

February 1, 2021

Matthew Alcuran  
Planning and Development  
City of Colorado Springs  
30 S. Nevada Ave., Suite 701  
Colorado Springs, CO 80903

**RE: Outlook Briargate – Conditional Use and Major Amendment to an Existing DP  
– 3<sup>rd</sup> review comment response FILE: CPC CU 20-00104 and AR DPA 97-00012-  
A3MJ20**

Dear Mr. Alcuran,

Please accept this letter as our formal response to the two public comments we have received. We have reached out directly to Mr. Perez (See attached) and will call Ms. Limbrecht, as she did not provide a written address, to continue the conversation. We are addressing the topics they describe in their letters to the best of our ability. We will keep you apprised of any further communications we receive from either of them between the writing of this letter and our hearing date.

Thank you,

Adam Kantor  
KEPHART

Dear Mr. Perez,

Thank you kindly for your letter dated January 4<sup>th</sup> 2021. We appreciate your input regarding Outlook Briargate. We are glad that you support projects like ours and agree that this type of infill development is paramount in order provide much needed housing while maximizing existing infrastructure.

Evergreen Devco is a national real estate development company with offices in Arizona, Utah, California, and Colorado. We have been operating in Colorado for over 20 years and consider the state home. Whether we are developing a grocery-anchored shopping center or a new multifamily project, Evergreen brings proficiency and leadership to every engagement. Our experienced team takes pride in collaborating to find creative solutions to the most difficult challenges.

We have worked diligently to meet many of the PlanCOS strategies you call attention to. All our communities provide a robust amenity package that includes meeting spaces, gathering areas, and our on-site management consistently organizes community building events for our residents. We strive to provide connectivity, both vehicular and pedestrian-oriented, between our communities and the neighborhoods they inhabit. To that end, we have provided, where possible, an accessible pedestrian connection to the public ROW along Jamboree Drive. After being requested to by the parks department and exploring properties potentially suitable to become parkland, we and the City mutually agreed that cash-in-lieu fees would be more appropriate in this instance. This community will pay its share of parks and school fees as requested by the City.

Again, we thank you for your insight and look forward to continuing this conversation as we move through the City process.

Sincerely,  
Robert Place  
Evergreen Devco