



The Sands Metropolitan District Statement:

*Regarding the proposed EquipmentShare Development in The Sands Industrial Park
8026 Iron Tower Court, Colorado Springs, Colorado*

Dear Ms. Tamara Baxter,

I, Jeff Mark, as President of The Sands Metropolitan District, oppose the application of Figures 17 & 18 of the City of Colorado Springs “Streamside Design Guidelines” (revised 2009) to the EquipmentShare development, to be located at 8026 Iron Tower Court within The Sands Industrial Park across from Sand Creek. Instead, we support the Conditions of Record for The Sands Industrial Park, filed under the Concept Site Plan (March 2020) for the development, as follows:

“ LOTS 1 AND 5 ARE SUBJECT TO STREAMSIDE OVERLAY REQUIREMENTS. APPROVAL CRITERIA CAN BE FOUND IN CITY CODE. MAJOR COMPONENTS OF THE STREAMSIDE REQUIREMENTS TO BE REVIEWED AT DEVELOPMENT PLAN STAGE INCLUDE:

- MAXIMUM AMOUNT OF IMPERVIOUS SURFACE THAT MAY BE LOCATED WITHIN THE OUTER STREAMSIDE BUFFER IS 25% OF THE BUFFER AREA;*
- VISUAL BUFFERS SHALL BE PROVIDED BETWEEN FUTURE INDUSTRIAL LAND USES AND THE STREAM, AS WELL AS BUFFERING THE INDUSTRIAL USES FROM RESIDENTIAL USES ON OPPOSITE SIDE OF THE STREAM;*
- OPEN AREAS SHALL BE PROVIDED ADJACENT TO STREAM TO ENABLE EMPLOYEES ACCESS TO STREAMSIDE AMENITIES. ”*

As President of The Sands Metropolitan District, our preference is to continue the established practice for the Industrial Park of screening the industrial uses from these residential lots.

Jeff Mark, President

The Sands Metropolitan District
212 N Wahsatch St, Suite 301
Colorado Springs, CO 80903



The Sands Neighborhood Statement:

*Regarding the proposed EquipmentShare Development in The Sands Industrial Park
8026 Iron Tower Court, Colorado Springs, Colorado*

Dear Ms. Tamara Baxter,

We, residents of Namib Drive and The Sands Neighborhood, oppose the application of Figures 17 & 18 of the City of Colorado Springs “Streamside Design Guidelines” (revised 2009) to the EquipmentShare development, to be located at 8026 Iron Tower Court within The Sands Industrial Park across from Sand Creek. Instead, we support the Conditions of Record for The Sands Industrial Park, filed under the Concept Site Plan (March 2020) for the development, as follows:








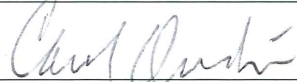
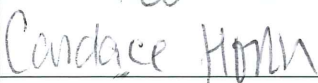

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- OPEN AREAS SHALL BE PROVIDED ADJACENT TO STREAM TO ENABLE EMPLOYEES ACCESS TO STREAMSIDE AMENITIES. ”*

As residents of the neighboring community, our preference is to continue the established practice for the Industrial Park of screening the industrial uses from these residential lots.

Support for "The Sands Neighborhood Statement"

Summary	Opposition to City Streamside & Planning Staff comments regarding the site design and layout for the EquipmentShare development within The Sands Industrial Park. Support for screening industrial uses from these residential lots by way of landscaping and a screen wall/fencing.
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Name	Signature	Address	Comment	Date
Jane Jordan		3211 Namib Dr.		4/22/23
Kalon Greaves		3221 Namib Dr		22 APR 23
Cassandra Darling		3171 Namib dr.		4/22/23
Robert Petrie		3152 Namib dr		4/22/23
Math Montgomery		3231 Namib Dr		4/22/23
Jamal F Davis		3224 Loot Dr.		7/22/22
Richard Katte		3154 Loot Dr		22 APR 23
Verbal Support	—	3191 Namib Dr.		4/22/23
Verbal Support	—	3203 Loot Dr.		4/22/23
Carol Ossandon		3231 Namib Dr		4/25/23
Candace Horn		3151 Namib Dr		4/25/23
CRISTHER OROU		3261 NAMIB DR.		4/25/23
Verbal Support	—	3291 Namib Dr.		4/26/23