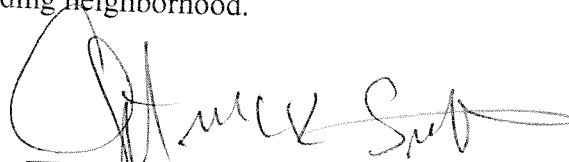


July 27, 2015

Appeal Letter – Colorado Springs City Council

The homeowners and residents of the Cragmor neighborhood formally appeal the Colorado Springs City Planning Commission's decision of July 16, 2015 approving the development of the Bates Elementary School property. GG Land Group's submittal, AR DP 15-00231, does not meet the following Development Plan Review Criteria found in Section 7.5.502 (A), (E) of the City of Colorado Springs City Code.

- 1 This 5 story, 700' long, 60' tall multi-family use building is not harmonious with the surrounding predominately R-1 single family use in regards to height, mass, and scale.
- 2 This massive building is not compatible with the character and scale of the surrounding neighborhood, and overburdens existing capacities.
- 3 The structure's use and bulk will negatively impact adjacent properties.
- 4 This project's effects on traffic safety, friction and flow have not been fully addressed.
- 5 Pedestrian safety concerns have not been adequately addressed.
- 6 The geologic concerns relating to the safe construction of the building over the existing coal mines require further immediate action to benefit the developer and the community.
- 7 The Planning Commission did not adequately consider the compatibility of the zone district boundaries and their affect on the surrounding neighborhood.



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CITY OF COLORADO SPRINGS OFFICE

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