

Brackin, Tasha

From: Jack Bestall <jack@bestallcollaborative.com>
Sent: Monday, August 26, 2019 5:07 PM
To: Brackin, Tasha
Cc: 'presnellg@q.com'; 'tj@rudolph-eater.com'
Subject: 2420 Contractor Storage Yard- Message from GOLA DAVID (917026397722)

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 Tasha.

I listened to the voice mail left by Dave Gola regarding the 2420 Contractor Storage Yard and was disappointed to hear Dave cite concerns that I and others have never heard about the project. Dave hosted the neighborhood meeting at his house and has received the emails that I have sent to the neighborhood about the project. He said nothing negative about the project at the meeting at his house and has never called or sent me an email during the months that we have been processing the project. I called him a week before the Council hearing on zoning when I learned that he had posted a voice mail at the City regarding a property value concern. As a part of that phone call I explained there would be less adverse impact from the storage facility than the impacts resulting in the development of the approved auto dealership on his property.

Dave Gola's latest complaints left in the City's voice mail system regarding environmental impacts of the project and his personal attack – stating that I had been 'deceitful' in how the project was represented are concerning. I made it clear from the beginning, that we were going to have contractor equipment, semi truck & trailers and RV storage at the facility; and that these could vary depending on the season and market place. I also was clear that we would have to request a variance for the 15,000lb GVWR and the neighbors requested location of the fence (3' off the property line) at the neighborhood meeting.

In response to Dave Gola's latest concerns please consider these summary answers:

1. The project will impact 'global warming' because the equipment is big and fossil fuel based.
 - ***Storing contractor equipment and RV's will have no affect on global warming. The equipment is at rest when it is being stored, and, provides a secure place to store when not in use – which may reduce carbon emissions; reducing mileage in transport between projects.***
2. The project will affect his view.
 - ***The existing views to the east from Dave Goal's house are not significant. They consist of a vacant lot with scrub vegetation; and in the distance traffic and commercial buildings on the east side of Power Road. When Dave Gola purchased his property – he was aware that the adjacent property was zoned industrial and would be developed. It was and is not a 'view lot property'. The auto dealership approved in 2016 included repair and show room buildings which would block views to the east. The proposed contractor storage plan has no buildings; an 8' privacy fence set 3' off of the shared property line at the neighbors request; a landscape buffer within 15' of the shared property line and equipment storage setback a minimum of 100' up to 150' from the shared property line. The view to the east will be buffered; and the noise from the traffic on Power Road may be filtered/reduced.***
3. The project will have an adverse environmental and economic impact on the condition of his property.
 - ***The storage of contractor equipment, RV's and truck & semi-trailers will have negligible if any adverse environmental impacts on the surrounding properties. Any emissions produced from the equipment will be typical and a fraction of what is produced from traffic on Power Road – and Colorado Springs is rated one of the top five air quality Cities in the country. No repairs to equipment are allowed onsite; strict requirements are followed if equipment related spills occur; and no toxic or flammable chemicals are allowed to be stored at the facility. The placement of paving to control dust should reduce particulates and enhance air quality; and the new drainage facilities will greatly increase the control of flooding which currently have no drainage facilities for this portion of Victor Place Business Park – enhancing water quality and potential flooding of the residential neighborhood to the west, including Dave Gola's lot.***

- **Similarly, the storage facility will have little if any adverse economic impact on the adjacent neighbors. The project will create certainty for the use and associated improvements that will be installed on the vacant lot taking away the open-ended industrial use designation on the property. The storage facility will have very low traffic generation; very low onsite activity; and coupled with the intensive security system; privacy wall; landscape buffer and major (100' minimum) setback will provide a passive neighbor, particularly during hours when residents are at home – at night and weekends. Economic experts see a storage facility like this as having little if any adverse impact on the adjacent properties.**

As part of preparing a preliminary response, I called George Presnell and Troy Porter - neighbors that live on Heathercrest, to get their take on my representation of the project. Both George and Troy came to the neighborhood meeting at Dave Gola's house and have been receiving the email updates. Speaking with George and Troy today they felt the email I sent out Friday updating the neighbors was consistent with what had been represented at the initial meeting and in the email updates – they also felt we have kept our promises with regard to the plan and specific elements like the privacy fencing (8') and its location (3' from property line) as requested by the neighbors at the meeting at Dave Gola's house; and the 100' setback, etc.

George and Troy said it was ok to copy them with this email and to share their phone numbers with you: George Presnell - (719) 649-8955; Troy Porter – (719) 354 3790; if you should wish to follow-up with them to discuss these concerns. If you have any other questions or would like me to respond in more depth to some of these issues I am happy to do so.

Thank you.



Bestall Collaborative Limited 720.810.6480
jack@bestallcollaborative.com PO 2223 Evergreen CO 80437
Planning Environment Construction Management Development