. I don't know how this could be effectively mitigated.

Very concerned:

Fran Castaldo  
5135 Granby Circle  
Colorado Springs, CO 80919

## Sexton, Daniel

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**From:** Beverly Sherwood <b.sherwood104@gmail.com>  
**Sent:** Tuesday, December 6, 2022 1:41 PM  
**To:** Sexton, Daniel  
**Subject:** 2424 Garden of the Gods project

**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 Mr. Sexton,

I'm writing to object to the development proposal for 2424 Garden of the Gods.

This location is unsuitable for the rezoning proposal for these reasons:

1. Garden of the Gods and 30th is a critical traffic choke point for emergency evacuation, as experienced during the Waldo Canyon Fire. It's also a choke point for tourist traffic in the summer as traffic is often bumper-to-bumper all the way to Garden of the Gods Park. Evacuation in an emergency situation would be nearly impossible if the developer's proposal is accepted.
2. The "traffic study" that was performed was conducted at the slowest intersections, on the slowest traffic days, and during the off season.
3. The infrastructure is inadequate to support more high-density housing & associated traffic in the area:  
\*\*Garden of the Gods road is often shut down to one or two lanes due to water line breaks, sinkholes, etc. (this is CURRENTLY happening)  
\*\*Garden of the Gods Rd and 30th St are heavily congested and often grid-locked in the summer due to all of the tourism.  
\*\*The Amazon distribution center will be opening soon which will add hundreds of more vehicles and trucks to Garden of the Gods Road.
4. In general, Colorado Springs is overbuilding without any regard to the water supply.
5. Apartments at this location will ruin the mountain views that the master plan and Hillside Overlay plan are supposed to protect.
6. A herd of bighorn sheep live in the area. The additional people and associated traffic will be detrimental to the herd's well being.
7. High-density housing is NOT needed, especially on the NW side of town. The housing shortage in Colorado Springs is for SINGLE FAMILY HOMES, not apartments. There are MANY apartment complexes within a couple miles of this location and they ALL have vacancies. People are waiting 1-2 years for their single family homes to be built but there's no waiting list for apartments!
8. It would increase traffic, crime, and pollution in the area.
9. It will cause safety risks for bicyclists and pedestrians due to traffic.

This property is surrounded by businesses so very few residents received the notice for this development proposal which is unfair. The property is better suited for business zoning and I really hope that the city agrees and rejects this proposal for high-density housing. Please visit the site in person so you can see first-hand what a bad idea it is to build apartments here. It's a beautiful location and should be used for something that will be beneficial to the area, not harmful.

Thank you,

Beverly Sherwood  
Colorado Native & Mountain Shadows resident

## Sexton, Daniel

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**From:** David A. Baker <dave@bakers.com>  
**Sent:** Sunday, December 4, 2022 8:25 PM  
**To:** Sexton, Daniel  
**Cc:** 'Baker, Dave and Barb'  
**Subject:** 2424 GoG

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Daniel,

Do you have access to the comments that were entered the last time this proposal was before the Planning Department (roughly a year ago)? I submitted comments then and I don't think their proposal has changed. Therefore, those comments are still applicable. But I can't find those I submitted back a year ago. Can you find those of mine submitted then? I would like to re-submit them for the record.

- Dave

=====

David A. Baker  
4815 Cameo Way  
Colorado Springs, CO 80919-3162  
(719) 440-3728  
[dave@bakers.com](mailto:dave@bakers.com)

## Sexton, Daniel

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**From:** Jason & Pam Gilbert <jnpgilbert@comcast.net>  
**Sent:** Thursday, December 8, 2022 2:04 PM  
**To:** Sexton, Daniel  
**Subject:** 2424 Garden of the Gods Project

**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. Sexton and Members of City Council,

It appears that the defeat of new construction and multi-family housing at the above address last year by city council upon the wise advise of concerned citizens in the area has been ignored. Here we are only a year later and the prospect of increased tax revenue is outweighing public safety considerations or the city would not once again be considering this project.

We live in the Peregrine subdivision just north of this proposed project. In 2012 the Waldo Canyon fire torched the landscape just feet from our house. So close that the back deck was destroyed and had to be replaced. The fire came less than 30 feet from our house, literally in our back yard. The heroic efforts of the Colorado Springs Fire Dept, Firemen from the Denver Fire Dept. and US Forest Service firefighters were the only thing that saved our home and those of many of our neighbors. The adjacent subdivision of Mountain Shadows was not so fortunate with millions in property damage and two dead. It wasn't just bad for the residents, it was horrifying for the first responders as they sat on our back porch and watched the fire crest the hill and come rushing towards them. I've had Denver fire fighters stop by our house to go into the back yard, remembering those days and nights of terror. Why would we, as a community, ever want to do anything that would make a situation like that even worse for the first responders? With more residents it will take longer to evacuate and increase the risk that not everyone will get out in time.

It's not a matter of "if" these fire events might happen again but a matter of WHEN. Just last December our neighborhood was on pre-evacuation for several days because fire fighters couldn't get to a fire on the hill behind our house. As we packed up our essentials, instead of enjoying the holidays and the few days a year we get with our college aged kids that now live out of state, we watched the fire burn for days, not knowing if our holiday would be forever marked by a full evacuation and the possible loss of our dream home or worse the loss of friends and loved ones because an evacuation took too long. Helicopters and planes were eventually used to put the fire out but responders had to wait several days to even utilize those resources because the winds were too high for them to fly prior to that. Our fellow Coloradans up in Boulder county were not so lucky later that same month. This is not a good area to add more dwellings and more people to.

Not to diminish the vast and varied other reasons why such a project should not be pursued at that address (quality of life, the wildlife, the environment, etc), the number one reason - public safety - has yet to be adequately addressed. If the Waldo Canyon Fire in 2012 taught us one thing, there was and continues to be, no adequate evacuation plan for this part of town in the event of an emergency.

**Why would you or any of the other members of the City Council even contemplate putting more lives in danger?**

I wish to express my concern and opposition to the proposed apartment project at 2424 W. Garden of the Gods Road and request that you please reject this development.

With Regards,



Pamela Gilbert  
3220 Blodgett Drive  
Colorado Springs, CO. 80919

## Sexton, Daniel

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**From:** ANDREA HARSHBERGER <andrea860@aol.com>  
**Sent:** Tuesday, December 6, 2022 9:39 AM  
**To:** Sexton, Daniel  
**Subject:** 2424 Garden of Gods rezoning

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> I am strongly opposed to the proposal for a PUD zone change under file numbers PUDZ-22-005: PUDC-22-003. Keep the zoning as is!

>

> We purchased our house in 2003 because of what this area has to offer. A quaint subdivision, low density traffic, and a quiet neighborhood with beautiful views. The proposed rezoning will drastically change the area and that the current zoning should not change. The proposed numerous storied facilities will block views and not fit in with the adjacent area. Together with the other development proposed, the increased traffic will compound the current traffic problems especially in the summer months with all the visitors to the Garden of the Gods. Increased crime will also be an issue and concern.

>

> I have seen this area grow over the last 19 years and it appears there is no plan to limit development and construction despite environmental issues and water rationing. A development of this size will certainly add to an already stressed situation. I do not understand how development and construction continues almost unimpeded with the current and future supply predictions. How is the City of Colorado Springs planning to address water and sewer issues and how will rates be affected?

>

> We also have wildlife concerns. I assume an environmental impact study will be completed. Is future development a non-starter based on impact to Big Horn Sheep. Not sure this could be effectively mitigated.

>

> Respectfully,

>

> Andrea Harshberger  
> 5135 Granby Circle  
> Colorado Springs, CO 80919

## Sexton, Daniel

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**From:** Sharon de Halas <sdehalas@gmail.com>  
**Sent:** Tuesday, December 13, 2022 3:46 AM  
**To:** Sexton, Daniel  
**Subject:** 2424 Garden of the Gods Road

**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!**

Dan: I would like to ask you to vote NO on the apartments on 2424 Garden of the Gods Road. As you well know, last year our community won in city council not to have those apartments put up there for our safety. Now one year later, our safety is even more tenuous. Flying W is putting up a 5000 person rodeo arena that was not included in the traffic study. Centennial north of 30th is jam packed with duplexes and townhomes, Weidner is likely getting his apartments and someone approved apartments next to Willowstone and Artemis. None of these were taken in account in the traffic study. Garden of the Gods road is almost always under construction. We seldom go more than a week before cones are up again. 30th Street roundabout is a mess. I have seen RV's hung up on that boondoggle. Two weeks ago an RV was hung up on 30th Street and Garden of the Gods was down to one lane in each direction. When that high wind came and if one person threw out a cigarette, how would us citizens get out? I do not for a minute believe the new evacuation software that the city fire marshal has purchased is the answer. We don't even know of any cities that have used this. It appeared the fire marshal didn't like that people in the WUI hired professionals to run evacuation modelling so they had to use something different. Unproven. Being the first to try something new can get us citizens killed, like the two who already died. Dig up the truth of that story and you won't sleep at night.

There are bighorn sheep, a species of greatest concern, on the property and bringing in people will cause them harm. I know the CPW saw only one bighorn there, but we all know that isn't true. There are hundreds, thousands of pictures of the sheep there. If this developer believed there were no bighorns, why did they hire security guards to keep neighbors out of the previously open property to take pictures from the parking lot to prove the CPW was wrong?

Then I want you to think about the geological formations on that property. They are not as big and fancy (today) as some of the others, but they are there and mother nature is doing her magic. Do we really have the right to destroy the only features that make Colorado Springs what it is just for housing? We have apartments everywhere already destroying the beauty of this city. Now this area too? What is next, a Kum and Go in front of the entrance to the park? Again drive up Centennial, take a look at those dwellings. It is disgusting. The hills are gone and it is like driving in NYC with tall buildings blocking the light. We need to stop. We have to stop before there is nothing left. Filmore Hill is gone, views from Mesa are gone, foothills are gone. All for a fake housing crisis caused by investors in other cities and states. People can find housing, they just want new. We can't keep giving them new dwellings. We are out of land, we are out of water and the air is a big brown smog. It has to STOP.

Why can't this developer find an older complex and remodel, it will be cheaper? Why can't this developer market the existing building? Why doesn't the city market this building with the biggest bundle of dark fiber in the city? If the building was filled with high paying jobs, that would bring in more tax revenue than any apartment complex can even dream of. Yes, I am worried about crime. Look at the crime in Colorado Springs. Where it is the highest is where there is an abundance of apartment buildings. People don't like hearing that, but listen to the drug dealers, gangs and sex traffickers. They love apartments because they control the environment. There are dozens of documentaries on this. This is not NIMBYism, this is our safety.

I personally feel this developer is giving the city council the big middle finger. They appealed, lost. Appealed again and won't even wait for a verdict. Do they feel they will lose?

Now these apartments are labelled attainable. What is attainable to you? I bet it is way different than what is attainable for me. This developer has never built apartments before. You allow them to put up apartments, they sell, and boom what do you have. You don't know and can't know. This developer obviously has the money for high priced lawyers and those lawyers I am sure told them this property was not zoned for apartments. What did these Floridians think? Colorado Springs is a hick town and that they can get what they want? NES is also run by a person who isn't even from Colorado Springs and she is telling us what we want? This isn't right. We live here, we made it great and we want to keep it safe. The two most desirable cities in this state control growth, Boulder and Fort Collins. Why can't the Springs?

Please deny these apartments. Just because they can build it doesn't mean it is right.

Sharon de Halas

## Sexton, Daniel

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**From:** Cathi Cathi <cathi\_cathi@hotmail.com>  
**Sent:** Monday, December 5, 2022 1:23 PM  
**To:** Sexton, Daniel  
**Subject:** Previous 2424 Garden of the Gods Traffic Study not Inclusive of all Evacuation Routes

**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, I want to make an official statement about inadequate traffic studies. The latest traffic study did not include the other intersections to be used during an evacuation. It should include those traveling down 30<sup>th</sup> to Fontanero, 30<sup>th</sup> to Mesa, and 30<sup>th</sup> to Centennial? The community requests a thorough and expanded study, not a confirmation of the previous study assuming all traffic would proceed east on Garden of the Gods road.

My main concern is 30<sup>th</sup> street. The traffic is already backed up from the entrance of GoG all the way back to GoG Road every weekend. This is a traffic issue over and above the fire evacuation concern that needs to be addressed before approving more infill projects on 30<sup>th</sup> street.

The study needs to also include the new senior living facility and all the new apartment complexes built or being built between I-25 and 30<sup>th</sup> street. The current construction on GoG and I-25 is a log-jam with just one or two lanes temporarily closed. Imagine how major intersections such as Centennial and GoG and Centennial and Fillmore will be with thousands of new residents driving east during a fire on top of the known congestion.

Please make it a requirement for all intersections from west to east (GoG, Fillmore, Uintah) be studied as well traffic expectations for all the new development efforts already approved before approving any additional infill efforts between I-25 and 30<sup>th</sup>.

Thank you.

Cathi Rios

2756 Cathedral Rock View

Colorado Springs

## Sexton, Daniel

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**From:** DONNA CARR <fivecarrs@comcast.net>  
**Sent:** Monday, December 5, 2022 2:56 PM  
**To:** Sexton, Daniel  
**Subject:** GOG Development

**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!**

Thanks for organizing this, Daniel.

I am adamantly opposed to this development for all the reasons you mentioned and then some.

City Council is destroying our beautiful city. They (mostly realtors I understand) are in it for the money. It's a beautiful, peaceful spot. I want it to stay undeveloped. To be honest, I don't even like the office buildings there!!! When will they understand that it is perfectly fine and great to have some naked land with no buildings. The fire evac situation is a whole other reason. It was awful during Waldo.

I will try to be there, but not sure.

Thank you.

Donna Carr

## Sexton, Daniel

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**From:** Cathi Cathi <cathi\_cathi@hotmail.com>  
**Sent:** Friday, December 9, 2022 5:38 PM  
**To:** Sexton, Daniel  
**Subject:** 228 Unit Development on GoG Rd and 30th

**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!**

Hi Daniel, please add me to your email list for any meetings or correspondence regarding subject project.

I believe an expanded traffic study needs to be conducted for this project since there will be egress to 30th and then to Mesa Rd, Fontanero, Fillmore and all other southern routes in addition to the northern and eastern choke points from GoG.

I would like to see a model with all the new houses in Kissing Camels and all the new apartments and senior living centers in construction west of I-25 to 31st included. People are also still working from home so current traffic is not capturing that segment who would need to evacuate during a fire.

I am interested in the city's 2023 problem with no new west to east roads included in all of the west side construction, not a promise of a 2040 plan where taxpayers are going to be asked to pay for the roads via PPRTA additional taxes and such. The developers need to include infrastructure and parks, not just pay a minimal fee.

BTW- is the city doing it's own analysis to provide the city council an updated # on 2023 housing needs to validate the developers' claims that we need more apartments or is that not anyone's department to study? Builders are now paying buyer incentives so we are in a new stage of plenty of housing inventory. What is the true demand?

Thanks in advance!

Cathi Rios

Sent from my Verizon, Samsung Galaxy smartphone

## Sexton, Daniel

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**From:** Greg Stetson <gstetson123@gmail.com>  
**Sent:** Saturday, December 3, 2022 9:37 PM  
**To:** Sexton, Daniel  
**Subject:** 2424 Garden of the Gods

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. Sexton:

My wife and I were among the people trapped in traffic while worriedly fleeing the Rockrimmon area looking at the Waldo Canyon fire in our rearview mirror. This memory of inching along while 40 to 60 MPH gusts pushed the embers toward us remains vivid despite so many years.

We are unable to attend the December 6th meeting but humbly seek that the proposed complex at the subject property be denied unless and until better evacuation routes can be studied and developed.

Adding up to 800 additional cars to the above evacuation scene would be irresponsible.

Sincerely,

Greg Stetson  
7431 Stonecrop Ct.  
Colorado Springs, CO 80919



## Sexton, Daniel

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**From:** Caitlin Henderson <caitlinalyssephotography@yahoo.com>  
**Sent:** Monday, December 5, 2022 11:29 AM  
**To:** Sexton, Daniel  
**Subject:** Against rezoning of 2424 GOG

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 City council!

I am writing to communicate that I am once again against the rezoning of 2424 GOG rd. We went through this two years ago, hired a lawyer for the community, raised money, protested, etc. The community went through hell with the Waldo Canyon fire. This development is at a horrible intersection with the millions of tourists that visit Garden of the Gods each year as well—creating hazards and traffic. I cannot believe we are here again. Please continue to vote this project down. Please do what's best for the community and not just developers pocketbooks. Think of the safety and we'll being of the folks already living in this community.

I live directly behind the development. My name is Caitlin Henderson.

Thank you,

Cait

Sent from my iPhone

## Sexton, Daniel

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**From:** bobjoanne1 <bobjoanne1@q.com>  
**Sent:** Tuesday, December 6, 2022 2:59 PM  
**To:** Sexton, Daniel  
**Subject:** Garden of the God's development.

**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!**

Our concern is totally about safety. The people and traffic in this area is overwhelming and I'm sorry but we really don't need anymore.

Thank you.

The Patterson The Patterson

Sent via the Samsung Galaxy S21 Ultra 5G, an AT&T 5G smartphone

## Sexton, Daniel

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**From:** pasandy (null) <pasandy@aol.com>  
**Sent:** Tuesday, December 6, 2022 3:32 PM  
**To:** Sexton, Daniel  
**Subject:** 2424 Garden of the Gods Project

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!

My husband and I have lived in this neighborhood for almost 22 years. We were here during Waldo Canon. It was probably one of the scariest times in my life. It took us hours to get to the highway as there wasn't a good evacuation strategy. Since the fire there has been more apartments, condos and homes. I don't see that the city has taken anymore big strides to make sure that we could evacuate again in a timely manner. I don't think anyone has taken into account that already the Chipeta side of Mountain Shadows had already been evacuated prior to the mandatory one that happened when the fire ravaged through our area. And it still took hours to get to relative safety.

Please, please be cautious of our lives and our investment when it comes to approving this project. I also am not happy about losing the big horn that are so very close to this building site. But priority is human lives.

Please be cautious.

Thank you,  
Paula and Joe Wyatt  
6170 Moorfield Ave  
Pasandy@aol.com

Sent from my iPad

## Sexton, Daniel

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**From:** Ron Madd <rcmadd@comcast.net>  
**Sent:** Tuesday, December 6, 2022 1:06 PM  
**To:** Sexton, Daniel; All Council - DL  
**Subject:** 2424 Garden of the Gods Project

**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. Sexton and Members of City Council,

It appears that the resounding defeat of new construction and multi-family housing at the above address last year by concerned citizens in the area has fallen upon deaf ears. Once again, the prospect of increased tax revenue has outweighed public safety considerations or developers and the city would not once again be pursuing this project.

In addition to the myriad reasons why such a project should not be pursued at that address, the number one reason - public safety - has yet to be adequately addressed. If the Waldo Canyon Fire in 2012 taught us one thing, there was and continues to be, no adequate evacuation plan for that part of town in the event of an emergency.

My wife and I again wish to express our concern and opposition to the proposed apartment project at 2424 W. Garden of the Gods Road.

We live in the Peregrine subdivision north of this proposed project. In 2012 we were evacuated during the Waldo Canyon fire. As you may recall, that fire suddenly turned deadly when strong winds shifted to whip it toward the city near the Flying W Ranch. The resulting evacuation order meant everyone in homes west of the I-25 and Woodman interchange suddenly had to leave. The fire came less than a quarter of a mile from our house and literally in the back yards neighbors to the north of us. The heroic efforts of the Colorado Springs Fire Dept and US Forest Service firefighters were the only thing that saved our home and those of many of our neighbors. The adjacent subdivision of Mountain Shadows was not so fortunate with millions in property damage and two dead.

We went from pre-evacuation status to "run for your lives" in less than 10 minutes due to the unexpected 60 mph wind gusts, so all the evacuees hit the road at nearly the same time. Roads quickly jammed. It took almost 2 1/2 *hours* to get from our home on Fairbranch Court to I-25 - a trip which usually takes 5-6 minutes - all the while looking in our rearview mirror at the inferno coming over the Front Range. And this was after over half the residents west of I-25 had already evacuated, including Mountain Shadows. Today's road system is essentially unchanged. Even more people live in the area. Repeated drought conditions have occurred every year since the Waldo Canyon Fire and this will happen again.

Permitting this large apartment project and possible expansions of it in this location amounts to government malfeasance because of the number of people potentially endangered. The City of Colorado Springs proved itself woefully incapable of conducting an emergency evacuation during the Waldo Canyon Fire. Overcrowding and traffic has increased unabated west of I-25 since the 2012 fire and no improved evacuation plan has been presented to area residents. Additionally, the only traffic study done regarding this project was skewed by unrealistically low numbers during Covid, with no updated and realistic study provided to date.

The above only outlines the public safety aspect of our opposition to this project. It does not take into account the proximity of this project to two of the pearls of our city - Garden of the Gods Park and Glen Eyrie Castle. These heavily visited tourist sites already contend with massive traffic in the summer months and certainly don't need the urban blight of an apartment and retail complex so near by. In addition, the project will almost certainly have an adverse effect on adjacent property values in Mountain Shadows. Further, area developers appear to have carte blanche with regard to

raising soil levels prior to building. A case in point would be the Vanguard Homes development recently built on Centennial Boulevard. There, the developer raised the ground up at least 20 feet and then started building. Doing the same thing at the 2424 Garden of the Gods project would completely obliterate the beautiful views of the Front Range in that area.

Finally, regarding wildlife in the area, we distinctly remember the City of Colorado Springs going to great lengths to protect the habitat of the Preebles Jumping Mouse, a mere rodent, on the northeast side of the city. Don't the magnificent species of animals living in the exact area of this project, including but not limited to bighorn sheep, black bear, deer, fox, bobcat, cougar, Peregrine falcons, owls and red tailed hawks to name a few, deserve at least as much consideration? To our knowledge, no wildlife impact study has ever been presented to residents regarding this proposed project. There is no way that it would be anything other than negative.

We have participated in almost every hearing on this project to date and in that time, other than the developers, not one resident in the area has condoned this project. All have vehemently opposed it for the reasons cited above. We respectfully request that you reject this development .

Sincerely,

Ron and Michelle Madd  
7576 Fairbranch Court  
Colorado Springs, CO 80919

## Sexton, Daniel

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**From:** Friedman, Samuel  
**Sent:** Thursday, December 8, 2022 10:51 AM  
**To:** Nick George  
**Cc:** Sexton, Daniel  
**Subject:** RE: Opposition for development Garden of the gods

Hi Nick,

Thank you for your email to Councilmember Fortune and Donelson regarding this application. As you may know, this project is expected to come before the City Council again for a Public Hearing on a Quasi-Judicial basis. As such, if Councilmembers had publicly commented on the proposal before that time, those comments could be interpreted as a conflict of interest and they would then be required to recuse themselves from the proceedings. This is why I am connecting with you instead of Councilmembers emailing you directly.

Any land use proposal in the City of Colorado Springs must first complete an administrative review process with the Planning Department. That process is currently ongoing and eventually will result in a recommendation made directly to the City Planning Commission, a volunteer board of citizen's appointed by City Council. That body will hear this item in its own Quasi-Judicial Public Hearing before this is heard by the City Council.

In the interim, I would encourage you to provide comments to the Planner assigned to this application. His name is Daniel Sexton and he is CC'ed to this email.

Warmest regards,

### Sam Friedman

Constituent and Outreach Program Coordinator  
City Council, City of Colorado Springs  
(719) 385-5480 office



-----Original Message-----

From: Nick George <[ngeo2009@comcast.net](mailto:ngeo2009@comcast.net)>  
Sent: Wednesday, December 7, 2022 4:35 PM  
To: Donelson, Dave <[Dave.Donelson@coloradosprings.gov](mailto:Dave.Donelson@coloradosprings.gov)>  
Subject: Opposition for development Garden of the gods

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 Dave

I'm writing an email to express my opposition for any more development of Garden of the gods along N 30th street. I have lived on the Westside of Colorado Springs, for 37 years. As a resident, I am concerned about the over development on the Westside. We need to preserve the balance of nature and housing. Another apartment complex or anymore housing development is detriment to the Westside. I asking you to NOT allow any further development on the Westside.

Sincerely Nick

Sent from my iPhone

## Sexton, Daniel

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**From:** Jason Peirce <jasonjpeirce@gmail.com>  
**Sent:** Monday, December 5, 2022 8:00 AM  
**To:** Sexton, Daniel  
**Cc:** Namrita Singh  
**Subject:** Comments re: Proposal at 2424 Garden of the Gods

**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!**

To Whom It May Concern:

As proud residents of Colorado Springs – specifically, Mountain Shadows – my wife and I are writing to strenuously object to the development proposal at 2424 Garden of the Gods. This land is truly one-of-a-kind, and once it's destroyed, it will be gone forever. Yes, we need development, but that can be done elsewhere. There are plenty of other places to build in the Colorado Springs area. There is no need to develop upon land which is uniquely beautiful and special. This land – and the incredibly rich plant and animal habitats it supports – is special to our family, to our neighbors, and to countless generations past and future.

Please protect this land. It is exactly this kind of natural beauty that makes Colorado Springs itself a uniquely beautiful and special place to live.

Sincerely,

Dr. Jason Peirce & Dr. Namrita Singh



## Sexton, Daniel

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**From:** Seann Herdejürgen <seann@herdejorgen.com>  
**Sent:** Monday, December 5, 2022 1:21 PM  
**To:** Sexton, Daniel  
**Cc:** Kate Herdejürgen  
**Subject:** 2424 Garden of the Gods

**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. Sexton.

As you know, there is overwhelming community opposition to multi-unit housing at 2424 Garden of the Gods Road.

Colorado Springs has multiple new apartment complexes being built across the city to address any upcoming growth.

What is the best use for the land at 2424 Garden of the Gods? Here are some suggestions:

- Due to its close proximity to Garden of the Gods Park and the foothills, it is uniquely suited for tourism. With the recent installation of the traffic circle at the Garden of the Gods entrance, increased capacity is expected at the park and there is limited parking capacity. The city can purchase parcels of land at 2424 GoG for the purposes of overflow parking and implement shuttle bus service for special events.
- City offices can move into class A office space.
- Restaurants and retail
- City can purchase parcels of land and build a recreation center similar to the one at Cottonwood Creek Park.

For tomorrow's neighborhood meeting, would it be possible for you to address how this project will adhere to the Hillside Overlay ordinance and development guidelines found below?

<https://coloradosprings.gov/sites/default/files/planning/dab/hillside.pdf>

There is a lot of angst in the community about how the developers will ensure that these areas retain their unique characteristics, to safeguard the natural features of the City, and to protect the public health, welfare, and safety. If we can guarantee that the developer will follow the Hillside Overlay guidelines than I think that will help garner public support for the project.

We support responsible development for the City of Colorado Springs and encourage tourism or park development of the property to preserve the natural features of our hillside areas. Imagine how different Colorado Springs would be if the 1908 City Council had approved development at Garden of the Gods instead of preserving it. We would not have the Crown Jewel we have today.

Best Regards,  
-Seann Herdejürgen  
719-484-9340

## Sexton, Daniel

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**From:** Jonni McCoy <jonni.mccoy@gmail.com>  
**Sent:** Tuesday, December 6, 2022 5:24 PM  
**To:** Sexton, Daniel  
**Subject:** 2424 rezoning

**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!**

Hi Daniel,

I am unable to attend the community meeting tonight as my hubby is in hospice. Please know we are consistently concerned over the desire to add even more condensed apartments on the small stretch of 30th Street. Please stop allowing these plans. The rezoning isn't necessary. I know you don't care but we do. Please listen to our concerns.

Regards  
Jonni

## Sexton, Daniel

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**From:** Michelle Johnston <mdateless@yahoo.com>  
**Sent:** Tuesday, November 29, 2022 8:54 PM  
**To:** Sexton, Daniel  
**Subject:** 2424 GOG

**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!**

Good evening,

We have spoken time to time about all the approved rezoning that has occurred in my 5 mile radius of life in Chelsea Glen.

And as I have said previously:

Please note my written request AGAINST another ZONE CHANGE for high density homes, apartments and condos at 2424 GOG.

The obnoxious outlook and overview apartments and condos ( and kissing camels BS) that have already been approved are such an eyesore and piss on safety event.

The traffic studies provided are flawed and limited on purpose. My new teenage driver and myself struggle to get out of Chelsea Glen . When will city planners put in a light at Chesham Circle and Centennial? Speeding is a huge problem on Centennial.

I lived through Waldo Canyon; I'm sure that you will understand the fear I have about escaping my property in a timely safe manner. Back then, it took me almost 2 hours to move to Fillmore onto the highway. I am so thankful I didn't run out of gas! I'm thankful the fire was tamed by courageous firefighters, and my kids and dogs weren't burned up in my vehicle!

Seriously, drive down GOG from 30to Nevada right NOW ( one lane BOTH directions) and tell me what one lane of traffic feels like. What about a fire ?

City already added another 700+ cars to the mix by approving all the growth in my 5 miles of living.

If you don't mind, please forward my complaint of NO SIDEWALK to CORONADO or HOLMES on FILLMORE because kissing camels developers can't seem to figure out how to finish that project behind king soopers. AND by the way, somehow the complaint I filed on line tells me that this property is not within city limits! REALLY? -But they approved a re-ZONE across the street, a Centennial expansion to the highway( OKD matter) and Outlook/ Overlook added high density living.

COUNT MY VOTE AS NOT IN FAVOR of any RE- ZONING approvals for GOG 2424( AGAIN)

Michelle Johnston

**Sexton, Daniel**

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**From:** Marcena Springer <marcena@springer.net>  
**Sent:** Monday, December 5, 2022 7:19 PM  
**To:** Sexton, Daniel  
**Subject:** 2424 Garden of the Gods

**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!**

The objections to this project have not changed, however, they have become even more a threat with apartments planned at that same intersection near the beer garden. Then there are all those apartments at the intersection of Centennial and Fillmore.

How many hundreds more people does the planning commission think they can cram into this area and how many do you think will not make it out in time to evacuate? Why wait for a disaster of losing several dozens of people or more to stop this crazed building of high rises?

And to that point, we are losing the main appeal that has always made This side of Colorado Springs unique, lots of trees and green space for people to enjoy!! The deer and bighorns are just beginning to come back in here like they were after the fire. Lots of people and they will leave. I don't want to have to drive to Chaffee County to see the bighorns.

New York, Chicago, Denver, Houston, Dallas each have plenty of tall buildings and we have appeal that they do not. At least, for now. Why do you think Denver is pouring down here? Not because we have lots of high rises like Denver!!

Look at what you are ruining. It cannot be recaptured once you have destroyed it. Marcena Springer. Mountain Shadows

## Sexton, Daniel

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**From:** Toni Jensen <transitionsocos@gmail.com>  
**Sent:** Tuesday, November 29, 2022 9:31 AM  
**To:** Sexton, Daniel  
**Cc:** Donelson, Dave; Strand, Tom  
**Subject:** Comment on 2424 Garden of the Gods Road

**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!**

Mr. Sexton,

Thank you for the opportunity to comment on the re-proposed Master Plan zoning change and development at 2424 Garden of the Gods Road. I am deeply concerned about this.

Specifically,

1. The original traffic study was done when travel restrictions were in place to stem the spread of the pandemic, and before tourist season. It was therefore artificially low. Since then, more apartments and businesses are being built along Garden of the Gods Road, including an Amazon distribution center, various restaurants, apartments, and Red Leg Brewing (which has its own serious parking issues as it is). The second traffic study was a sham. During one meeting when Councilmember Donelson asked whether traffic from special events at the Flying W Ranch were considered, the study representative admitted that it had *not* considered these events. The Ranch's operating times used to be from May to October. Now they are hosting special events, and most recently they're open for Christmas at the Ranch for most of December, 2022. It sounds as if they are planning to be open all year. The impact of tourism traffic in the form of cars, vans, food trucks, and Greyhound buses to and from the Flying W Ranch, especially with its quiet expansion to accommodate special events, 1000 people indoors, and now an outdoor rodeo arena that will accommodate **5000** spectators, is being ignored.
2. I am concerned that the increased traffic will create choke points and egress issues at 30<sup>th</sup> Street and Flying W Ranch Road, Chuckwagon Road, and Vindicator that will hinder emergency response, particularly from Fire Station 9. The only emergency egress from my dead-end street is Flying W Ranch Road and possibly Chuckwagon Road, and I'm also about a block away from the Flying W Ranch. Remember that the Waldo Canyon fire destroyed over 370 homes here and killed two of our neighbors in 2012. When we have to evacuate again, consider that the Ranch will also have to evacuate perhaps 6000 spectators, employees, cattle, oxen, horses, food trucks, etc., all on Flying W Ranch Road, which will be at a standstill due to apartment and hotel occupants also needing to evacuate. There will be fatalities.
3. Traffic on 30<sup>th</sup> Street to access the Garden of the Gods and the Visitor's Center will dramatically increase as commuters use it to travel to work on the West or South sides, Manitou, downtown, and to Highway 24, not to mention the tourist traffic that will add many more vehicles. The drastic increase in traffic volume will make easy access to one of the best City parks in the nation, and a huge tourist attraction, extremely difficult.
4. The noise generated by traffic from apartments, businesses, and/or a hotel (basically, thousands more people), will regularly exceed ordinances for nearby residents.
5. I am concerned about the wildlife that live in and migrate through our neighborhood, and how this development's noise and traffic volume will impact them, especially bighorn sheep and mule deer. Despite what the CPW has stated, the animals regularly visit the area and have been known to cause

traffic problems on Flying W Ranch Road, either by standing in the roadway or from vehicles parked everywhere to obtain photos of them.

We chose to buy our home in Mountain Shadows because of its unique location. We love the views, hiking trails, and parks, and especially the presence of so much wildlife. We are already losing these amenities, and if this development is approved, we will lose them because the streets, parks, trails, and schools will become overcrowded; wildlife will be greatly impacted; and our property values will likely plummet. Again, please reconsider approving this development; it's dangerous.

Respectfully,

Toni Jensen  
Mountain Shadows Resident

## Sexton, Daniel

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**From:** Slim524 <slim524@comcast.net>  
**Sent:** Sunday, December 4, 2022 4:51 PM  
**To:** Sexton, Daniel  
**Subject:** 2024 Garden of Gods Proposal

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Daniel,

Hope all is well with you and your family.

As a concerned resident residing in Peregrine and medical professional, I am writing to you to raise the awareness of all advocating an apartment complex at 2024 Garden of the Gods. We understand that some may find it desirable to have lower income housing in our community but one must ask does our infrastructure support 420 more apartments especially since evacuation measures still have not been put in place to accommodate existing residents! Until measures have been taken to assure the safety of all current residents further development would be a reckless endeavor potentially resulting in loss of life and property should we be faced with another event as in 2012.

Sincerely,  
Larry and Jo Jaworske

Sent from my iPhone

## Sexton, Daniel

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**From:** Tracynda <tracynda@yahoo.com>  
**Sent:** Tuesday, December 6, 2022 4:11 PM  
**To:** Sexton, Daniel  
**Subject:** development comments

**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!**

RE: PUDZ-22-0005;PUDC-22-0003

Daniel,

I have many concerns on this proposed development including the neighborhood economic value, lack of water, increased traffic in this area, and our evacuation route access.

I have not head one reason why this development is good for our neighborhood.

Please share the environmental impact of this new development, addressing our unique wildlife and our decreasing amounts of available water .Where will the water come from for all these units?

What about increased traffic with more people, congestion, and crime? How will the traffic be mitigated? What resources will be used to ensure the safety of our neighborhood? We already have cars stolen from our driveways nightly. Will we have increased police presence? It took 20 minutes for the police to come to a home break in during the day in this neighborhood. How much more will that cost us as taxpayers ? Please share how this will be paid for.

This proposal is deeply flawed . Your planning development dept has a responsibility to look out for the welfare of our community . I hope you take my comments into consideration and turn down this development.

Thank you,

[Trae Davis](#)



## Sexton, Daniel

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**From:** Srikirán Dravida <srikirán.dravida@gmail.com>  
**Sent:** Tuesday, December 6, 2022 3:40 PM  
**To:** Sexton, Daniel  
**Subject:** PUDZ-22-0005, PUDC-22-0003

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Hello Daniel Sexton,

This email is regarding 2424 Garden Of The Gods proposal for a zone change.

As I cannot attend the December 6th, 2022 5:30pm-7:30pm meeting, please accept this email as my **strong objection** to this proposal.

I work within 500ft of this development project and live within 5 miles of this development. The roads and infrastructure around this development cannot take the extra traffic due to this development. This development will be in a very busy area.

I also lived/worked here during the Waldo Canyon fire. Fire evacuation planning is poor and the extra traffic/lives due to this development will not help during a wildfire emergency. I remember vividly it took me three hours to travel the 5 miles home and back to evacuate my young family and dog during the Waldo Canyon fire.

I hope you see the risk this development creates in a very busy area of the neighborhood and oppose this development too.

I appreciate any response you can provide.

Regards,

Srikirán Dravida