

**From:** Joseph Cahill <cahilljf@icloud.com>  
**Sent:** Monday, October 5, 2020 11:08 AM  
**To:** Knight, Don; Strand, Tom  
**Cc:** Wintz, Katelynn A  
**Subject:** Fwd: 2424 Garden of the Gods RD

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Begin forwarded message:

**From:** Joseph Cahill <cahilljf@icloud.com>  
**Date:** October 4, 2020 at 18:41:17 MDT  
**To:** katelyn.wintz@coloradosprings.gov  
**Subject:** 2424 Garden of the Gods RD

Ms. Wintz,

As a resident of the Mountain Shadows neighborhood, I adamantly oppose this development for the following reason(s):

- Traffic; your study is flawed and conducted during COVID-19; lack of roadway infrastructure
- Lack of school infrastructure
- Safety during outdoor activities such as biking and running
- Crime associated time this type of high density housing

**PUBLIC COMMENTS**

I am extremely disappointed with the lack of appropriate consideration given to these, as well as other issues, by the City of Colorado Springs.

I am hopeful more of my neighbors voice this same opinion.

Regards,

Joseph Cahill  
720-231-3028

**From:** Lauren Howie <lhowie@comcast.net>  
**Sent:** Monday, October 5, 2020 8:26 AM  
**To:** Wintz, Katelynn A; Knight, Don; Strand, Tom; Murray, Bill; Williams, Wayne  
**Subject:** Fwd: I am opposed to ALL NEW development at 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

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This high-density housing plan does not fit in with the overall theme of the area. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land. I live in Mountain Shadows and use the 30th and GOG Rd. intersection frequently to go to that end of GOG Rd. or to go to Old Colorado City and it is already a crowded intersection and route. Due to COVID, any traffic study done now would not be accurate. Repurposing the building would be a much more responsible solution. Possibly UCCS or PPCC would consider using it as they grow. Demolishing the building and proceeding with the proposed development will have a huge impact in itself to the neighborhood as far as traffic and utility work.

Unfortunately I will be unable to attend the virtual meeting on this proposed development this week.

Sincerely,

Lauren Howie

**PUBLIC COMMENTS**

6820 Joiner Rd.

80919



Lauren D. Howie, Allied ASID

In Color Designs, LLC

[www.incolordesigns.com](http://www.incolordesigns.com)

Home Office 719-266-5092 | Cell 719-439-9849

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**From:** terrie <krane1@earthlink.net>  
**Sent:** Monday, October 5, 2020 10:47 AM  
**To:** Wintz, Katelynn A  
**Subject:** GOG

**Follow Up Flag:** Follow up  
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Hello Katelynn

My family and I live in Mountain Shadows off Flying W Ranch Road and just recently became aware of the development slotted to start on Garden of the Gods Road at the old Verizon Building. We are VEHEMENTLY opposed to this. The west side of the interstate does not have proper infrastructure to handle 572 estimated new residents. As it is, traffic is slow, stores are crowded, and schools are not equipped to handle that many new residents. There is very limited space and adding that many more residents would completely bring that area to a halt. I also resent this being pushed through with little to no information given to the current residents.

Please feel free to contact me if you have any questions.

Terrie Kane  
719 238-2738

**From:** Steve Jensen <jensen@storsserver.com>  
**Sent:** Monday, October 5, 2020 10:34 AM  
**To:** Wintz, Katelynn A  
**Cc:** Knight, Don  
**Subject:** Garden of the Gods / 31st development

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I am a life long resident of Colorado Springs, business owner, and a Mountain Shadows homeowner. I have been in Mountain Shadows for approximately 15 years. In general, I have been supportive of the city's approval processes and attempted balance between overzealous and careless land development and maintaining rights of property owners to build as they see fit. However, I just recently heard about the proposal for an enormous apartment complex just South and Southwest of the current Verizon property near 31<sup>st</sup> street and Garden of the Gods. From what I have read, this is not a well vetted proposal and it appears that some sneaky approvals (especially for traffic and safety impacts) were rushed through during the unprecedented COVID shutdown period. Naturally, any traffic measurement or statistics gathering done at this time should be thrown out and re-estimated once things return to normal. So at a minimum, the traffic and any related safety studies are completely bogus. I urge your office to reconsider this proposal.

I travel this corridor nearly every single day, most days on a bicycle. So I am very, very familiar with the traffic patters, driver behavior, and congestion in this immediate area and further south through Garden of the Gods park. No reasonable traffic and safety study could possibly come to the conclusion that adding an enormous population directly on top of this already over taxed infrastructure location makes any common sense whatsoever. I fear for my safety, and the safety of other cyclists and pedestrians, if this proposal is allowed to go through in its current form.

I would also like to point out the following:

Garden of the Gods is a jewel in the Pikes Peak region, yet it is already sorely over used. There are massive traffic jams every single day over the summer and much of the spring and fall throughout the park, 31st street, and Garden of the Gods road itself. With such a large additional nearby population, the problem can only get much, much worse. This will have dramatic affect on tourism in the Pikes Peak region as the park becomes so over crowded that it can no longer be enjoyed. The experience people take away from it will be one of frustration and unrealized enjoyment. It will not take long for the reputation of this city jewel to fall to an extent that tourism is negatively affected. Not to mention the reduction in enjoyment of Colorado Springs residents themselves, which for a city that endeavors to attract a young, highly skilled workforce, should be of utmost importance. While it is true that there are many drivers of this problem, adding a poorly vetted project that adds a massive population and traffic increase at the front door of Garden Of the Gods park is not in the best interest of the city, its residents, nor our tourism based businesses.

Best Regards,  
Steve Jensen  
5435 Lanagan Street,  
Mountain Shadows

**From:** Kathryn Fuhs <kathydbq@aol.com>  
**Sent:** Monday, October 5, 2020 10:14 AM  
**To:** Wintz, Katelynn A  
**Subject:** Garden of the Gods Development

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I hope you will consider the amount of traffic increase that development of apartments at 2424 Garden of the Gods Road would do to an already high traffic area. Also, tourists use that road to travel to Garden of the Gods from that road and let's try to keep it as beautiful as ever for them and the wildlife. It's encroaching even more into areas for our wildlife. A large development like that would also be a strain for our schools and perhaps our firehouses. I hope you will not allow this large development there.

Thank you, Kathy Fuhs

**From:** Gwyn James <gwyn1@comcast.net>  
**Sent:** Monday, October 5, 2020 10:12 AM  
**To:** Wintz, Katelynn A  
**Subject:** Housing Development at 2424 Garden of the Gods Rd.

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I OPPOSE all new development at 2424 Garden of the Gods Road.”

Gwyn James

**From:** Eileen Broderick <etbroderick@yahoo.com>  
**Sent:** Monday, October 5, 2020 10:16 AM  
**To:** Wintz, Katelynn A  
**Subject:** I Oppose Development Planned for 2424 Garden of the Gods Road

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I am writing to express my concern and opposition to the proposed plan to build over 500 housing units in this area.

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem. 2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd. 3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land. 4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed. 5. This high-density housing does not fit in with the overall theme of the area. 6. This type of proposed housing will result in more crime in the area. 7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors. 8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area. **\*\*this alone is** enough for me to oppose the plan 9. Safety for pedestrians, hiker, joggers, and bicyclist will be at higher risk. 10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd. 11. The already overcrowded schools in this area will be challenged. 12. Noise levels will increase. 13. The roofs will be 70' off of the road surface blocking the views.

It seems to me that this development would impact the character of the area significantly and negatively. I am very concerned about the plan as it is currently outlined.

**PUBLIC COMMENTS**

Eileen Broderick

Current Resident of CS

**From:** Courtney Olson <courtneyjean4@hotmail.com>  
**Sent:** Monday, October 5, 2020 12:02 AM  
**To:** Wintz, Katelynn A  
**Subject:** I am opposed to ALL NEW development at 2424 Garden Of The Gods Road

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**I am opposed to ALL NEW development at 2424 Garden Of The Gods Road. This is a list of the reason why this development does not make sense, please don't do this to the natives who love our westside.**

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. **The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.**
8. **Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.**
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. **The already overcrowded schools in this area will be challenged.**
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Regards,  
Courtney Olson



**From:** Tami Tranter <vbcoachtlt@aim.com>  
**Sent:** Monday, October 5, 2020 8:46 AM  
**To:** Wintz, Katelynn A  
**Subject:** I oppose

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I oppose any and all development at 2424 Garden of the Gods Rd.

Tamara Tranter  
5770 Canyon Reserve Heights  
80919

**From:** Mandy P <mandyjf21@yahoo.com>  
**Sent:** Monday, October 5, 2020 8:32 AM  
**To:** Wintz, Katelynn A  
**Subject:** I oppose all new development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

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I oppose all new development at 2424 Garden of the Gods Road

Thanks,

Mandy Padgett (home owner on the west side)

**From:** Eric Lundberg <railliar@aol.com>  
**Sent:** Monday, October 5, 2020 12:01 PM  
**To:** Wintz, Katelynn A  
**Subject:** MCI/Verizon rezoning

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We are opposed to the proposed rezoning at 2424 Garden of the Gods Road. We feel this would increase traffic and traffic noise along Flying W Ranch Road, a few hundred feet from our home,

Eric & Sandra Lundberg

5445 Lions Gate Ln.

**From:** bryan.graves@aol.com  
**Sent:** Monday, October 5, 2020 1:03 AM  
**To:** Wintz, Katelynn A  
**Subject:** Mountain Shadows Development

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As a long-time resident of Mountain Shadows, **I wish to register my opposition to the proposed development.**

My objections are probably not that different than the majority of my neighbors.

In summary:

-Development is not well thought out in regards to overall impact on neighborhood.

-There has been no official notification of this development disseminated to residents. For example, in Boulder County each resident receives an official notification of the development to include a graphic representation of what it would look like. Also, there is a printed schedule that lays out the official dates for the approval process. None of which have been done in respect to the Mountain Shadows Development. The City already knows who lives in the neighborhood and could have easily have informed the residence.

-Impact on quality of life in neighborhoods will be dramatically negatively impacted.

-Traffic congestion on all surface roads will be severe. Before the COVID crisis cut down the traffic on local roads, traffic backups were already becoming a problem. Essentially, was a traffic density study done using real figures vice the artificial figures resulting from the COVID crisis? If this development is allowed, traffic during normal rush hour commutes would be at a standstill. Not too mention the impacts it would have on tourist sites like Flying W Ranch and Garden of the Gods.

**PUBLIC COMMENTS**

-Noise pollution is already growing---development will only exasperate this.

-Dramatic increase in population in a neighborhood that was never configured to handle a 250% increase in population is just plain wrong. Also, I understand that there are structure height and building density increases that will make our community look and feel very different.

-What will be the impact on the schools?

-Impact on property values could be impacted.

If the city is seeking this kind of development—there is plenty of land elsewhere that would allow for a well planned community to be built. Its time to take a more measured approach to our urban growth by listening to the residence’s concerns over the impact these development have on them. A developer should not be driving a decision that effects thousands of people. As our elected representatives, we are relying on you to do the right thing and terminate this development. It is not your citizens best interests.

Regards,

William Graves  
2375 Rossmere Street  
Colorado Springs, CO

**From:** Mike Durner <coachdurner@gmail.com>  
**Sent:** Monday, October 5, 2020 9:34 AM  
**To:** Wintz, Katelynn A  
**Subject:** Mountain Shadows and surrounding neighborhoods

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Hi Katelynn,

My name is Mike Durner, and I am a home owner in the Mountain Shadows/Flying W neighborhood. I am writing today to declare my disapproval of the rezoning and plan to build apartments in the area of 30th and Flying W. In addition to owning a home in this area, I am also the father to a elementary school student and a full time cycling coach.

Moving forward with the plan to build this significant number of apartment homes at this location would not only create a lot of negative feelings from the residents of the area but it would also create some negative situations.

1. Increased traffic would pose a safety issue for the many cyclists that use the area for training.
2. Increased population density in this area of town would create more human wildlife interactions which would have more potential to be negative (i.e. bears in trash, bears entering homes, aggressive deer, deer vs auto/motorcycle).
3. Devalue the beauty of this area of Colorado Springs that draws tourists and brings money into town.
4. Create over use situations in the area parks such as Ute Valley and Garden of the Gods, which are already see much more use that previous years.

**PUBLIC COMMENTS**

Instead of just pointing out the problems of the situation, I'd like to offer up a couple of solutions. I offer these up freely for use or to help inspire other alternative ideas from your office.

1. Utilize this space to create a community garden with regenerative techniques to help residents grow their own food and contribute to helping the environment.
2. Create a nature center to highlight the special wildlife found in this area of town (big horn sheep).
3. Create a pay to play bike part to drive positive long term economic growth.
4. Create an adventure park like Castle Rock has done with Philip S. Miller Park, with some free and some pay to play areas.

Thanks for your time.

Mike

Mike Durner, MS CSCS

USA Cycling Level 1 Coach

XPT Level 1 Coach

719-660-2481

[coachdurner@gmail.com](mailto:coachdurner@gmail.com)

Instagram: coachdurner

**From:** Margaret Masters <mmasters@stmmlaw.com>  
**Sent:** Monday, October 5, 2020 8:08 AM  
**To:** Wintz, Katelynn A  
**Subject:** Multi Family Development on GOG - OPPOSED

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**Categories:** Other

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I am opposed to the proposed multi family development planned for GOG. Our area is already overcrowded with poor infrastructure and the inability to evacuate safely and timely in the case of a fire. Further, additional reasons that this plan should be rejected are as follows:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

The plans do not take into consideration the natural beauty of the West Side, the wild life and the many reasons that most of us moved to the West Side to begin with – so as to NOT look like Powers and Woodman...Please do not destroy the West Side of Colorado Springs.

Please feel free to contact me with any questions.

719-964-7526

Margaret Masters  
Attorney at Law  
Stinnett Masters & Massey  
719-999-5121

**PUBLIC COMMENTS**



**From:** Bernie Redlinger <bredli.iaco@gmail.com>  
**Sent:** Monday, October 5, 2020 11:56 AM  
**To:** Wintz, Katelynn A  
**Subject:** N 30th Street Housing Development

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Katelynn,

As a 40 year resident of Rockrimmon Area and a daily user of 30<sup>th</sup> street, 31<sup>st</sup> street and weekly user of Flying W Rd, **I am opposed to all new development at 2424 Garden of the Gods Road.** This would substantially increase the traffic and cause delays for me personally, all of my neighbors in the area, and visitors to the Garden of the Gods – the Number One City Park in the Country. I run Garden of the Gods trails and Ute Valley trails weekly sometimes daily.

I appreciate your kind consideration of all respondents to this Development issue.

Thank you.

Bernie Redlinger

**From:** CenturyLink Customer <ncurrier@q.com>  
**Sent:** Monday, October 5, 2020 5:04 AM  
**To:** Wintz, Katelynn A  
**Subject:** NEW development at 2424 Garden of the Gods Rd.

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Attention: Katelynn Wintz, City Planner

I am opposed to ALL NEW development at 2424 Garden of the Gods Rd.

I am concerned for the following reasons:

Traffic on N. 30th St. and Garden of the Gods Rd, would overwhelm the intersection, and traffic on Flying W. Ranch Rd. would drastically increase, as well. This is especially problematic, because it threatens the safety of all of the children in this area that attend Chipeta Elementary school, as well as the bicyclists, joggers, and walkers who use these roads and paths.

Further, if the approved traffic study was taken during Covid-19 when people were staying home and tourists were not visiting the area, then it would not reflect the true nature of traffic in this area, especially during peak tourist season. Nor did it take into consideration the recent reopening of Flying W Ranch, which has already increased the

**PUBLIC COMMENTS**

traffic over the past few months. In reality, traffic is already a huge challenge, both on Garden of the Gods Rd and Flying W. Ranch Rd.

The increased traffic will also increase the noise pollution in this area.

The 45' tall multi-family units are not consistent with the aesthetics of the area.

Garden of the Gods is a pristine park already struggling to handle the thousands of visitors that explore the area annually. Adding the proposed buildings will exacerbate an already environmentally overwhelmed regional park.

This building proposal may impact the natural grazing area for the nearby big horn sheep, as well as other wildlife.

Thank you for considering my concerns in this proposed new development.

Noel Currier

**From:** Donna Cobler <dlcobler@msn.com>  
**Sent:** Monday, October 5, 2020 9:35 AM  
**To:** Wintz, Katelynn A  
**Subject:** NO TO ALL NEW DEVELOPMENT AT 2424 GARDEN OF THE GODS RD

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Katelynn,

We say NO to the development!

The corner will be too heavily used, making it very difficult to get to Garden of the Gods RD.

Overcrowding of our schools, Chipeta, Holmes and Coronado where residents that have lived her for many years want their children to attend.

Noise, crime etc. will become an issue.

Ruin the view we all moved here to enjoy.

**PUBLIC COMMENTS**

Property was not zoned for this kind of project.

Cannot believe if it is true you only let residents who live around the site know and not the rest of Mountain Shadows was this done on purpose??

Lastly, it's ridiculous to do a traffic study during Covid, which makes the study inaccurate!!

Jeff and Donna Cobler

**From:** Jason Bushie <j\_bushie@yahoo.com>

**Sent:** Monday, October 5, 2020 7:06 AM

**To:** Wintz, Katelynn A

**Subject:** NO to developing at 2424 GOG rd

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Good morning,

My family is among the many in our neighborhood opposed to a residential unit proposal at the Verizon/MCI property. Many are concerned about the habitat of wildlife, the bighorn sheep population in particular. The Mountain Shadows community rose above the Waldo Canyon Fire and are now just beginning to return to small levels of normal, and as a community, we should not have to endure a new burden such as this. Also of concern is the traffic increases that this condensed project will introduce, on top of the tourism around the Gardon of the Gods - Rock Ledge Ranch - Manitou Springs.

Please take any and all steps necessary to stop this development project from moving forward.

Respectfully yours,

Jason, Ella, and Beth Bushie

5539 Majestic Dr

Colorado Springs, CO 80919

**PUBLIC COMMENTS**

**From:** frank1 <fmullozzi@sbcglobal.net>  
**Sent:** Monday, October 5, 2020 11:14 AM  
**To:** Wintz, Katelynn A  
**Subject:** Neighborhood meeting 07Oct202 online access code

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Re; online meeting regarding zoning changes for the 2424 Garden of the Gods commercial property.

Good Day Ms Wintz,

I would like to join the meeting regarding the zoning change, but find entering the URL creates a 'server not found' response.  
Is there a location of a 'cut and paste' address for this meeting. Manually entering the URL is time consuming and fraught with possibilities for error.

Thanks for your assistance.

Frank Mullozzi  
fmullozzi@sbcglobal.net

**From:** Austin Harris <austinharris8@yahoo.com>  
**Sent:** Monday, October 5, 2020 9:50 AM  
**To:** Wintz, Katelynn A  
**Subject:** New Development Project

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Hello Katelynn,

I just wanted to voice my concern over the development and the possible 3000 unit complex in and around this area next to Garden of the Gods and the surrounding neighborhoods---causing heavy traffic, obstruction of wildlife free range areas and views, crowded schools, crime increase, etc. I grew up on this side of town and moved back about 6 years ago. One of the best things about this side of town is the feel that is a little town outside the growing city and there really wasn't any place that would allow further builds to prevent a crowded neighborhood and the issues that come with it. With this new proposal that takes all that away.

I oppose all new development at 2424 Garden of the Gods Road.

Thanks!

Austin

**PUBLIC COMMENTS**



**From:** Michelle Haffner <mshaffner3@hotmail.com>  
**Sent:** Monday, October 5, 2020 11:02 AM  
**To:** Wintz, Katelynn A  
**Subject:** New Zoning 2424 Garden of the Gods Road

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I oppose all new development at 2424 Garden of the Gods Road!

Please City Planners, actually plan for this city! Please keep some of the beautiful green space in the city before the lack of planning further destroys this once beautiful city. So far you have made no regulations on home builders for all of the new neighborhoods going in. They are allowed to cram as many houses as they possibly can into new neighborhoods so people could hand their neighbors a cup of sugar from window to window without leaving their house. So many neighborhoods have been built that people do not enjoy living in because the houses are so close together.

Please make a plan for the west side before it too is subjected to the same poor planning, or lack thereof, that has occurred in the rest of the city.

1. Building more multi-family residences on the west side will add to further congestion
2. Water is already an issue
3. We do NOT want to widen 30th street ever, this may not even be possible. Adding to the population on this side of town may make this a necessity which would ruin the beauty of the Garden of the Gods park
4. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
5. This type of proposed housing will result in more crime in the area.

**PUBLIC COMMENTS**

6. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
7. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
8. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
9. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
10. The already overcrowded schools in this area will be challenged.
11. Noise levels will increase.
12. The roofs will be 70' off of the road surface blocking the views.

Thank you for your consideration in this matter.

Michelle Haffner

Southface Resident

**From:** Sarah Nielsen <sarah.nielsen03@gmail.com>  
**Sent:** Monday, October 5, 2020 9:27 AM  
**To:** Wintz, Katelynn A  
**Subject:** New development-Garden of the Gods road

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"I oppose all new development at 2424 Garden of the Gods Road."

**From:** Cindy Tidswell <cindy3angels@live.com>

**Sent:** Monday, October 5, 2020 11:18 AM

**To:** Wintz, Katelynn A

**Subject:** New development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

I am sending this email to oppose the proposed development in the Verizon building. The buildings will block the view of the hills and where will the water come from for all the units being planned. We are already on water restrictions.

There is wildlife living in those hills to include bighorn sheep.

Please do not let this happen!

Cindy Tidswell

5620 Vantage Vista Dr.

Co Spgs

Sent from my T-Mobile 4G LTE Device

**PUBLIC COMMENTS**

**From:** Sarah Heitke <seheitke@gmail.com>

**Sent:** Monday, October 5, 2020 9:03 AM

**To:** Wintz, Katelynn A

**Subject:** No to Verizon rezoning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

I oppose this action to rezoning the development area around the Verizon Building on Garden of the Gods. Please keep the view in tact

--

Sarah Heitke

**From:** T Brunner <tbrunner5@msn.com>  
**Sent:** Monday, October 5, 2020 9:19 AM  
**To:** Wintz, Katelynn A  
**Subject:** OPPOSE

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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"I oppose all new development at 2424 Garden of the Gods Road."

Terry Brunner  
Sent from my iPhone

Terry Brunner  
719.322.7023 (c)  
Sent from my iPhone

**From:** Jane Fredrick <janezfredrick@gmail.com>  
**Sent:** Monday, October 5, 2020 12:34 PM  
**To:** Wintz, Katelynn A  
**Subject:** Objection to Verizon property sale and development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 Ms Wintz

As a representative for our community we implore you to consider the negative repercussions of the proposed development noted above. Not only would this impact views and crowding of our already restricted open space, it would negatively impact the natural habitat in this area.

We purchased our home so that we could enjoy being part of the natural beauty here and are fearful at the thought of losing it.

The scar on the mountainside shows the impact of political decisions made for pure monetary value. It is a sad statement of what is happening to our community.

While developers seem to continually have the upper hand in these matters, we, the residents of the area as you all to speak for us.

Thank you for taking the time to consider our input.

**PUBLIC COMMENTS**

Sincerely,

Jane Zimet Fredrick



**From:** Claudette Mayer <cflmayer@msn.com>  
**Sent:** Monday, October 5, 2020 11:11 AM  
**To:** Wintz, Katelynn A  
**Subject:** Objections to Zoning/Planning Changes at 2424 W. Garden of the Gods Road  
**Attachments:** 2424 W. Garden of the Gods Road.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 morning, Katelynn. Attached is a document with a list of my objections to the proposed changes at 2424 W. Garden of the Gods Road.

Claudette Mayer

**From:** Lorene Snider <lsnider@cotact.com>  
**Sent:** Monday, October 5, 2020 9:26 AM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose Development on Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Katelynn,

I oppose all new development at 2424 Garden of the Gods Road. The proposal to add more high density housing on Garden of the Gods Road will create too much traffic at the N30th and GOG Rd, intersection, as well as the increase of traffic going by Chipeta Elementary School and become more of a safety hazard. I also am concerned with the high density of the proposal. As we have seen with the Waldo Canyon Fire, high density housing adds more risk during wild fires. We should not be considering adding more of this type of housing in the area.

Kind Regards,  
Lorene Snider  
6145 Ashton Park Place  
Colorado Springs, CO 80919

**PUBLIC COMMENTS**

**From:** Kara Hepp <kara.l.hepp@gmail.com>

**Sent:** Monday, October 5, 2020 3:50 AM

**To:** Wintz, Katelynn A

**Subject:** Oppose

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I oppose the housing proposal for Bldg 2424 area.

Kara Hepp

2365 Vanreen Dr

Colorado Springs, 80919

973-919-3608

**From:** Nicole Bergamo <eyesberg2020@icloud.com>

**Sent:** Monday, October 5, 2020 9:10 AM

**To:** Wintz, Katelynn A

**Subject:** Oppose

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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"I oppose all new development at [2424 Garden of the Gods Road.](#)"

Please count my vote. I grew up in this neighborhood, live here now and it's already crowded. Where are these children going to go to school?

Thank you and take care!

**From:** Jean Zeh <jeanzeh@yahoo.com>  
**Sent:** Monday, October 5, 2020 12:42 PM  
**To:** Council Members - DO NOT USE - OLD GROUP; Wintz, Katelynn A; Suthers, John  
**Cc:** Knight, Don; Avila, Yolanda; Gaebler, Jill; dgeislinger@coloradosprings.gov; Murray, Bill; Pico, Andy; Skorman, Richard; tstrand@coloradosprings.gov; Williams, Wayne; news@koa.com; krdo@krdo.com; news@fox21news.com  
**Subject:** Opposed to 2424 Garden of the Gods Rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Mayor Stuthers, Katelynn and City Members,

I am writing regarding my opposition to rezoning of 2424 Garden of the Gods. Here are my points:

- The proposal is so sweeping it would involve abandoning the master plan for Mountain Shadows in its entirety, not simply making an amendment as stated in the application form.
- Traffic on Garden of the Gods Road can be a problem during the week. The traffic survey notes that it was done during Covid 19 and may not be accurate.
- With the passing of this development, who would be paying for road improvements? The developers? Betting it would be people like me paying for the improvements while the developers are making payments on their Porsche.

**PUBLIC COMMENTS**

- There is no undeveloped land in the area for infrastructure improvements. The redevelopment would involve a large increase in the population. Schools, parks, fire protection, etc. has not been addressed.
- Last but not least the eventual build out could involve up to 3,750 multi-family housing units. Assuming a conservative estimate of 2 individuals per unit the redevelopment would involve adding 7,000 additional residents. Per the city's own website, the entire current population of Mountain Shadows is only 2,695. The current redevelopment plan would increase the population of the neighborhood by more than 250%

#### MOUNTAIN SHADOWS

Area: 2.059 square miles Population: 2,695 Population density: Mountain Shadows: 1,309 people per square mile

Read more: <http://www.city-data.com/neighborhood/Mountain-Shadows-Colorado-Springs-CO.html>

Thank you for your open mind and taking into account my opposition.

Sincerely,

Jean Zeh

**From:** amy.lenig@verizon.com  
**Sent:** Monday, October 5, 2020 9:21 AM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to Any Development at 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am vehemently opposed to the proposed zone change & development at 2424 Garden of the Gods Rd. Please let me know what I can do to participate in any organized opposition.

Thank you,  
Amy Lenig

**From:** Doug Barth <barthfamily78@gmail.com>  
**Sent:** Monday, October 5, 2020 12:24 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to Rezoning of 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

We live in Mountain Shadows and are opposed to the developer's current request for rezoning of the Verizon property at 2424 Garden of the Gods Road. The request is flawed for several reasons.

First, it will destroy the natural beauty of the foothills that exist in this area. We believe the city's development plans should strive to retain and improve, not reduce and destroy, the beauty of the foothills and mountains on its western side.

Second, the increase in traffic on 30<sup>th</sup> Street and Garden of the Gods Road from this development will be tremendous. 30<sup>th</sup> Street in particular is not designed or built to accompany such an increase. We drive on it at least a couple of times a week, going to and from Old Colorado city, 8<sup>th</sup> and 21<sup>st</sup> Streets, Manitou Springs, and other locations south of us. Trying to get through the congestion on 30<sup>th</sup> Street from south of Garden of the Gods intersection, especially near the entrance to GOG Park, is very challenging. On weekends in the summer that road can be backed up with dozens of cars, as some are waiting to turn into the park. The roadbed itself is not built to handle a high volume of traffic, as shown by its deterioration within a year or two after it gets repaved. This will only get much worse if the proposed development is improved.

Finally and most importantly to the city overall, if this development proceeds it will have an enormous negative effect on tourism. What impression will tourists have of Colorado Springs – and what will they tell others where they live, or post online, about the city – when they've had to sit in traffic on 30<sup>th</sup> Street for a half-hour or hour simply to turn into the city's nationally famous park and/or to leave it? Or when they've had to sit through several cycles of a traffic light on Garden of the Gods Road to get to or from I-25? If the city wants to shoot itself in the foot regarding its national reputation as a tourist site, there would be no better way of doing that than approving the current proposal.

Thank you and the city's planners for taking our viewpoint into account.

Doug and Linda Barth  
5545 Darien Way  
Colorado Springs, CO 80919

**PUBLIC COMMENTS**



**From:** Diana B <goldilox\_64@yahoo.com>  
**Sent:** Monday, October 5, 2020 7:48 AM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to development at 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am writing to oppose the development at 2424 Garden of the Gods Rd.

Diana Bonar

Sent from my iPhone

**From:** michelle rubio <Jochelle01@outlook.com>  
**Sent:** Monday, October 5, 2020 9:24 AM  
**To:** Wintz, Katelynn A  
**Cc:** Michelle Rubio  
**Subject:** Opposed to new Housing Development on GOG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Katelynn,

I live in Rockrimmon and I am opposed to the new housing development at 2424 Garden of the Gods Road. I am opposed for a variety of reasons included traffic and crime.

Thanks,  
Michelle Rubio

Sent from my iPad

**PUBLIC COMMENTS**

**From:** SCOTT, SARAH T. <SARAH.SCOTT@d11.org>  
**Sent:** Monday, October 5, 2020 9:27 AM  
**To:** Wintz, Katelynn A  
**Cc:** SCOTT, SARAH T.  
**Subject:** Opposed to overly developing 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

As the principal of Chipeta Elementary School, I have reservations to the development of 2424 Garden of the Gods Road. While I understand the important of higher density housing, I have concerns about the impact of the proposed development on the Mountain Shadows community and surrounding neighborhoods. My concerns are based in the following –

- **Traffic and Roads** – I am concerned about the current volume of traffic on 30<sup>th</sup> Street from Centennial to Garden of the Gods (the park) and the traffic throughout the neighborhoods. A development of the proposed size will significantly increase the amount of traffic. One of the wonderful aspects of our neighborhood is that our families walk and ride bikes. Students walk and ride to school. I am concerned for their safety if the amount of traffic increases. What plans are in place to mitigate the impact of this increase in traffic?
- **Height of Construction** – The proposed height of 45 feet is not in alignment with current building trends in this area and will impact the views and beauty in the neighborhood. Selfishly, we have a beautiful view of the Garden of the Gods from the front door of school. This is true for many neighbors. Please consider reducing the height of this development significantly.
- **Safety** – Do you remember when The Waldo Canyon Fire raged over the mountain and into the Mountain Shadows neighborhood? This event is vividly etched in my mind – especially how backed up the roads were with families fleeing the neighborhood. Our neighborhood is in the Wildland Urban Interface and we must be prepared for fire and floods. What plan is in place to ensure the safety of our residents should another natural disaster occur?

While I believe that intelligent development is important in our city, I strongly urge you to reconsider the original plan. In its current form, I oppose this development.

Thank you,  
Sarah

Sarah T. Scott  
Principal  
Chipeta Elementary School  
O: 719.328.5500  
C: 719.726.5975



**RISK:** Moving from a comfortable "average" in pursuit of a unknown better. - George Couros

**From:** Diana Cordaro <cordaro.d@comcast.net>  
**Sent:** Monday, October 5, 2020 11:27 AM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to rezoning of Verizon site

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Katelynn,

I'll keep this to the point. As a resident and homeowner, I am OPPOSED to the rezoning and development of more multi-family housing units at the corridor to GOG park. The impact should not be accepted or taken lightly. Thank you.

Sincerely,  
Diana Cordaro  
1350 Casson Ct.  
Colorado Springs CO 80919

Sent from my iPhone

**From:** DEB HOOD <debhood2@comcast.net>  
**Sent:** Monday, October 5, 2020 11:11 AM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to zoning change - Verizon

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Greetings--

I just learned about the developer who is interested in the Verizon property to build apartment buildings. I am very opposed to changing the zoning for this purpose. My primary concern is the population density and the number of apartments. The effect of this many people on that westside area will be negative for those already living in the area as well as those who come to the area for recreation. I have many reasons to oppose this, but they include:

- Traffic on Centennial, 30th Street, Garden of the Gods Rd. These streets are already extremely busy. I don't know how 30th Street could take more traffic. As it is, there's a constant flow in both directions throughout most of the day. Plus there is no bike lane in most of this and when you add a couple of bikes it is very dangerous for all concerned. You would have to make that a 4 lane road or larger.
- I understand there is no developer planned parks/recreation. Even with some planned areas, this will push this large population to the existing west side parks. Garden of the Gods, Ute Valley, Blodgett, and Red Rock Canyon are already overflowing at all times of the year and throughout the day. I was at Ute Valley for an 8 am dog walk last Thursday and got the very last parking spot. Today in Red Rock Canyon, I almost turned around to find another location due to the number of cars in the lot at 8:15 a.m. Add tourists to this (as the main season is now past) and it's a zoo. I never go to any of these parks (though I'd love to) on the weekends as they are packed.

**PUBLIC COMMENTS**

- To get to I-25 north, they will be using Garden of the Gods Rd or Orchard Valley/Woodmen. Both areas have constant traffic already.

I could go on about the impact to Garden of the Gods, the sheep and other wildlife. There is already a lot of new buildings/townhomes going up along Centennial now that have added to traffic and blocked views. We need better planning--not spreading the city onto the foothills that we enjoy.

Please do NOT approve this rezoning.

Thanks,

Deb Hood

7551 Fairbranch Ct. 80919

**From:** Birgit Knowles <birgitknowles@yahoo.com>  
**Sent:** Monday, October 5, 2020 9:06 AM  
**To:** Wintz, Katelynn A  
**Cc:** Knight, Don; Strand, Tom; Murray, Bill; Williams, Wayne  
**Subject:** Opposing the rezoning and development at 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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To the approving authorities,

We strongly oppose the rezoning and development at 2424 Garden of the Gods Rd. for the following reasons:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. **This high-density housing does not fit in with the overall theme of the area.**
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute

**PUBLIC COMMENTS**



Valley will absorb thousands of additional visitors. 8. **Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.** 9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk. 10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd. 11. The already overcrowded schools in this area will be challenged. 12. Noise levels will increase. 13. The roofs will be 70' off of the road surface blocking the views.

**The proposal is so sweeping it would involve abandoning the master plan for Mountain Shadows in its entirety, not simply making an amendment as stated in the application form.**

How many approving authorities have a financial interest in this development?

**We oppose all new development at 2424 Garden of the Gods Road.**

*Thank you,*

*Birgit Barth-Knowles and Gregory Knowles*

*2625 Rossmere St.*

*Colorado Springs, CO 80919*

*Direct: 719-321-8434*

**From:** Faisal El-Jamal <faisal.eljamal@gmail.com>

**Sent:** Monday, October 5, 2020 9:10 AM

**To:** Wintz, Katelynn A

**Subject:** Opposition of rezoning 2424 GoG road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz,

I oppose all new development or rezoning at 2424 Garden of the Gods Road. I recently moved from the Stetson Hills subdivision and my biggest reason for moving away from the powers corridor is the overdevelopment of that area. Traffic was a nightmare, the surrounding infrastructure was not suited to handle the volume of population, it was very noisy, and we generally felt it was not safe. The proposed development of the 2424 Garden of the Gods area will nearly double the size of the area and the surrounding area does NOT have the infrastructure to support it. Most of the surveys done were done during the phase 1 state mandated "safer at home" of the COVID-19 pandemic response. This will also significantly strain the school system more than what they are already.

V/r,

Faisal El-Jamal

6395 Moccasin Pass Ct, Colorado Springs, CO 80919

**PUBLIC COMMENTS**

**From:** Josh Murphy <joshmurphy@gmail.com>  
**Sent:** Monday, October 5, 2020 12:23 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to 2424 Garden of the Gods Rd zoning change

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Katelynn Wintz,

We are writing to you concerning the proposed City Planning changes for new development proposed at 2424 Garden of the Gods Rd. Our understanding is that a zoning change to allow for proposed development of 45-foot high multi-family units along N 30th St and Flying W Rd is being considered. This would result in approximately 30 units per acre with a total estimate of 572 residential units.

The primary reasons that we are currently strongly opposed to this proposal are summarized by the following points:

a. Traffic increase has not been properly studied during a typical non-pandemic impacted timing, to accurately forecast the ongoing impact that this increase in residents would impose on the corridor in question.

b. Our city's appeal to residents is impacted favorably by the immaculate views of the mountains and natural beauties around us. Building multi-story structures impairs the ability to appreciate and enjoy this natural beauty, decreasing the quality of life for nearby residents.

**PUBLIC COMMENTS**

c. The overall theme and appeal of the area lies in far less dense housing and residence, and surrounding business and residential infrastructure (traffic, law enforcement, fire risk mitigation, education, recreation, noise control, et al) has not been designed and implemented to coexist with such high-density changes.

d. There is a significant amount of wildlife that coexists in harmony with current residents of this area, and increasing the human population threatens that peaceful and positive coexistence, impacting the quality of life for all.

Sincere regards,

Joshua, Betsy & JP Murphy

5221 Mule Deer Dr

Colorado Springs, CO 80919

**From:** Mary Jean Wamble <mjdesigns@msn.com>  
**Sent:** Monday, October 5, 2020 12:19 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to All New Development at 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I strongly oppose the prospective apartment units in this development! There is a lack of correlation between this proposed housing and the jobs the residents are likely to have. The city's number one employment is in Hospitals and Health Care, therefore new apartments would make more sense closer to those jobs. Build them east of I25! There will be much more traffic congestion on Garden of the Gods Rd, as well as on 30th St.

Such a project decreases home values for homeowners in Mountain Shadows. It will increase the demands made on already-inadequate schools in that area. It will cause excessive use and damage to the parks in the area.

Build these apartment buildings where they're needed and wanted - not west of I25!

Thank you for your consideration.

Mary Jean Wamble

**PUBLIC COMMENTS**

6045 Wilson Rd

Colorado Springs, CO

Get [Outlook for iOS](#)

**From:** Matia, Todd <todd.matia@hightoweradvisors.com>  
**Sent:** Monday, October 5, 2020 12:00 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to all new development at 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

Good morning! I believe I met you recently as part of the Mayor's Fellowship with Dawn Conley. I am glad that we have learned so much about taking an active role in local government. Here is my first stab at engaging in local decisions that might impact my home value and neighborhood.

My primary concern lies with the new development slated for 2424 Garden of the Gods Rd.

I agree with the residents in the local community who responded to the 1st phase City Planning process and had the following concerns (not in any particular order):

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is already a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Please let me know how to best engage this process to make sure the voices of locals to that area are heard.

Thank you,

Todd Matia

**PUBLIC COMMENTS**

Investment Advisor Associate  
Harvey Investment Management, Inc.



**Office: (719) 960-0969**

Toll Free: (888) 977-0968

Fax: (719) 960-0980

102 S. Tejon Street, Suite 500

Colorado Springs, CO 80903

[Todd.Matia@RIAGroups.com](mailto:Todd.Matia@RIAGroups.com)

[HarveyInvestmentManagement.com](http://HarveyInvestmentManagement.com)



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**From:** Steve and Brenda Elliott <elliott1mt@msn.com>  
**Sent:** Monday, October 5, 2020 10:24 AM  
**To:** Wintz, Katelynn A; Knight, Don; Strand, Tom; Murray, Bill; Williams, Wayne  
**Subject:** Opposition to and alternatives for rezoning at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear People,

My name is Brenda Elliott. I have lived in Colorado Springs since 1987 and in Rockrimmon since 1994. I am an Air Force veteran who served during Desert Storm. My husband, Steve Elliott, is a native of Colorado Springs and has resided on the West side of town for over 51 years. We both worked in the building at 2424 Garden of the Gods during the 90s when the building was owned by MCI.

We are writing to you to strongly oppose the re-zoning proposition, and all new residential development at 2424 Garden of the Gods Road.

Our primary concerns center on the following:

**PUBLIC COMMENTS**

- Increased traffic on Rockrimmon, Vindicator, Centennial Blvd, N. 30th St., Garden of the Gods Rd, and Flying W. Rd. resulting in decreased property values for residents whose homes are near the aforementioned roads.

- The traffic study was conducted during Covid-19 when people were staying home and tourism was noticeably decreased. Even now, as we continue to endure COVID-19 restrictions, traffic is a challenge, especially on Garden of the Gods Rd. Additionally, speeding on Mark Dabbling, Centennial, and Vindicator is a common event. - The proposal does not address recreational space for the residents. Crowded nearby neighborhood parks, Garden of the Gods, and Ute Valley Park will absorb thousands of additional visitors. - Wildlife, especially the bighorn sheep, will be eliminated from their free-range area. - Safety for students, pedestrians, hiker, joggers, and bicyclists will be at a higher risk. - Noise levels and light pollution will increase, as well as additional adverse environmental affects as a result of the increased in residents.

I believe it is also important to offer other possibilities that would benefit our community while minimizing the adverse effects. For instance, this structure is currently designed for business, and I've noticed there are several businesses residing there, however it appears to be underutilized. I would recommend focusing on attracting a business who would benefit from relocating or expanding their operation to our beautiful area. Perhaps, in an effort to support small business, you could create an alliance or network to attract CO based businesses and smaller corporations to reside in that building, providing a centralized location for retail vendors and independent businesses who would benefit from being co-located with other businesses who would mutually benefit from additional traffic. Another thought is to negotiate with the YMCA to renovate the structure to provide a facility to its residents west of I-25.

Thank you for serving our community and for taking into consideration the concerns of those who live on the westside of town, your constituents, and your fellow residents of our incredible city, thinking long-term for the good of all. Sometimes one needs to remove the penny from one's eye in order to see the dollar.

Gratefully,

Steve and Brenda Elliott

Residents of Southface in Rockrimmon

719-237-3499

**From:** Chad Siebert <chad.siebert@gmail.com>  
**Sent:** Monday, October 5, 2020 11:09 AM  
**To:** Wintz, Katelynn A  
**Cc:** Knight, Don  
**Subject:** Opposition to development at 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 day Katelynn,

I am writing to express my opposition to the development and rezoning at 2424 Garden of the Gods Rd.

Please consider the make up and feel of the neighborhood when evaluating the possibility of a 45 high multi family unit. With that many new units there will be increased strain on traffic in the area and my understanding is that a traffic study was done during COVID-19 when people were home and not driving as much.

Views will be obstructed by a building a multi-family monstrosity and I have concerns about this multi family complex further straining the infrastructure and feel of the neighborhood. The NW side of Colorado Springs is where people to choose to live to avoid traffic and congestion, a large multi-family complex will change all of that and completely alter the feel of the neighborhood. If developers want to build multi-family units they can do so in the East, South or North part of the city where there is a lot more open space.

**PUBLIC COMMENTS**

We in the NW enjoy our wildlife, walking, hiking and biking trails and high quality of life. We do not wish to squeeze in potentially thousands more residents into the area.

Respectfully,

*Chad Siebert*

**- Homeowner, NW Colorado Springs.**

**From:** Bethann Hamer <bethann.hamer@gmail.com>  
**Sent:** Monday, October 5, 2020 9:48 AM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to new development at GOG and 30th

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am a homeowner in Mountain Shadows and I STRONGLY oppose ALL NEW development at 2424 Garden of the Gods Road. My main concerns are: traffic in the area, overcrowding of recreational spaces since there is no planned recreational space for residents (and neighboring areas are already overcrowded), safety for pedestrians and hikers, and the elimination of wildlife. Thank you for hearing my concerns!

-Bethann Hamer

**From:** Roger Ross <rajoent@comcast.net>  
**Sent:** Monday, October 5, 2020 12:38 PM  
**To:** Wintz, Katelynn A  
**Subject:** PROPOSAL 2424 W GOG

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hi Wendy I live in the neighborhood where they are proposing a housing development on 2424 W Garden of Gods. I DO NOT want the proposal to go through. I appreciate you considering my concern.

Thank you.

HAVE A BLESSED DAY  
Roger Ross  
719-338-6647  
[rajoent@comcast.net](mailto:rajoent@comcast.net)

**From:** Michaela Laune <emlaune@gmail.com>  
**Sent:** Monday, October 5, 2020 7:44 AM  
**To:** Wintz, Katelynn A  
**Cc:** Emlaune@gmail.com  
**Subject:** Please Object to Proposed Zoning Change for 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am writing to you to voice my objection to the request for zoning change for 2424 Garden of the Gods Road.

My reasons for my objection are;

\*\*\*Gateway to Garden of the Gods Park - As we all know, the Garden of the Gods Park is the crown jewel of our local parks and tourist attractions. The main entrance into the park is along 30th Street which is primarily accessed from Garden of the Gods Road. The city should be considering how to create a proper gateway entrance to the park rather than considering a zoning change that will lead to the area being over developed which will take away from the natural beauty of the area. Protecting our local crown jewel should be a priority to the City.

\*\*\*Pedestrian & bicyclist safety along 30th Street - Allowing the zoning change will create greater population density in the area which will lead to more traffic accidents with pedestrians and cyclists along 30th Street. The section of 30th Street from Garden of the Gods Road all the way south to Colorado Avenue is too narrow for the current volume of traffic and is a major safety hazard for pedestrians near the Visitor's Center and even worse for those riding their bikes on this section of road. Additionally, increased traffic on Flying W Ranch Road will also create more risk for K-5 students crossing the street at Chipeta Elementary School. These are safety issues now and I urge those making the decisions on this development proposal to simply observe these areas now to see just how bad the risk is now for pedestrians and cyclists alike. Allowing more density at this site will lead to more pedestrian and bicycle accidents with automobiles.

\*\*\*Overall neighborhood safety if another evacuation were necessary - We all remember the Waldo Canyon Fire of 2012. The evacuation that occurred the day the fire came into Mountain Shadows created complete gridlock and only "by the grace of God" were there not more fatalities - if you recall, about 50% of the neighborhood had already been evacuated days before. Mountain Shadows only has 2 major arteries for evacuation (Centennial and 30th Street) and it was proven in 2012 that these roads already cannot handle the volume required to ensure the safety of our residents.

\*\*\*Potential negative impact to the Big Horn Sheep Habitat and other wildlife - 2424 Garden of the Gods Road is a parcel of land which is also part of the local Big Horn Sheep herd habitat. This herd is very unique to this immediate area and 2424 is right in the middle of their habitat. Since Big Horn Sheep do not migrate, allowing significant development within their current habitat will put the herd at risk. Additionally, this area is frequented by deer, bobcats, bear and mountain lions which will create more automobile vs animal accidents as well as force them to move to new areas.

\*\*\*Traffic Congestion - This intersection is already over utilized during rush hour every weekday and during the tourist season, (Memorial Day - Labor Day) the volume of traffic is significantly greater than

**PUBLIC COMMENTS**

what the intersection and 30th Street are built to handle. By adding residences, shops, and restaurants - this problem will be completely unmanageable.

\*\*\*MOST IMPORTANTLY- the current owner of this building has proven they are not interested in being good neighbors. They have received many complaints about the noise their ventilation system creates, simply responding that they are within the noise limits set forth by the city. As a large building owner within a residential neighborhood, the proper response should be to try and determine a solution...or at least make us think they considered one. The previous owner of this building and parcel was a "good neighbor", they worked with MSCA to enhance our neighborhood and they supported us greatly after the Waldo Canyon Fire.

\*\*\*I am not opposed to development, but I am opposed to giving a commercial landowner in an urban environment "carte blanche" to do whatever they like.

Sincerely,

Michaela Laune  
Zip 80919



**From:** Davina Denny <davinadenny@gmail.com>  
**Sent:** Monday, October 5, 2020 7:09 AM  
**To:** Wintz, Katelynn A  
**Subject:** Please Oppose any and ALL new Development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Katelynn Wintz,

My family and I have just recently been made aware of a proposed plan for new development at 2424 Garden of the Gods Road. I am HIGHLY OPPOSED to this plan and respectfully request your opposition to this proposal. There are so many reasons for concern with this proposal. Here are just a few:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. is already a problem. The proposed development will add a significant amount of traffic to this area creating bigger problems.
2. My understanding is that the approved traffic study was taken during the Covid-19 Stay-At-Home-Order when traffic was significantly reduced from normal. Also, tourists were not visiting the area during this time so the results of that study are completely invalid. Traffic is already a problem on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and the Navigator land. A big draw for people to live in and visit this area is the scenery and wildlife.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.

**PUBLIC COMMENTS**

5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area. More people automatically equates to more crime. Because this is the main route to Garden of the Gods, visitors to the area will be reluctant to stop at this beautiful place if crime increases.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area. This will compound an already growing problem of wildlife being displaced by human over-crowding.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk. Many local outdoor enthusiasts and visitors use the roads in this area for hiking, biking, etc. increased traffic will significantly reduce the safety of these activities.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Please oppose this development.

Thank you for your time and consideration.

***Davina Denny***

***In all your ways acknowledge Him and He will make your paths straight.***

*Proverbs 3:6*

**From:** CARL BRANTLEY <cbrantley53@comcast.net>  
**Sent:** Monday, October 5, 2020 12:19 PM  
**To:** Wintz, Katelynn A  
**Subject:** Possible Mountain Shadows development  
**Attachments:** Picture about Mountain Shadows development.docx

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz,

My name is Carl Brantley. my wife, Kathy, and I have lived in Mountain Shadows for over 18 years. We survived the terrible Waldo Canyon fire and had to console many of neighbors who lost their homes. This community has to fight and endure so many hardships just to rebuild.

I strongly oppose any development in Mountain Shadows because of the impact on the natural settings and the wildlife. Also, after the Waldo Canyon fire, the city told us we needed to continue to keep the area clear and clean in case of future fires here. We worked as a neighborhood to mitigate any possible fire danger.

This new development will also increase the traffic on 30th Street and Flying W Road which is already very high - especially during the summer Please help us keep this area free of more traffic that will impact all of our children - not just the ones who live within 1000 feet of this proposed development.

**PUBLIC COMMENTS**

Thank you for your time,

Carl Brantley

2385 Vanreen Drive

Colorado Springs, Co. 80919

**From:** Vivian <colospgs5735@gmail.com>  
**Sent:** Monday, October 5, 2020 7:01 AM  
**To:** Wintz, Katelynn A  
**Subject:** Proposal for 2424 g of g rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello,

I know I've written before but I'm not sure I'll be able to attend the meeting so I want my voice heard, please!

I have the following concerns (not in any particular order): 1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem. 2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd. 3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land. 4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed. 5. This high-density housing does not fit in with the overall theme of the area. 6. This type of proposed housing will result in more crime in the area. 7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors. 8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area. 9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk. 10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd. 11. The already overcrowded schools in this area will be challenged. 12. Noise levels will increase. 13. The roofs will be 70' off of the road surface blocking the views.

**PUBLIC COMMENTS**

**From:** Linda Cisco <sneakercisco05@gmail.com>  
**Sent:** Monday, October 5, 2020 9:36 AM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Housing Development at 2424 GOG

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms, Wintz, I strongly oppose the planned development at 2424 GOG. Our city's west side should be cherished and protected from overdevelopment or soon all we will be able to view is the upper reaches of the now massive quarry. Has not the west side done more than its share to help the city grow with that eyesore to show for it? Linda Budnick Peregrine Resident

**From:** Barbara Currey <curreyart@yahoo.com>  
**Sent:** Monday, October 5, 2020 12:40 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Zone Change at 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Perhaps you can tell me what is positive about the proposed zone change for the current residents of Mountain Shadows because I can see nothing in the write up that improves the area for anyone who already lives here.

Here is what I see as a current resident as negatives to the proposal:

1. Increasing the population in the area by approximately 250%.
2. Increased traffic congestion and road wear.
3. Increased noise from traffic and people.
4. Increased crime.
5. Increased police presence require to combat crime.
6. More deaths of wildlife due to traffic.
7. Less opportunity to see wildlife.
8. More pollution of every kind.

**PUBLIC COMMENTS**

9. Current homes will be devalued.

10. The character and the ambiance of the area will be changed in a negative way.

Please also tell me what the city has to gain by this proposed zone change.

Barbara Currey

curreyart@yahoo.com

719 268 2562



**From:** maria victoria saldarriaga <mvsaldarriaga@hotmail.com>  
**Sent:** Monday, October 5, 2020 8:59 AM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Zoning Change 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Mrs. Wintz;

Reasons for my objection are;

-Gateway to Garden of the Gods Park - As we all know, the Garden of the Gods Park is the crown jewel of our local parks and tourist attractions. The main entrance into the park is along 30th Street which is primarily accessed from Garden of the Gods Road. The city should be considering how to create a proper gateway entrance to the park rather than considering a zoning change that will lead to the area being over developed which will take away from the natural beauty of the area. Protecting our local crown jewel should be a priority to the City.

-Pedestrian & bicyclist safety along 30th Street - Allowing the zoning change will create greater population density in the area which will lead to more traffic accidents with pedestrians and cyclists along 30th Street. The section of 30th Street from Garden of the Gods Road all the way south to Colorado Avenue is too narrow for the current volume of traffic and is a major safety hazard for pedestrians near the Visitor's Center and even worse for those riding their bikes on this section of road. Additionally, increased traffic on Flying W Ranch Road will also create more risk for K-5 students crossing the street at Chipeta Elementary School. These are safety issues now and I urge those making the decisions on this development proposal to simply observe these areas now to see just how bad the risk is now for pedestrians and cyclists alike. Allowing more density at this site will lead to more pedestrian and bicycle accidents with automobiles.

-Overall neighborhood safety if another evacuation were necessary - We all remember the Waldo Canyon Fire of 2012. The evacuation that occurred the day the fire came into Mountain Shadows created complete gridlock and only "by the grace of God" were there not more fatalities - if you recall, about 50% of the neighborhood had already been evacuated days before. Mountain Shadows only has 2 major arteries for evacuation (Centennial and 30th Street) and it was proven in 2012 that these roads already cannot handle the volume required to ensure the safety of our residents.

-Potential negative impact to the Big Horn Sheep Habitat and other wildlife - 2424 Garden of the Gods Road is a parcel of land which is also part of the local Big Horn Sheep herd habitat. This herd is very unique to this immediate area and 2424 is right in the middle of their habitat. Since Big Horn Sheep do not migrate, allowing significant development within their current habitat will put the herd at risk. Additionally, this area is frequented by deer, bobcats,

bear and mountain lions which will create more automobile vs. animal accidents as well as force them to move to new areas.

-Traffic Congestion - This intersection is already over utilized during rush hour every weekday and during the tourist season, (Memorial Day - Labor Day) the volume of traffic is significantly greater than what the intersection and 30th Street are built to handle. By adding residences, shops, and restaurants - this problem will be completely unmanageable.

Sending this letter as a West side of town resident for 20 years and knowledgeable of the Real Estate impact for the area.

Sincerely,

Maria Victoria Saldarriaga  
Broker Associate, MRP  
Cellular: (719)640-2789  
Maria.Saldarriaga@ColoradoHomes.com



**From:** Bjorn Braun <usa\_braun@hotmail.com>  
**Sent:** Monday, October 5, 2020 8:35 AM  
**To:** Wintz, Katelynn A; Knight, Don  
**Cc:** Skorman, Richard  
**Subject:** Proposed Zoning Change for 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello,

I am opposed to any and all development at 2424 Garden of the Gods Rd. How does any major additional development fit Rockrimmon's master plan?

Development will negatively impact:

-Safety of Bicycle and pedestrian traffic -Wildlife in the area -Population Density in the area, a reason many have moved to Rockrimmon/Mountain Shadows -Neighborhood Safety, which has already dwindled since we moved to the area almost 20 years ago -Unless the plan is upscale single family homes, Property values will be greatly impacted.

-already filled streets (Garden of the Gods, 30th, Flying W Ranch) I understand a survey was taken during COVID-19 pandemic, which would be skewed because fewer folks are visiting the scenic area

I am opposed to development at 2424 Garden of the Gods Rd. The only one benefiting from this would be the developer.

Thank you for your time,  
Björn Braun

**PUBLIC COMMENTS**

**From:** carann7 <carann7@charter.net>  
**Sent:** Sunday, October 4, 2020 1:44 PM  
**To:** Wintz, Katelynn A  
**Cc:** Carol C  
**Subject:** Proposed construction

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Please do not build this multi story building.

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.

**PUBLIC COMMENTS**

7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Carol Baldwin Cook

3577 W. David Ln.

Colorado Springs, CO 80917

719 591-8857

**From:** Jill Watson <drjlwatson@hotmail.com>  
**Sent:** Monday, October 5, 2020 11:49 AM  
**To:** Wintz, Katelynn A  
**Cc:** MATT WATSON  
**Subject:** Proposed development at 30th and Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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My husband and I reside in the Mountain Shadows residential area. We would like to register our strong opposition to the proposed development at 30th and Garden of the Gods. The proposal for acres of multi-family housing would severely compromise the overall aesthetic of the area in numerous aspects:

Traffic is already heavy in this area during normal times, more so during tourist season. Adding thousands of residents to the area clearly would further adversely affect the traffic burden of the neighborhood.

Our neighborhood is a peaceful part of the range for deer and big horn sheep that would then be limited or lost by large influx of population and perpetual construction as described in the proposed development.

While not a singular cause for increased crime, increased population density has been correlated with an increase in violent crime in multiple studies/analyses over time.

**PUBLIC COMMENTS**

The Garden of the Gods Park is an important natural tourist destination and keeping the areas nearest to the park as natural as possible, with large green spaces and vistas of the mountains enhances the experience of the park, for tourists as well as locals.

In addition to the above, the increased population density and increased traffic would create more significant noise and environmental pollution in an area where peace and the beauty of nature should be allowed to continue.

Thank you for considering denial of re-zoning of the area in question for the proposed development.

Matthew and Jill Watson

5701 Linger Way

**From:** Toni Jensen <sentonijen@comcast.net>  
**Sent:** Monday, October 5, 2020 10:17 AM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed rezoning and development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz,

I am a Mountain Shadows homeowner concerned about the master plan amendment to accommodate development at 2424 Garden of the Gods Road. Specifically,

1. The traffic study was apparently done during travel restrictions to stem the spread of the pandemic, and before tourist season. Tourism traffic in the form of cars, vans, and even large buses to and from the Flying W. Ranch, especially with its newly expanded capacity to accommodate many more customers despite neighbors' objections, was seemingly not considered. Therefore, the study undoubtedly yielded falsely low results. Further, my husband routinely commutes via bicycle, and I fear for bicyclists' safety with such dramatic traffic increases.
2. I am concerned that the increased traffic will create bottlenecks at 30<sup>th</sup> Street and Flying W Ranch Road that could foreseeably hinder emergency response, particularly from Fire Station 9, as well as egress from the neighborhood if there is an emergency such as the Waldo Canyon fire that destroyed over 370 homes here in 2012.
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, or 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. There have already been noise complaints from existing neighbors in that area, where it appears that a bitcoin mining operation now exists. If one considers that noise, along with traffic and everyday noise coming from apartments that could range from 572 to 3,750 units (basically, thousands more people), noise levels will regularly exceed ordinances.

**PUBLIC COMMENTS**



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. If this development is approved, we will lose these amenities because the parks, trails, and schools will become overcrowded; wildlife will be greatly impacted; and our property values will likely plummet.

Please reconsider approving this development.

Respectfully,

Antonia M. Jensen

**From:** Miller, Kristie  
**Sent:** Monday, October 5, 2020 7:05 AM  
**To:** Audrey Sato; Wintz, Katelynn A  
**Cc:** stanvanderwerf@elpasoco.com; Community Development  
**Subject:** RE: 2424 Garden of the Gods Rd housing development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please visit Planning's website at <https://coloradosprings.gov/planning-and-development> for how to contact them. Community Development is a separate division and Planning has updated their means of communication.

---

**From:** Audrey Sato <satrey2010@gmail.com>  
**Sent:** Friday, October 2, 2020 10:02 PM  
**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Cc:** stanvanderwerf@elpasoco.com; Community Development <CommunityDevelopment@coloradosprings.gov>  
**Subject:** 2424 Garden of the Gods Rd housing development

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Dear Ms. Wintz,

I do not support the housing development planned for the Verizon complex. This development will cause major traffic issues as the infrastructure in that area is already at capacity. Additionally, dense housing needs expansion of school space/funding, transportation access, parks and open space, etc. These additional needs do not seem to be a part of the plan. The view and experience of Garden of the Gods park and the surrounding area will be spoiled by clunky, high density housing. This will impact tourism, the community, and the businesses in the area.

Please consider the South Nevada area for high density housing as this has better infrastructure and could possibly handle the needs of a large influx of people. Also, it is much closer to COS downtown where high rise buildings and more condensed public transportation work best.

Please contact me if you have any questions. Thank you.

- Audrey Sato

Cell: 806-283-0887

**PUBLIC COMMENTS**

**From:** Gould, Daniel  
**Sent:** Monday, October 5, 2020 8:02 AM  
**To:** Jim Rees  
**Cc:** John Fornander; Wintz, Katelynn A  
**Subject:** RE: 4510 Edison Affidavitts

Hi Jim,

Can you send these directly to the planner on the project (Katelynn)? She will be processing the final CO/TCO or FA release for this project. Please let her know what type of release you might be looking for, here contact information is below:

[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov) – 719-385-5192

Thanks

**Daniel Gould, PLA**

*Landscape Architect II*

Phone: (719) 385-5375

Email: [daniel.gould@coloradosprings.gov](mailto:daniel.gould@coloradosprings.gov)

---

**From:** Jim Rees <jwr520@gmail.com>  
**Sent:** Saturday, October 3, 2020 11:16 AM  
**To:** Gould, Daniel <Daniel.Gould@coloradosprings.gov>  
**Cc:** John Fornander <john@tnesinc.com>  
**Subject:** 4510 Edison Affidavitts

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Daniel

The Landscape and Irrigation improvements have been installed as per the plans

Jim Rees

**From:** Margaret Masters <mmasters@stmmlaw.com>  
**Sent:** Monday, October 5, 2020 8:17 AM  
**To:** Wintz, Katelynn A  
**Subject:** RE: Multi Family Development on GOG - OPPOSED

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am opposed to the multi family development. The City has apparently kept this fairly quiet which is, by itself, concerning. The impact to our neighborhoods is devastating!

Dear Katelynn, I just want to make a few points the city needs to consider before granting any zoning changes. • The proposal is so sweeping it would involve abandoning the master plan for Mountain Shadows in its entirety, not simply making an amendment as stated in the application form. • Traffic on Garden of the Gods Road can be a problem during the week. The traffic survey notes that it was done during Covid 19 and may not be accurate. • There is no undeveloped land in the area for infrastructure improvements. The redevelopment would involve a large increase in the population. Schools, parks, fire protection, etc. has not been addressed. • Last but not least the eventual build out could involve up to 3,750 multi-family housing units. Assuming a conservative estimate of 2 individuals per unit the redevelopment would involve adding 7,000 additional residents. Per the city's own website, the entire current population of Mountain Shadows is only 2,695. The current redevelopment plan would increase the population of the neighborhood by more than 250%

Margaret Masters  
Attorney at Law  
Stinnett Masters & Massey  
719-999-5121

---

**From:** Margaret Masters  
**Sent:** Monday, October 5, 2020 8:08 AM  
**To:** Katelynn.Wintz@coloradosprings.gov  
**Subject:** Multi Family Development on GOG - OPPOSED

I am opposed to the proposed multi family development planned for GOG. Our area is already overcrowded with poor infrastructure and the inability to evacuate safely and timely in the case of a fire. Further, additional reasons that this plan should be rejected are as follows:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.

**PUBLIC COMMENTS**

6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

The plans do not take into consideration the natural beauty of the West Side, the wild life and the many reasons that most of us moved to the West Side to begin with – so as to NOT look like Powers and Woodman...Please do not destroy the West Side of Colorado Springs.

Please feel free to contact me with any questions.

719-964-7526

Margaret Masters  
Attorney at Law  
Stinnett Masters & Massey  
719-999-5121

**From:** HIGHLANDER <s\_smyth@mac.com>  
**Sent:** Monday, October 5, 2020 11:58 AM  
**To:** Wintz, Katelynn A  
**Subject:** Re: 2424 Garden of the Gods Blvd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I oppose all new development at 2424 Garden of the Gods Road.

**From:** Lisa Kim <lisakim17@gmail.com>  
**Sent:** Monday, October 5, 2020 11:33 AM  
**To:** Wintz, Katelynn A  
**Subject:** Re: 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
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Please send me a map of proposed development at this property.

Thanks,

Lisa

On Sat, Oct 3, 2020, 5:16 PM Lisa Kim <[lisakim17@gmail.com](mailto:lisakim17@gmail.com)> wrote:

I am opposed to the proposed development expansion at 2424 Garden of the Gods Rd, Colorado Springs, CO 80919. Please note my objection.

Respectfully,

Lisa Ostly

**PUBLIC COMMENTS**

**From:** Johnny Mathews <johnny@maharch.com>  
**Sent:** Monday, October 5, 2020 10:27 AM  
**To:** Wintz, Katelynn A  
**Subject:** Re: Development Plan: 7636 Dublin Blvd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

I wanted to follow up and make sure that you have the approved plans that you need. Please let me know if we need to upload additional documentation.

Have a good morning,

**Johnny Mathews**

**MAH Architectural Group**

**1385 S. Colorado Blvd,**

**Penthouse**

**Denver, CO 80222**

**O - 303.778.0608**

**PUBLIC COMMENTS**



**F - 303.778.0609**

**E - [johnny@maharch.com](mailto:johnny@maharch.com)**

**W - [maharch.com](http://maharch.com)**

On Oct 2, 2020, at 1:30 PM, Johnny Mathews <[johnny@maharch.com](mailto:johnny@maharch.com)> wrote:

Katelynn,

I'm working on getting the development plans for plan #C130758.  
I've uploaded what I have to the PPRBD site, but I would like to ask you directly if those are the plans that you need. I've talked to the planner Drew Foxx, and he is unable to find the development plans on his end.

Thanks for your help,

**Johnny Mathews**

**MAH Architectural Group**

**1385 S. Colorado Blvd,**

**Penthouse**

**Denver, CO 80222**

**O - 303.778.0608**

**F - 303.778.0609**

E - [johnny@maharch.com](mailto:johnny@maharch.com)

W - [maharch.com](http://maharch.com)

On Sep 30, 2020, at 2:38 PM, Foxx, Drew  
<[Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)> wrote:

Johnny,

Please upload the approved development plan as part of your submittal to PPRBD.

Plan #: C 130758

Thank you

<image001.jpg>

**Drew Foxx**

*Planning Technician*

**Phone** (719) 385-5773

**Email** [Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)

**Development**

City of Colorad

2880 Internati

Colorado Sprin

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**Weblinks**

[Meeting Request](#) / [Track My Plan](#) / [GIS](#) / [Parcel Info](#) / [Development Appl](#)

**PUBLIC COMMENTS**

<AR DP 19-00010.pdf>

**From:** Leon Matz <[lmatz2026@gmail.com](mailto:lmatz2026@gmail.com)>

**Sent:** Monday, October 5, 2020 12:24 PM

**To:** Wintz, Katelynn A

**Subject:** Re: Land

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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On Mon, Oct 5, 2020 at 12:21 PM Leon Matz <[lmatz2026@gmail.com](mailto:lmatz2026@gmail.com)> wrote:

I have very strong concerns about the proposed usage of land at 2424 GOG road . Please don't change the zoning.

Leon Matz

4955 Nightshade circle

CS

**From:** Ian Ratz <ianratz@hotmail.com>  
**Sent:** Monday, October 5, 2020 8:38 AM  
**To:** Wintz, Katelynn A  
**Cc:** Ian Ratz  
**Subject:** Re: OPPOSED to developing 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

After reflection on this development idea in our Mountain Shadows community, I wanted to share an evolution of my perspective. First, this is totally a "not in my backyard" issue and I want to acknowledge that. These types of developments occur throughout our city all the time and are essential to keep up with our city's growth - and I would be ignorant to not consider that reality that they must occur in all parts of town. So I am reframing my standpoint from "no development" to "what is reasonable to achieve the best for all parties involved?" and am open minded to a middle ground.

My key concerns to finding this middle ground include:

- **School capacity** - apparently/supposedly D11 was asked if the local schools could support this increase in students and they said they could. I am not sure if this is true, but I would argue against that. D11 may be able to support from a state mandate in terms of student class size and student:teacher ratio, but our class sizes are already too big in terms of ideal ratios and I would be opposed to making them bigger. Further, how would an increased number of students in Chipeta's in-zone/home school boundaries impact family's ability to choice-in? If this reduces the number of choice students, what

**PUBLIC COMMENTS**

does this do to the community at Chipeta in terms of diversity and inclusion?

**Height of construction** - I am open to some construction, but 45 foot heights seem unreasonable to me. How can we limit these heights to allow construction and dwelling without completely overtaking the landscape and views? Limiting the heights would limit the number of occupants, which would benefit many of my other concerns (school capacities, traffic, etc.)

- **Density of living** - As I have said already, this concern is interrelated with all of the other issues. I don't see how our roads, schools, etc. can support this dramatic number of new residents. Again, how can we find middle ground here?
- **Traffic** - with our popular tourist attraction down the road (Garden of the Gods), an already busy intersection will become worse. Red Leg is developing across the street and I have heard rumors that Weidner homes owns property in the area and is considering development as well. How do we manage this?
- **Flooding** - with the Waldo Canyon Fire, I will expect that a thorough evaluation of water shed and run-off be conducted to ensure that this urban development does not further compromise our flooding concerns in the immediate area as well as downstream. We know urban flooding is one of the largest contributors to damage and would hate to see this development exacerbate and already compromised area due to one of our state's most devastating natural disasters.

Thank you for leading our city through this process. I am sure you have many in favor and many in strong opposition. The reality is, as I see it, that this development will probably find approval. Therefore, how do we approve something that is best for all parties involved and I trust you to help these groups find that resolution.

Best regards,

Ian Ratz

---

**From:** Ian Ratz <ianratz@hotmail.com>

**Sent:** Friday, October 2, 2020 10:14 PM

**To:** katelynn.Wintz@coloradosprings.gov <katelynn.Wintz@coloradosprings.gov>; Ian Ratz <ianratz@hotmail.com>

**Subject:** OPPOSED to developing 2424 Garden of the Gods Road

Dear Ms. Wintz,

As a Mountain Shadows resident, I am STRONGLY opposed to ALL NEW development at 2424 Garden of the Gods Road. This idea to rezone that part of our community is not in line with the natural landscape of this side of town, it is against why people live in this area and will likely result in many issues (some of which are outlined below). Please hear the feedback from those in our community, please place value on the beauty and purpose of our natural landscape, and pause this project. I am sure many can argue the business sense and profitability for the land owners, but there are many more who will drastically experience a decrement in our quality of life and why we have chosen our Mountain Shadows neighborhood.

Likely issues related to this problem:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Best regards,

Ian Ratz

**From:** macawolf@aol.com  
**Sent:** Monday, October 5, 2020 12:11 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezone & development of the Verizon property located at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Greetings, Ms Wintz,

I've recently learned about the proposed development on the Verizon property located at 2424 Garden of the Gods Road, and have four concerns about it--especially in terms of the eventual, final development of all 145 acres at a very high density of about 30 units per acre.

1. Local, current District 11 schools cannot possibly accommodate the numbers of students the development would bring; students' education will depend entirely on the very dubious generosity (or very real anti-tax stinginess) of the entire district's residents;
2. I am extremely doubtful that CSPD or CSFD is able to handle these additional numbers of people and houses either--again, their ability to do so entirely depends on the generosity/anti-tax proclivities of all the city's voters;
3. Local, current parks and recreational areas cannot possibly accommodate the numbers of additional people using them--The plan MUST absolutely require the developers to reduce the number of units to include extensive (appropriate for the population) open space and parks within the complex;
4. Such a high density development located where it is would vastly increase the risk and impacts of our next urban-interface wildfire (like the Waldo Canyon disaster), which can and will happen again--while also increasing the risk of such a fire being accidentally initiated.

These seem to me to be serious impediments that have to be taken into consideration, with concrete plans required and written into the proposal & permits to address and mitigate these issues, for the safety and welfare of all involved, not just within 1,000 feet but throughout the city and region.

Thank you for your time and consideration.

**PUBLIC COMMENTS**



Sincerely,

Martin Wolf

2220 Capra Way

80919

**From:** Mary E Carley <maryecarley@aol.com>  
**Sent:** Monday, October 5, 2020 6:18 AM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning Concern - 2424 GOG Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Katelynn,  
Yesterday, I received a Neighborhood Message concerning rezoning the 2424 Garden of the Gods Road property.

Is it accurate that the traffic study was completed during the Stay at Home phase of COVID-19? If so, I can understand why it was approved. I live in Mountain Shadows. The only route south from this area is Flying W Road to the GOG/30th Street intersection. During Stay at Home, it was a pleasure—almost zero traffic at the intersection and GOG Road. But, that’s not at all typical. Additionally, if another wildfire affects the Mountain Shadows area, I cannot imagine the chaos of evacuating the area, with the addition of several hundred more vehicles.

Thank you for “listening” to my concern.

Sincerely,  
Mary  
Mary E. Carley  
5115 Lanagan Street  
Colorado Springs, CO 80919

Sent from my iPhone

**From:** Richard <trostdavis@msn.com>  
**Sent:** Monday, October 5, 2020 10:54 AM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning Garden of the Gods,

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Please reconsider the ill conceived, far reaching plan to clutter and strain Garden of the Gods, Mountain Shadows and surrounds. This will amount to jeopardizing wild life that we all so love, cluttering views and adding more population...just like Denver has done. Most all of us who live here love and appreciate the beauty and peaceful atmosphere near the foothills. If there is a Denver developer involved we can only, and I repeat ONLY, depend on over population thus straining fire protection and traffic as well.

Let Colorado Springs remain beautiful. Don't "Denverize" our home. There must be a halt somewhere in managing growth while preserving the one of a kind beauty of the Springs. After all, it's what brings tourists and bolsters our economy.

Regards,

John Trost

**PUBLIC COMMENTS**

**From:** Nicholas Hay <nlhay73.nh@icloud.com>  
**Sent:** Monday, October 5, 2020 5:57 AM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning at 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
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I oppose all new development at 2424 Garden of the Gods Road.

Best regards,

Nicholas Hay

Sent from my iPad

**From:** Phil Erickson <philip@ebkcpa.com>  
**Sent:** Monday, October 5, 2020 9:42 AM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning of Verizon Property at 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I was surprised to learn that a rezoning request is being considered for a property that is one mile from my house without being notified. I am strongly opposed to the rezoning of this property for the following reasons:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem. 30<sup>th</sup> Street is already too narrow for the current traffic conditions. Many cyclists use these roads and the potential danger from more traffic is quite concerning.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd. The adjustments made in the traffic report are not reflective of pre-covid traffic levels.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.

**PUBLIC COMMENTS**

13. The roofs will be 70' off of the road surface blocking the views.

Philip Erickson  
3920 Elisa Court  
Colorado Springs, CO 80904

**From:** John Sorensen <john@soren5.com>  
**Sent:** Monday, October 5, 2020 11:51 AM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning the Verizon property at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms. Wintz:

I am a 27 year homeowner in Mountain Shadows, having purchased a lot from Ridge Development in 1993. I have been active in my community here for many years.

I am STRONGLY OPPOSED to the proposed rezoning of the Verizon property which would allow potentially several thousand new residential units.

My major concerns include:

1. Traffic. As I understand it, the traffic studies were performed during the Covid-19 lockdown. Both resident and visitor was a fraction of its normal levels during that time. The traffic studies are therefore not representative of the existing traffic load. Garden of the Gods Road in the years 2018 and 2019 was already very crowded. I take this road daily to work.
2. Crime. High density housing always correlates with increased crime. We have no relatively nearby police presence. I doubt any developer would fund an additional station and personnel.
3. The overall character and style of Mountain Shadows would be irreparably harmed by adding 45-foot tall high density housing units.
4. If the land is to be developed, it should stay in the character of the existing properties. If normal low density units, such as those that are already in existence in Mountain Shadows, were to be proposed, this would be fine. Clearly this developer is trying to wring as much money per square foot as possible, which is why high density is the proposal.
5. Mountain Shadows is only now emerging from the trauma of the 2012 Waldo Canyon fire. Adding high density units *immediately* adjacent to the bottom of the foothills strikes me as very short-sighted.
6. Property values will certainly be negatively affected for all the existing residents of Mountain Shadows.

Please do not move forward with this change. I have learned that originally, only residences within 1000 feet were even informed of this proposed zoning change. But a change of this magnitude will affect Mountain Shadows, and the entire west side, for many years to come. It is not proper and fair to existing residents who have made a home and a life here over the years to adopt a change of this nature without a much fuller discussion between the city, the developer, and the residents of the entire community.

Respectfully,

**PUBLIC COMMENTS**

John Sorensen



**From:** Chris Oswald <jabcro0227@icloud.com>  
**Sent:** Monday, October 5, 2020 7:56 AM  
**To:** Wintz, Katelynn A  
**Subject:** STOP BUILDING!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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7th generation native here. We don't need another housing development off of garden of the gods. Stop ruining this town! Too many out of staters flocking here as is.

Sent from my iPhone

**From:** Renee Bendrick <renee555@me.com>  
**Sent:** Monday, October 5, 2020 10:39 AM  
**To:** Wintz, Katelynn A  
**Subject:** Verizon Property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

We are extremely opposed to the rezoning of Verizon property located at 2424 Garden of the Gods Rd.

Please stick to the master plan for the Mountain Shadows area. Since the traffic study was conducted during the CoVid stay-at-home period, we feel the traffic numbers are very inaccurate. We are concerned that this beautiful area will become overly congested, creating all the issues that go along with that.

Relocating from California twenty years ago, we would prefer to prevent this area from becoming the new Los Angeles.

Sincerely,

Pat and  
Renee Bendrick

Sent from my iPhone

**From:** Gina Van Weddingen <gramzy@gmail.com>  
**Sent:** Monday, October 5, 2020 9:08 AM  
**To:** Wintz, Katelynn A  
**Subject:** Verizon oppose

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I oppose the Verizon rezoning motion of of Garden of the Gods. Please stop this appeal.

Blessings and Peace,  
Gina Van Weddingen

**From:** Bonnie Powers <lebonbon@mac.com>  
**Sent:** Monday, October 5, 2020 10:21 AM  
**To:** Wintz, Katelynn A  
**Subject:** We are opposed to this IGNOMINIOUS development...

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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To: Katelynn Wintz, AICP, Planning and Community Development, City of Colorado Springs

Ref: 2424 Garden of the Gods Road

To surreptitiously attempt a huge development of this type on our beautiful Westside neighborhood is scandalous!

The parties involved in this slight of hand deal should hide their heads in shame.

The traffic (on Garden of the Gods/30th Street), which is already tumultuous most summer weekends and at daily rush hour, will become horrendous.

The beautiful approach to our treasured Garden of the Gods park will be blighted by apartments, and ugly commercial development. It is a known fact that crime rates increase when apartments and commercial properties are introduced to an area. (Discarded trash often follows.)

I won't even get into the lack of sheep protection issue!

This heinous plan, trickery notwithstanding, (residents ONLY within 1,000 feet of the proposed development notified!!!), should NOT be allowed to pass the scrutiny of the Colorado Springs Planning and Development board of the Colorado Springs city zoning board.

**PUBLIC COMMENTS**

Bonnie and James Powers

2625 Stagsleap Point

Colorado Springs, CO 80904

**From:** Ward Gatza <ward\_gatza@keysight.com>  
**Sent:** Monday, October 5, 2020 7:25 AM  
**To:** Wintz, Katelynn A  
**Subject:** We oppose development at 2424 GoG Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Katelynn,

We oppose the planned high density residential development being planned for the 2424 Garden of the Gods area. What has been proposed does not fit into the Mountain Shadows environment and will permanently change the neighborhood and local landscape forever. It does not seem to us that the infrastructure can support this in terms of traffic, schools, environmental impact, wildlife and more.

Please don't allow this to happen.

Thank you.

Ward Gatza

Lori Gatza

**From:** SONNY <sonnyhood@comcast.net>  
**Sent:** Monday, October 5, 2020 11:31 AM  
**To:** Wintz, Katelynn A  
**Subject:** Westside development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am a Peregrine resident and I would like to add my voice to those strongly opposing the west side development being discussed for GOG area. The development will be harmful to the big horns that live in the area and obstruct our views of the mtns. Also the added traffic will be detrimental to the serenity we now enjoy. Too many downsides to this proposal.  
Sonny Hood

Sent from Xfinity Connect App

**PUBLIC COMMENTS**

**From:** Douglas Knuffke <dknuffke1@yahoo.com>  
**Sent:** Monday, October 5, 2020 12:12 PM  
**To:** Wintz, Katelynn A  
**Subject:** Zone change

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Please to not allow this Zoning change to take place. Our area is not able to absorb this amount of traffic and noise. 30<sup>th</sup> street is almost impassable now I cannot imagine what that extra traffic would do. The height of the building would be horrible in this location. And the elementary school would be unable to absorb the influx of increased enrollment.

Thank You  
Douglas Knuffke  
4945 Ellery Lane

Sent from [Mail](#) for Windows 10



**From:** Rose Anne Ost <roseanneost@hotmail.com>  
**Sent:** Monday, October 5, 2020 8:56 AM  
**To:** Wintz, Katelynn A  
**Cc:** Avila, Yolanda; Gaebler, Jill; Geislinger, David; Knight, Don; Murray, Bill; Pico, Andy; Skorman, Richard; Strand, Tom; Williams, Wayne  
**Subject:** Zoning Change Request - 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

I have just become aware of the proposed zoning change request for 2424 Garden of the Gods Road. I strongly urge you to reconsider. Not only were those who will be impacted not made aware of this significant and intrusive change, it is yet another nod in favor to the developers instead of those of us who have been long-time residents of this part of Colorado Springs. I ask you to heed the cogent arguments set forth by Eddie Hurt who has also reached out to you. I'm not as eloquent as he is, but here are my reasons for objecting to the change:

1. This zoning change would likely allow anything to be built, including more gas stations, and most troubling, high density housing which would completely congest this area. The development on the southeast corner of Garden of the Gods and 30th (including the building of huge homes that now overlook what was once a gorgeous greenspace near the historic bridge) is incredibly disheartening.
2. Why does City Council and The Planning Commission insist on filling in every inch of the greenspace that once made Colorado Springs so special?

**PUBLIC COMMENTS**

3. Why does City Council and the Planning Commission want to further despoil the view as locals and visitors approach the gateway to the Garden of the Gods Park from Garden of the Gods/30th Roads?
4. Has the City forgotten what a nightmare it was for those of us in this area to evacuate from the Waldo Canyon fire? Additional building, especially for high-density housing, could be catastrophic if another fire races through the area.

This reminds me so much of the zoning change request for the Penrose Hospital expansion at the top of the Mesa that was proposed a couple of years ago. I wasn't alerted about that either and when I caught wind of that project and attended City Council meetings to voice my opposition, I was shocked by the misinformation given by the Traffic Division and the complete disregard for the opinions of citizens in the area who were against the plan. Thank goodness it fell through.

Again, I urge all of you to reconsider this terrible zoning change. Please help us preserve what little is left of the greenspace at that location!!!

Sincerely,

Rose Anne Ost

**From:** Kristen Petersen <kristenpetersen@hotmail.com>  
**Sent:** Monday, October 5, 2020 8:52 AM  
**To:** Wintz, Katelynn A  
**Cc:** Jason Holpuch  
**Subject:** Zoning Change to 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 COS City Council,

The zoning and development change proposed for the property at 2424 Garden of the Gods Rd. will negatively impact the west side of Colorado Springs for generations. We urge you to vote no on this development proposal that would build 45 ft. high multi-family housing at the gateway to Garden of the Gods, a national treasure, and next to single family dwelling units currently considered one of the best neighborhoods in the city.

Residents choosing to purchase homes on the west side of the City did so because we like living in an area rich with wildlife, a slower pace, larger lots, and a quieter environment. As the City continues its sprawl to the east, north, and south, there should be at least one area that remains pristine and remembers God's true creative works. The west side is that place. By bringing this unnecessary development to the west side, the City is demolishing the things that it claims it wants to protect; quality of life, beauty, and access to unique sites.

Creating 572 high density units with a full build-out at 3,750 units will not only be an eyesore, but will also add thousands of new residents on the west side. As an example, other subdivisions in the area (such as Peregrine) have approximately 1,600 housing units, single family dwellings. More than doubling the number of dwelling units of an entire subdivision is irresponsible and unconscionable. Several letters from residents highlight the negative impacts this will bring to one of our most visited items in the City, the Garden of the Gods. Please also consider that this development will also do the following:

**PUBLIC COMMENTS**

1. Increase overcrowding in schools that don't have the capacity for these new students.
2. Provide little in property tax compared to single family homes that could be built in this same area.
3. Create a traffic nightmare where none currently exists (3,750 units x 2 cars each unit is 7,500 cars in this region). 30th St. remains a 2 lane road as it weaves toward Garden of the Gods, creating massive traffic jams in the region.
4. No plan to increase infrastructure such as water runoff from the Waldo Canyon fire, increased road safety, increased lanes leading to/from Garden of the Gods.
5. No proposed recreational space within the development.
6. Increased noise levels for all who live in the area, not only from the thousands of new residents, but also from increased traffic.
7. Reduction in property values for Mountain Shadows, Pinion Valley, and Garden of the Gods residents who live in these already developed neighborhood.
8. Big horned sheep, deer, and other animals will flee the region.
9. Views of Garden of the Gods from around the City will be forever marred by this atrocious development.

There are numerous sites around the county to create these developments. The west side continues to enjoy a rural and peaceful lifestyle because its residents believe it is important to value the habitat and open spaces that surround us. This is not the location for a large-scale, multi-family housing development. I urge you to vote no on this project and to realize the value in maintaining a portion of this city that represents the rural life that made Colorado Springs a unique place to live.

Sincerely,

Kristen Petersen & Jason Holpuch

Peregrine Neighborhood

**From:** Jan Carre <jancarre222@gmail.com>

**Sent:** Monday, October 5, 2020 8:18 AM

**To:** Wintz, Katelynn A

**Subject:** Zoning Change

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

I am writing to object to the request for zoning change for 2424 Garden of The Gods Road. An Environmental Impact Study should be conducted before a project this large, with such impact to traffic, wildlife, quality of life for the neighborhood, and the safety of Chipeta Elementary school students. I live just north of Mountain Shadows Park, but received no notice of this project. The appearance is that this project is being rammed through without the proper procedures. Please consider having some consideration for the neighborhood.

Sincerely,

Janet Carre

5463 Lions Gate Ln

**From:** Jim cooper <cooper4re@hotmail.com>

**Sent:** Monday, October 5, 2020 10:03 AM

**To:** Wintz, Katelynn A

**Subject:** Zoning Flying W Ranch road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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We own a home in Mountain Shadow .as residents during the Waldo Canyon fire, we oppose any additional development in the area due to evacuation congestion.

We sat in fear as we tried to leave with thousands of others in this high fire danger area. We see no additional street expansion that will alienate the additional number of cars that will be in this area.

Additional expansion of the school district will be required. Has this been addressed?

30th street can't accommodate the existing traffic let alone 3000 to 6000 additional cars. Where is impact study on that area? Can we review?

Quality of life should be considered when any development is considered.

We oppose this high density plan.

**PUBLIC COMMENTS**

James and Lila Cooper

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone  
Get [Outlook for Android](#)

**From:** Elizabeth Schohn <kkyro@icloud.com>  
**Sent:** Saturday, October 3, 2020 4:21 PM  
**To:** Wintz, Katelynn A  
**Subject:** Zoning proposal for 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am a resident in Mountain Shadows . I strongly oppose the zoning proposal that is being considered for this area. I am opposed to all new development at 2424 Garden Of the Gods road

- 1) Traffic is already difficult at the intersection of Garden of the Gods and 30th street
- 2) The proposed units will disrupt the landscape and block the views of this natural existence.
- 3)This will be just the beginning and will likely expand if approved... thus decreasing home values.
- 4)The type of proposed housing will increase crime in the area
- 5) This will take away from the beauty of this neighbor hood
- 6) There is plenty of undeveloped land along Garden of the Gods
- 7) The wildlife in the area will be greatly at risk.
- 9) The safety of the joggers , hikers who utilize the trail will now be at greater risk.
- 10) 30th street is already a danger as a two lane road ... this will greatly increase risk to all drivers and pedestrians.

Please do not approve this zoning as the residents of Mountain Shadows bought in this area for its beauty and value.

Thank You

Elizabeth Schohn



**From:** Walker, Dana <Dana.Walker@uchealth.org>  
**Sent:** Monday, October 5, 2020 12:41 PM  
**To:** Wintz, Katelynn A  
**Cc:** Dana Walker (famwalk99@aol.com)  
**Subject:** development 2424 Garden of the Gods Road

**Importance:** High

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Katelynn.

I am opposed to this development. The traffic on Garden of the Gods, 30th and Centennial are bad enough now even with Covid. The traffic level did drastically drop at the beginning of Covid when the schools were closed and many people were either told to work from home or let go from their jobs. This has steadily increased in recent weeks. A new traffic study should be done and it should be noted that study would still not be accurate since Covid is still going.

This development would cause horrible traffic and more accidents. It is already a bottleneck.

I am concerned about the natural habitat, the views, the wildlife that lives near there. The bighorn sheep herd will be heavily impacted if not destroyed. The children that live and play in the neighborhoods surrounding and near that property. The safety of bicyclists, runners, and all who walk around the area. The schools are already overcrowded in this area.

The noise pollution will increase.

This will bring down the value of my property.

Again, I am strongly opposed to this development.

Dana Walker

719-231-8997

My address is 4580 Granby Circle, Colorado Springs, CO 80919

**Dana Walker, BS, MS**

Manager Resource Management Center - Analytics

[Dana.Walker@uchealth.org](mailto:Dana.Walker@uchealth.org)  
[uchealth.org](http://uchealth.org)

The logo for UHealth, featuring the word "uchealth" in a lowercase, sans-serif font with a red underline.

**Official Health Care Partner**



**PUBLIC COMMENTS**

**From:** jw thomas <jwtthomas@yahoo.com>  
**Sent:** Monday, October 5, 2020 12:00 PM  
**To:** Wintz, Katelynn A  
**Subject:** katelynn.wintz@coloradosprings.gov

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Katelynn,

I live close to the proposed building project on 2424 Garden of the Gods Road. It will unacceptably increase traffic congestion, pollution, eliminate open space and add unwanted crowding to our neighborhoods.

Please DO NOT allow this proposal to destroy this community. I oppose all new development at 2424 Garden of the Gods Road.

Sincerely,

JW Thomas

1665 Golden Hills rd

Colorado Springs. 80919

**PUBLIC COMMENTS**

**From:** Debbie Jones <debbiejonesd409@gmail.com>  
**Sent:** Monday, October 5, 2020 10:41 AM  
**To:** Wintz, Katelynn A  
**Subject:** oppose development on GG road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Katelynn, I wanted to add my voice to the opposition to the rezoning and development at 2424 Garden of the Gods Rd. We do not have the infrastructure to support the addition of up to 7500 added people to this small portion of land. It will require additional policing, schools, fields, water and resources that are not currently available.

Please add my name to those in opposition.

Deborah Jones

**From:** Judd Davis <jtdavisco@yahoo.com>  
**Sent:** Monday, October 5, 2020 11:52 AM  
**To:** Wintz, Katelynn A  
**Cc:** kay davis  
**Subject:** opposing new housing development on GOG road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Katelynn,

I am opposed to ALL NEW development at 2424 Garden of the Gods Rd. It is my understanding that there is a land developer planning to put hundreds of single family housing units in 4-5 story tall buildings in that area. This type of housing does not belong there. It will obstruct views of the mountain surroundings, does not fit the current neighborhood layout, eliminate what little open space is left for deer and bighorn sheep that live in that area, massively increase traffic problems there, overburden the schools in that area more than they already are... among other things. Please feel free to contact me at any time if you have further questions about this matter. Thank you.

Judd Davis

1003 Hans Brinker Street

Colorado Springs, CO 80907

**PUBLIC COMMENTS**

719-244-7841

**From:** Karen Black <karenblack411@gmail.com>

**Sent:** Sunday, October 4, 2020 8:03 PM

**To:** Wintz, Katelynn A

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am opposed to the residential units in planning phase on N 30th.

The people in the community who responded to the 1st phase City Planning process had the following concerns (not in any particular order):

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.

9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

--

**Karen Black, Realtor**

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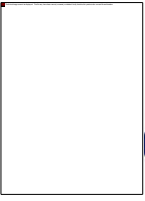
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**PUBLIC COMMENTS**



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**From:** klanecky@comcast.net  
**Sent:** Sunday, October 4, 2020 7:35 PM  
**To:** Wintz, Katelynn A

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I appose all new development at 2424 garden of the gods rd Cheers, Diane!!

**From:** Chip <jakemac971@aol.com>  
**Sent:** Sunday, October 4, 2020 5:50 PM  
**To:** Wintz, Katelynn A

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello,

I oppose changes to the 2424 Garden of the Gods zoning. I do not want to see the area change. It is a beautiful entrance to the Garden of the Gods park. I live close by. I ride my bike in the area a lot. It is already the most unsafe portion of my journey to the Sinton Trail or the Garden (crossing from the south bound portion of 30th to the bike path near the gas station).

Kathleen MacLaren  
6430 Pemberton Way

**From:** Eric Carlson <ewstudios560@gmail.com>

**Sent:** Sunday, October 4, 2020 8:46 PM

**To:** Wintz, Katelynn A

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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To whom it may concern,

I am opposed to all new developement at 2424 Garden of the Gods Rd. Specifically my concern is the plan of high density housing that could potentially add 3,750 residences to an area that has limited access for increased traffic and no possibility for expansion. In the event Mountain shadows residents would have to evacuate away from the community for any reason, as has been the case in past events, Garden of the Gods Rd. Is the only main throughthru to channel traffic both in and out. At peak times Garden of the Gods already experiences heavy traffic congestion from Cenntennial to I -25. High density housing is better suited to open plain areas where multiple throughthrus provide adequate access from all four directions of the compass. This is not the case in Mountain shadows that currently has approximately 3,700+ residents. I question the accuracy of the traffic studies projections that reflect no adverse affect from more than doubling the size of the neighborhood.

Eric W Carlson

4860 Granby Cir.

Colorado Springs CO 80919

**PUBLIC COMMENTS**

**From:** Fiona McKee <fionam522@gmail.com>  
**Sent:** Sunday, October 4, 2020 7:05 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GOG ROAD

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Katelynn,

I am opposed to ALL NEW development at 2424 Garden of the Gods Rd. This is an atrocity and we DO NOT need a new development whatsoever over here on the west side. Below I've listed several concerns with this development and I think planning and permitting this should not continue.

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors. They are ALREADY crowded and packed with current residents and tourists.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The already overcrowded schools in this area will be challenged.
11. Noise levels will increase.
12. The roofs will be 70' off of the road surface blocking the views.

Thanks,

Fiona

Sent from my iPhone

**From:** Hlindaloo <hlindaloo@gmail.com>  
**Sent:** Sunday, October 4, 2020 9:04 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GOG Rd development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms Wintz,

We have lived in the area since 1995. We oppose further development and possible rezoning of the 2424 GOG Rd area.

The northern gateway to Garden of the Gods speaks to the beauty of the area.

Now the I-25 overpass and GOG Rd definitely needs improvement. As on me of the major roadways visitors take to our beautiful area, it has become dingy and depressing.

Best Regards,

Randy & Linda Hodges  
Piñon Valley residents  
(719) 330-4222

Sent from my iPhone

**From:** Astrid Smith <astis@centurylink.net>  
**Sent:** Sunday, October 4, 2020 6:47 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GOG Re-development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Madame,

We are opposed to ALL NEW development at 2424 Garden of the Gods Rd. for the following reasons:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourists were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk. 1
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Sincerely,  
Astrid and Tony Smith  
1310 Golden Hills Road  
CS, CO 80919

**From:** Dimitri Kostin <d.kostin@comcast.net>  
**Sent:** Sunday, October 4, 2020 11:27 PM  
**To:** Suthers, John; Wintz, Katelynn A  
**Cc:** Council Members - DO NOT USE - OLD GROUP  
**Subject:** 2424 GOG Re-development.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Mayor John Suthers: [jsuthers@springsgov.com](mailto:jsuthers@springsgov.com)

City Planner [Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)

City Council: [allCouncil@springsgov.com](mailto:allCouncil@springsgov.com)

Dear Mayor and COS City Council Members,

I am echoing remarks from fellow community members regarding a very important zoning change and development proposal that is before you for the Verizon building property at 2424 Garden of the Gods Road.

**PUBLIC COMMENTS**

Please vote against this proposal.

The proposal is so sweeping it would involve abandoning the master plan for Mountain Shadows in its entirety, not simply making an amendment as stated in the application form. Please review my reasons for OPPOSING this development.

1. Traffic on N. 30th St., Garden of the Gods Rd, and Flying W. Ranch Road will be a bigger problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourists were not visiting the area. In reality, traffic is a challenge, especially on Garden of the Gods Rd.
3. The 45' tall multi-family units will block the views of this natural extension of Garden of the Gods and The Navigators and Glen Eyrie land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed. Assuming a conservative estimate of 2 individuals per unit the redevelopment would involve adding 7,000 additional residents. Per the city's own website, the entire current population of Mountain Shadows is only 2,695. The current redevelopment plan would increase the population of the neighborhood by more than 250%
5. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
6. Wildlife, especially the bighorn sheep, will be eliminated from their current free-range area. There must be an ecological survey by a private group to assess the risk to our beautiful and unusual animal population.
7. Safety for pedestrians, hikers, joggers, and bicyclists will be at a higher risk. 8. The massive increase of residents in this area will accelerate the building of a 4 lane highway from 24th St. to Garden of the Gods Rd.
8. The already overcrowded schools in this area will be challenged. 10. Noise levels will increase. 11. The roofs will be 70' off of the road surface blocking the views of our City's landscape assets. This simple cannot happen. The west side of town is not just another thoroughfare. It holds some of the most unique geologic and animal wonders in our town, which draw visitors from all over the globe. This development project will change the majestic landscape for which Colorado Springs is known, impact our magnificent Bighorn sheep herd, and likely decrease city revenue generated from travelers and visitors. The Rampart Range herd has been in the area since 1946. This year approximately 5,000 people showed up at Garden of the Gods for Bighorn Sheep Day expecting to see the famed Colorado Springs park's large herd. Please make the responsible choice and vote against this development proposal!



Sincerely,

Dmitriy Kostin

1660 Pinnacle Ridge Ln,

Colorado Springs, CO 80919

**From:** gary mckee <garymckee343@gmail.com>  
**Sent:** Sunday, October 4, 2020 7:04 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GOG Road Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Katelynn,

I am opposed to ALL NEW development at 2424 Garden of the Gods Rd. This is an atrocity and we DO NOT need a new development whatsoever over here on the west side. Below I've listed several concerns with this development and I thing planning and permitting this should not continue.

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
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6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors. They are ALREADY crowded and packed with current residents and tourists.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The already overcrowded schools in this area will be challenged.
11. Noise levels will increase.
12. The roofs will be 70' off of the road surface blocking the views.

Best,

Gary McKee

**From:** Michael Crocker <sakicroc@gmail.com>  
**Sent:** Sunday, October 4, 2020 8:31 PM  
**To:** Wintz, Katelynn A  
**Cc:** Susie Scown-Crocker  
**Subject:** 2424 GOG Road development - OPPOSED!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz:

We live just up the hill in Mountain Shadows on Wilson, so the new development with a large number of people will affect our local community.

Here are a few concerns:

1. Increased traffic
2. No additional public areas/parks planned to accommodate the influx of new folk
3. No history of the developer- we have some pretty nice looking apartments at the NE corner of GOG and 30<sup>th</sup> that are well maintained. On the flip side there are some older, run-down apartments off of Allegheny that detract from the rest of the nicer surrounding neighborhood. Also there is increased crime in these Allegheny apartment areas.
4. No close services like grocery stores exist to serve this large group of renters; closest grocery is at Centennial and GOG.

Before you agree to this you should have some history of the developer to see if they are a company that builds quality apartments and maintains them, or if they are not.

What are the plans for parks, schools, close grocery store, etc?

Much has been left out of plan and needs answering before you have our vote.

Best regards,

Michael and Susan Crocker  
6235 Wilson Road  
Colorado Springs, CO 80919

Sent from [Mail](#) for Windows 10

**PUBLIC COMMENTS**

**From:** Kara Kelch <echoriann@gmail.com>

**Sent:** Sunday, October 4, 2020 6:30 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 GOG

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

I am reaching out to you to express my objection to the proposed development and zoning alterations at 2424 Garden of the Gods.

The reasons for my objections include increased traffic, overcrowding schools and parks, and obstructing wildlife travel and views. While I understand that a traffic study was conducted, I am also aware that this study was performed not only when school was out, but also during COVID, therefore providing results that in no way reflect the traffic patterns that will exist when normal routines resume. Furthermore, the more contact I have with my neighbors and community regarding this issue, the more it occurs to me that few have been informed of this proposal despite the direct and constant impact it will have upon them. The neighbors who are aware of this proposal are alarmed, disheartened and discouraged. I do not feel that communication regarding this proposal has been clear or that many of the families and individuals who will be effected are being informed. I urge you to please listen to the voices of this community and respect the wishes of those of us who call this neighborhood home!

Best Regards,

**PUBLIC COMMENTS**

Kara Kelch

4945 Braeburn Way

Colorado Springs

**From:** nate agrimson <agrimson.insurance@gmail.com>  
**Sent:** Sunday, October 4, 2020 7:12 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GOG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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!

I am opposed to all new development at 2424 garden of the gods.

Sent from my iPhone

**From:** Meredith Jones <meredithhjones@icloud.com>  
**Sent:** Sunday, October 4, 2020 7:42 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of Gods road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I oppose all new development at 2424 Garden of the gods Road

Sent from my iPhone

**From:** Mary Johnson <peakhiker1@gmail.com>

**Sent:** Sunday, October 4, 2020 7:45 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of gods road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I oppose all new development at 2424 Garden of the gods Road



**From:** Brad McCormack <brad.mccormack@gmail.com>  
**Sent:** Sunday, October 4, 2020 9:02 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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!

I oppose all new development at 2424 Garden of the Gods Road.

Thank you,  
Brad McCormack  
Mountain shadows resident

**From:** Jennifer Rankin <jennifer.rankin@hotmail.com>  
**Sent:** Sunday, October 4, 2020 8:41 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 Ms. Wintz,

We are opposed to ALL NEW development at 2424 Garden of the Gods Rd.

Please find below an outline of our concerns regarding the proposed development:

- The proposed development will cause significant traffic issues, including traffic congestion and an increased risk for traffic accidents, on N. 30<sup>th</sup> Street, Garden of the Gods Road, and Flying W Rd. This is currently a difficult intersection, especially during peak traffic times (“rush hour”) during the day and during the tourist season. This drastic increase in traffic also poses a serious threat for wildlife living in the area, as well as pedestrians, hikers, bicyclists, and joggers. The approved traffic study was conducted when stay-at-home orders were in place due to COVID-19, and therefore is not a representative evaluation of true traffic patterns and volume within the area.
- This high-density housing does not fit within the overall theme of the area, community, and neighborhood. The multi-family units would obstruct the views of Garden of the

**PUBLIC COMMENTS**

Gods, the natural landscape of the Navigator's property, and the beauty of the foothills, all features the "west side" of the city is known for and appreciated for by so many. In addition, this type of proposed high-density housing will add stress to the already overcrowded schools, and this will bring noise and crime into the local community and neighborhood. Furthermore, this proposed development will have a detrimental impact on property values for the entire Mountain Shadows community.

- This proposed housing will displace wildlife, especially the bighorn sheep and deer, from their free-range area. Since the proposal does not include open space or recreational space for residents, the nearby parks and trails, already overcrowded, will be forced to absorb thousands of additional visitors.

We are writing to ask that this proposed development is not approved because of the damaging effects this will have on not just the Mountain Shadows neighborhood, but also the entire west side community of Colorado Springs, now and in the future. We are all very fortunate to live in a city with beautiful open space that creates a natural and safe habitat for wildlife and a safe community for residents, visitors, and tourists, and I believe we must make every effort possible to preserve this.

Thank you for your time.

Jennifer and Jeffrey Rankin

Mountain Shadows Residents

**From:** Sara Gonzales <sbgonzales@comcast.net>  
**Sent:** Sunday, October 4, 2020 10:17 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd  
**Attachments:** 20190524\_182126.jpg; 20190927\_105127.jpg; 20191209\_142956.jpg; 20200815\_114016.jpg; buck.jpg; 20201002\_172522.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Katelynn,

I live in the Mountain Shadows neighborhood. Thank you for taking our e-mails. I oppose any and all development at 2424 Garden of the God Rd.

As I drove up Garden of the Gods Road today toward 30<sup>th</sup> Street, I really soaked in the landscape and scenery. It's just gorgeous to look at the foothills up against 2424 Garden of the Gods Rd. I can't imagine anything destroying that VIEW. It would be devastating for any development to take place in this area simply because of the landscape and scenery of this part of the city. Not only is it a major attraction for us neighbors, but for every visitor and tourist.

Secondly, the wildlife is amazing in this neighborhood. It's something that shouldn't be disturbed. The big horn sheep, the bears, the deer and bucks, the bobcats, the turkey, the lynx and the coyotes. Attached are just a few of the photos of wildlife.

There are so many reasons not to develop. I can't think of any good reason to develop this area.

I plan to attend the Virtual Meeting this Wed 10/7 at 5:30am.

Thank you again,

Sara Gonzales  
4975 Braeburn Way 80919

**From:** LESLIE STAHELIN <stahelinmm@aol.com>

**Sent:** Sunday, October 4, 2020 6:24 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods Rezoning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 Ms. Wintz,

As I am sure that you are aware, the issue of the rezoning of 2424 Garden of the Gods has become a pretty hot topic on the Nextdoor site. Colorado Springs seems to be in the midst of some serious development, many would say over development. Builders seem to be given carte blanche, the ridge on the east side of 30th is overbuilt with million dollar homes.

Any open field is ripe for development, regardless of the resources available. Developers come in scrape away the natural habitat and construct cookie cutter McMansions. What about the environmental impact? Every open space is being devoured. What about the lost habitat? What about the water usage? Water is a finite resource that will become very scarce in the future. What about the increased traffic? Colorado Springs is overrun by obnoxious, speeding, aggressive drivers.

My husband and I object to this rezoning. We are in danger of ruining the very thing that makes that area unique. The Garden of the Gods is a treasure and it is being encroached upon by developers who ruin the area, take their money and don't have to live with the consequences. If I wanted to live in an overdeveloped place like California, I'd move there.

**PUBLIC COMMENTS**

Please listen to the people who will be impacted by this rezoning and vote against it.

Sincerely,

Leslie and Bill Stahelin

**From:** Emily Bond <emilybond970@hotmail.com>

**Sent:** Sunday, October 4, 2020 7:42 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

I am writing to express my concern regarding the proposed development of 2424 Garden of the Gods.

I reside with my family in the Mountain Shadows neighborhood, and have lived here since before the Waldo Canyon Fire.

**I am strongly opposed to ALL NEW development proposed for 2424 Garden of the Gods Rd.**

I fully believe that the many concerns raised by the community are extremely valid.

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem (it is already terribly busy, despite recent attempts to reduce speed limits).

2. The approved traffic study was taken during Covid-19 when people were staying

home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.

3. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.

4. This high-density housing does not fit in with the overall theme of the area.

**PUBLIC COMMENTS**

5. This type of proposed housing will result in more crime in the area.
6. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
7. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
8. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
9. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
10. The already overcrowded schools in this area will be challenged.
- 11.Noise levels will increase.
  
12. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
  
13. The roofs will be 70' off of the road surface blocking the views.

Sincerely,

Emily Bond



**From:** Whiteneck, Gale <Gale@Craig-Hospital.org>  
**Sent:** Sunday, October 4, 2020 10:14 PM  
**To:** Wintz, Katelynn A  
**Subject:** secure Opposed to New Development at 2424 GOG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am opposed to new development proposed for the 2424 Garden of the Gods Road complex. I am concerned about traffic congestion, noise, and obstructed views along the primary traffic pattern tourists take to Colorado Springs most famous landmark - Garden of the Gods Park. Please send me any Environmental Impact Study that addresses the proposed development's impact on the big horn sheep herd that currently freely roams the area. Thank you - gale  
Confidentiality Note: This e-mail, including any attachment to it, may contain material that is confidential, proprietary, privileged and/or "Protected Health Information," within the meaning of the regulations under the Health Insurance Portability & Accountability Act as amended. If it is not clear that you are the intended recipient, you are hereby notified that you have received this transmittal in error, and any review, dissemination, distribution or copying of this e-mail, including any attachment to it, is strictly prohibited. If you have received this e-mail in error, "Do not reply," but contact the sender and delete it from your system.

-----  
This message was secured by ZixCorp(R).

**PUBLIC COMMENTS**

**From:** Chris Marsh <marsh.c@comcast.net>  
**Sent:** Sunday, October 4, 2020 6:58 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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As a 15 year resident of Mountain Shadows I am writing to oppose the proposed plan. I do not oppose the idea of redeveloping that site but I do oppose such high density housing being placed there.

I believe that this type of high density housing will make the neighborhood less pleasant to live in due to increases in traffic and utilization of parks and open spaces by a larger population. I further believe a drastically larger population would be in significant danger during an evacuation event like we saw with the Waldo Canyon Fire (it was dangerous enough with the current population of Mountain Shadows). Finally I believe high density housing in the middle of the bighorn sheep habitat would be detrimental to this fragile and important species.

Thanks for your time.

Chris Marsh

**From:** Tom Egger <tegger14@msn.com>  
**Sent:** Sunday, October 4, 2020 5:51 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

We are opposed to the proposed zoning change for this property. A traffic study done during the Covid 19 lockdown and subsequent reopenings is not a true sample of the traffic volume on this street.

Obviously, schools have not resumed, many people are still working at home, and tourism is down all due to the pandemic. Thus, traffic is much lighter than what is normal.

Further, to throw up high density housing after an established neighborhood is settled is very poor city planning. It decreases the value of property, increases traffic and noise, increases crime, and increases congestion in parks, schools and parking.

As visitors drive into our city, many use the Garden of the Gods exit. We should preserve the natural beauty for tourism, as we need those tax dollars. Who wants a huge apartment complex to greet them on vacation? Word of mouth advertising is important and everyone has social media now. A picture tells all. So, why would the city even consider messing with our pristine Garden of the Gods?

Your zone change is too close to this beautiful city park as well as too close to Mountain Shadows. Please do not approve this haphazard zoning change.

Sincerely,  
Tom and Mona Egger  
Sent from my iPad

**PUBLIC COMMENTS**

**From:** jpgrandel <jpgrandel@comcast.net>

**Sent:** Sunday, October 4, 2020 5:46 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am opposed to all of this proposed development of the land of 2424 Garden of the Gods Road.

Patti Grandel

920 Vondelpark Drive

Sent from my T-Mobile 4G LTE Device

**PUBLIC COMMENTS**

**From:** Dianne Holloway <dianneholloway@gmail.com>

**Sent:** Sunday, October 4, 2020 9:02 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 Ms. Wintz- i oppose all new development at 2424 Garden of the Gods Road. We moved to mountain shadows 11 years ago for the quiet and safe neighborhood. We oppose increased traffic, increased population, crime and congestion. That is what building out east is for! Please keep our neighborhood and kids safe. Please preserve the wildlife and nature of the west side. Please do not allow this to happen.

Dianne Holloway

2235 Harvester Court

Colorado Springs

**From:** Douglas Kennedy <douglas.blake.kennedy@gmail.com>  
**Sent:** Sunday, October 4, 2020 9:07 PM  
**To:** Wintz, Katelynn A; Williams, Wayne  
**Subject:** 2424 Garden of the Gods Zone Change

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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As a resident of Mountain Shadows, in an area that already has poor traffic flow, I am opposed to further development as is planned at the [2424 Garden of the Gods Zone Change](#).

I hope that my voice is heard.

R/

Doug Kennedy

2735 Natchez Place

**From:** Christine Bong <cbong1@q.com>  
**Sent:** Sunday, October 4, 2020 10:32 PM  
**To:** Knight, Don; Strand, Tom; Murray, Bill; Williams, Wayne; Wintz, Katelynn A; Suthers, John; Council Members - DO NOT USE - OLD GROUP  
**Subject:** 2424 Garden of the Gods development proposal - Opposition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Mayor and COS City Council Members,

I am echoing remarks from fellow community members regarding a very important zoning change and development proposal that is before you for the Verizon building property at 2424 Garden of the Gods Road.

**Please vote against this proposal.** The proposal is to build 45 foot high multifamily units along N 30th and part way up Flying W Ranch Road. Developers are planning 30 units per acre for an estimated total of 572 residential units! This is just the initial proposal and they are already entering the 2nd phase to continue building.

The proposal is so sweeping it would involve abandoning the master plan for Mountain Shadows in its entirety, not simply making an amendment as stated in the application form.

Please review my reasons for OPPOSING this negatively impactful development.

1. Traffic on N. 30th St., Garden of the Gods Rd, and Flying W. Ranch Road will be a bigger problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourists were not visiting the area. In reality, traffic is a challenge, especially on Garden of the Gods Rd.
3. The 45' tall multi-family units will block the views of this natural extension of Garden of the Gods and The Navigators and Glen Eyrie land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed. Assuming a conservative estimate of 2 individuals per unit the redevelopment would involve adding 7,000 additional residents. Per the city's own website, the entire current population of Mountain Shadows is only 2,695. The current redevelopment plan would increase the population of the neighborhood by more than 250%
5. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
6. Wildlife, especially the bighorn sheep, will be eliminated from their current free-range area. There must be an ecological survey by a private group to assess the risk to our beautiful and unusual animal population.
7. Safety for pedestrians, hikers, joggers, and bicyclists will be at a higher risk.

**PUBLIC COMMENTS**

8. The massive increase of residents in this area will accelerate the building of a 4 lane highway from 24th St. to Garden of the Gods Rd.
9. The already overcrowded schools in this area will be challenged.
10. Noise levels will increase.
11. The roofs will be 70' off of the road surface blocking the views of our City's landscape assets.

This simple cannot happen. The west side of town is not just another thoroughfare. It holds some of the most unique geologic and animal wonders in our town, which draw visitors from all over the globe. This development project will change the majestic landscape for which Colorado Springs is known, impact our magnificent Bighorn sheep herd, and likely decrease city revenue generated from travelers and visitors. The Rampart Range herd has been in the area since 1946. This year approximately 5,000 people showed up at Garden of the Gods for Bighorn Sheep Day expecting to see the famed Colorado Springs park's large herd.

Please make the responsible choice and vote against this development proposal!

Sincerely,

*Christine Bong*

*C: 719-313-3267*

---

*"The best inheritance a parent can give his children is a few minutes of his time each day."*

*Orlando Aloysius Battista*



**From:** leslie rogers <leslierog@yahoo.com>  
**Sent:** Sunday, October 4, 2020 7:11 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods proposed development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I oppose the proposed development of housing next to the 2424 Garden of the Gods Road commercial site.

Regards,

Leslie Rogers (homeowner in Mountain Shadows)

**From:** Andrew Washburn <bigelwayfan@gmail.com>  
**Sent:** Sunday, October 4, 2020 10:22 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Rezoning 2424 Garden of the Gods invites congestion and diminishes the area.

Andrew Washburn

Sent from my iPhone

**From:** Danielle Hennes <dmhennes@gmail.com>  
**Sent:** Sunday, October 4, 2020 6:30 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods zoning change

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms. Katelynn,

I'm writing to let you know that I oppose the zoning change for 2424 Garden of the Gods. I am not opposed to development but I am absolutely opposed to giving the owners free range to build whatever they want in this extremely delicate area. Aside from the city planning department needing to be very precise in what it is allowing this land to be used for this could cause many problems. Here are a few odd the top of my head. Potential to cause heavy traffic in an already high traffic area, obstruction of wildlife free range areas and views, crowded schools, crime increase, and the list goes on.

Sincerely Westside resident,

Danielle Ronner

PS If you need precise information on my identity for record keeping please let me know.  
(Address etc)

**PUBLIC COMMENTS**

**From:** Jamie Wright <disney4mejc@hotmail.com>  
**Sent:** Sunday, October 4, 2020 9:59 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I oppose all new development at 2424 Garden of the Gods Road.  
I echo the same reasons many other citizens in the neighborhood have already provided and sent in.  
Please do not create anymore problems.  
Jamie Wright

**From:** Jennifer <jennifer.armenta@gmail.com>  
**Sent:** Sunday, October 4, 2020 8:04 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms. Wintz,

I oppose all new development at 2424 Garden of the Gods Road.

Respectfully submitted,

Jennifer Armenta

Sent from my iPhone

**From:** Kim Russell <kkhgrussell4@gmail.com>  
**Sent:** Sunday, October 4, 2020 7:55 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To whom it may concern.

I understand all of the capitalistic reasons for wanting this to happen. But, please consider all of the things that matter more to the residents of the Westside community.

I oppose all new development at 2424 Garden of the Gods Road.

1. Wildlife
2. Infrastructure
3. Property values
4. Eye sore

Please re-consider.

Sent from my iPhone

**From:** Steve Fanning <csusteve33@yahoo.com>  
**Sent:** Sunday, October 4, 2020 7:06 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms. Wintz,

Thank you for your service to our city. I know as a public servant myself the challenges you face from multiple stakeholders and trying to do what's best for our city as well as the economic interests of developers, city council, and the citizenry.

However, as a life-long resident of this city, I must strongly oppose the proposed development at 2424 Garden of the Gods in the Verizon complex. The Garden of the Gods area is an international destination point for visitors to enjoy the pristine vistas and unique physical geography.

Protecting the areas around the park should be a priority, as the Garden of the Gods area makes Colorado Springs unique from other major metropolitan areas.

More housing will bring more auto traffic, noise pollution, and urbanization into nature.

I see many opportunities in our city that need urban renewal/ repurposing, why would we put a huge development in proximity of one of the most scenic national treasures in our nation?

Keep Colorado Springs special!

Respectfully,

Steve Fanning

Sent from my iPhone

**From:** Mary Ann Hubl <mahublcs@msn.com>  
**Sent:** Sunday, October 4, 2020 10:55 PM  
**To:** Wintz, Katelynn A; Debbie Van Caster  
**Subject:** 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 Ms Wintz,

I live in Mountain Shadows and am aware of a plan to build hundreds of apartments at the 2424 Garden of the Gods address. I would like to know more of what is planned - will the Verizon/MCI building scheduled to be torn down, which would be incredibly expensive, and why would there be such a huge number of apartments be planned, initially and in the future, at that location? Is it true the housing will be Section 8 housing? If yes, please explain what that fully means. Please explain how the residents will be chosen. Will they be homeless people? Will they be parolees? Will they be people who have been prosecuted for one or more crimes and the government is trying to give them stability by placing them in this housing?

From what I have read from the green flyer, the apartments will be Section 8 housing. I am opposed to this proposed development and these are my reasons:

If the government bought the Verizon/MCI building, a better use would be to utilize the building, not tear it down.

Homeowners who chose to live in Mountain Shadows enjoy a fairly quiet and stable neighborhood. Adding more apartments than the number of individual homes and

townhomes would greatly change the stability, density of people and the enrollment in local schools.

**PUBLIC COMMENTS**



The Mountain Shadows area would become more densely populated. Negative effects include more congestion on the streets, crowding in the local schools, more

crime, more transience rather than stability, more noise and an unknown amount of effect on property values.

Grouping so many people together may get annoying for those very people. How fair is it to them to have them live in such a congested area no matter if it becomes

an area of high crime? How safe will it be for children to walk home from school and walk in a big apartment building where there may be bullies and/or people

who may tend towards crime? Can you assure those children there will not be pedophiles nearby? Waiting? Can you assure apartment residents that there will

not be drug dealing happening?

Placing so many people of low economic level so close together tells me you want to move/remove them from another part of the city, perhaps homeless people/

couples/families. Such as moving them out of the downtown area??? If so, they will be quite a distance from the various services and food of the Marian Soup

Kitchen and other agencies that help with counseling, literacy, parenting lessons, teaching job skills, providing health advice and referrals. They would be quite a

distance from medical facilities and government provided/subsidized child care. Placing them so far from these resources would not be to their advantage and

would be to their disadvantage.

Since there are few large employers nearby, the apartment residents will need to drive or take buses to get to their jobs, greatly increasing traffic on 30th Street

and the Garden of the Gods Road. This will cause congestion for everyone.

Adding more apartment homes to Mountain Shadows than the current number of homes would greatly impact the sense of community we have. We chose to live

in Mountain Shadows. We have invested money, time and effort to make our choice to live in Mountain Shadows a good investment. As you are aware, for most

people, their home is their biggest investment, and people naturally want to protect their investment. People being placed into low-income housing are not

necessarily choosing to live in Mountain Shadows and will not be investing in a purchase here. They will be renting. That is a big difference.

Our house was broken into and the person/people stole items from us in 2018. As you may be aware, property crime in Mountain Shadows has increased in the past

few years. We do not want the possible situation of a bigger increase. The big apartment complexes built decades ago in Chicago, for low-income residents,

mostly for Blacks, seemed to work at first, then crime rose drastically. We should learn from their mistake.

The city could easily allow development of tiny home neighborhoods to help provide subsidized housing for low-income people, but also for low-income people to

**purchase. Home ownership should be a higher goal than building large apartment buildings where low-income people can only rent.** If tiny home neighborhoods

were being developed, perhaps there could be a coordinated approach to building them - perhaps the future purchasers could be required to put in 'sweat equity'

as part of how they qualify to purchase, like for Habitat for Humanity. Perhaps volunteers could help build some of the buildings, like the efforts used by Habitat

for Humanity. Perhaps one or more high schools could help build some of the buildings, which would help young people learn construction skills. There may be

one or more charter schools that would like the opportunity to collaborate on building homes. Perhaps people could help plant bushes, flowers and trees in the

shared public areas of the neighborhood. Perhaps they could help develop the playgrounds or walking paths or the roof structures for covered parking or build

garages or storage buildings. Church groups could be asked to help with the projects.

We have enjoyed living in Mountain Shadows for over 30 years. We sent our children through Chipeta Elementary, Holmes MS, West MS and Coronado HS. I have

taught in D11, 7 years, and volunteered in D11 schools for over 20 years. We care about our community. We do not want the big apartment complex tentatively

planned for 2424 Garden of the Gods Road. We oppose that plan. I offered my alternative of developing tiny home neighborhoods where people could rent or

have the opportunity to buy their home. Like I mentioned above, volunteers could help accomplish a portion of the work, and, in doing so, learn some valuable

construction skills.

I plan to attend the virtual meeting on Wednesday.

Thank you,

Mary Ann Hubl

Cell: 719-332-6106

**From:** mybutterfly011701@juno.com  
**Sent:** Sunday, October 4, 2020 6:42 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GoG Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms Wintz,

I have read the proposal for development at 2424 GoG Rd. Such buildings would ruin the view for anyone driving west towards Garden of the Gods. This is one of the most beautiful views in the city, one that most tourists see as they visit the park. That space would be degraded were industrial or apartment buildings be placed there. Why would the city allow this to happen?

A street with a beautiful name having industry and apartments all the way to the last of the open, natural areas?? Better to put a museum in that area. The lower population density would decrease the otherwise potential traffic problems that would incur. The main roads that intersect there are already challenged at rush hour.

Additional problems that will occur were either development to occur: the noise level would increase manyfold. We already have many speeders along these roads, as well as Flying W Ranch Rd. More residents will create more such drivers. I live near these roads, and there is already heavy traffic noise. And think of the bitcoin operation which still impacts the noise level for those in the Chelsea Glen area. Does the city not care that more such noise will be stressful for these citizens? Do developers always need to get their way?

**PUBLIC COMMENTS**

Tiffany Cole

Mt Shadows

**From:** Clay Whitaker <claywhitaker@sbcglobal.net>

**Sent:** Sunday, October 4, 2020 6:12 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 W Garden of the Gods Objection

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Katelynn Wintz, Senior Planner, Planning Community Development, Colorado Springs Re: [2424 W. Garden of the Gods Road](#);

City File Number (s): CPC CP [20-00128](#); CPC ZC [20-00127](#); CPC MP 06-00065-A1MJ20. Dear Ms. Wintz, I wanted to make sure that you knew that I oppose both the proposed zoning change and the proposed amendment to the Mountain Shadows Master Plan as proposed in the City File Number(s) CPC CP [20-00128](#); CPC ZC [20-00127](#) CPC MP 06-00065-A1MJ20 regarding [2424 W. Garden of the Gods Rd.](#)

(“It is proposed to amend the Mountain Shadows Master Plan from “MCI” and OIP (Office Industrial Park) to Office/Industrial/Commercial/Residential, with an allowance of up to 30 dwelling units per acre for the residential to facilitate multifamily units.” P.8). Note: The traffic study reports the request of 572 multi-family dwelling units.

I do not support nor agree with the addition of 572 multi-family dwelling units/ 30 dwelling units per acre. Plus the height of larger office buildings would change the site line of the mountains especially so close to Garden of Gods. I would be more supportive of regular homes being built or even patio homes or condos. Please do not mess up our special Mountain Shadows neighborhood by putting in eye sores and apartments.

My family and I recently moved to the area, and chose Mountain Shadows for its laid back feel, views, wildlife, and other aspects that would be several undermined by the proposed new development.

Sent from my iPhone

**From:** Tana Steiner-Smith <tanasteinersmith@me.com>  
**Sent:** Sunday, October 4, 2020 8:58 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

I am writing to you to express my adamant objection to the development proposal for 2424 W. Garden of the Gods Rd. I have lived in Mountain Shadows for 19 years and love the safety and community I live in. My kids can ride their bikes without concerns, and the crime rate is low. Adding so many additional homes and residents will destroy my feeling of safety. The increase in traffic at Garden of the Gods and 30th, and going up Flying W will pose tremendous risk to bikers and runners. Our crime rate will increase and our sense of community will be decimated. This project is not for our part of Colorado Springs. Please deny this proposal.

Thank you for your time,

Tana Steiner-Smith

Sent from my iPhone



**From:** Craig Hafer <craig\_hafer@hotmail.com>  
**Sent:** Sunday, October 4, 2020 12:01 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W. Garden of the Gods - Proposed Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hi Katelynn,

I live in Pinon Valley neighborhood and received a “Neighborhood Message” flyer asking me to send a message to you regarding my thoughts on the proposed development at 2424 W. Garden of the Gods Road.

I looked over the General Application form and have concluded this development is a great idea. Having housing next to office space should reduce traffic, noise, and pollution. Also, there is a new brewery going in across the street and a gym within walking distance. The grade school is also within walking distance. A good location to work and live.

I support the development.

Best,

*Craig Hafer*

**PUBLIC COMMENTS**

**Health For Life Visionary!**

<http://integratedlifestyletransformation.com/>

<https://www.airbnb.com/rooms/7348030?s=Z6kS>

<http://www.plantpurepods.com/podsdirect/colorado-springs-co-health-for-life/>



**From:** Jay de Halas <jdehalas@gmail.com>

**Sent:** Sunday, October 4, 2020 8:05 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 West Garden of Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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October 4, 2020

I am very much against the rezoning of 2424 Garden of Gods Road. The list of problems is endless.

1. Traffic is already backed up. Trying driving any of the three major roads near rush hour or during tourist season. When Flying W dinner club and the new Brew Pub and entertainment venue open, the traffic will be even worse. I read that the count was taken on July 1<sup>st</sup>. You need to go back to 2011 to see what Flying W Ranch brought in and back then it was a much smaller venue. 30<sup>th</sup> street from Garden of the Gods to Highway 24 is one lane. It gets backed up every day. Plus, we have three elementary schools in the area with children walking to and from.

2. In the early 1990's Mountain Shadows won a zoning change on building height, landscaping and lighting for MCI. I see no mention of this and needs to be addressed. 45 feet will be above the height limit allowed by that zoning. The views were the main reason Mountain Shadows was created. I want this height limit addressed and all the changes that were required so that MCI/Verizon blended into our neighborhood.

3 You can bring in any engineer to say it is stable, but we all know better. Take a hike in there and look at the unstable crevasses. Take a second hike after a heavy rain. You will be able to see the mud slides. Taking a sample here and there is a joke. How many times have you pushed in a shovel and hit a rock, moved over two inches and it was completely different? Same at that site. The city tends to hurry up and approve zoning or buying equipment without thinking things through. I am still waiting to see how

**PUBLIC COMMENTS**

the no bid utilities scrubbers are doing a great job and how they paid for themselves. Imagine if that money went to low income housing. Everyone would live in a mansion.

4. Apartment buildings! What fool thought of that? We have two very large apartment complexes near the corner of 2424 Garden of the Gods. They are building apartment buildings along Nevada, Rockrimmon, Filmore and probably when they extend Centennial to Fontanero, along there. I thought we had a homeless problem so we were forced into ADU's. Now you tell us we need these apartments. Schools and roads just cannot handle the increase in population. Statistics bear out that criminal activity occurs in apartment complexes significantly more than in single family home residential areas. Subsequently, surrounding areas are also impacted. We noticed this as soon as the two complexes came up. We have enough trouble with dog waste, poop bags left on trails, garbage, harassment plus dangerous crime including break in's, car theft, a neighbor was shot, another neighbor was robbed and jewelry was stolen. Again, take a walk on the trails and through the neighborhood and look. Everything looks different when you are out there walking and seeing it versus reading about it. This neighborhood is an upscale single-family home neighborhood. It was designed and sold as such according to Wolf's long-term plans. Many families, ourselves included, worked two and three jobs to afford a home here. Let us have the home and neighborhood we all worked for.

5. Garden of the Gods is America's #1 must see park. Traffic is already way more than 30th can handle. Now the city wants to allow some industrial buildings with apartments at the gateway to the park. We know apartments only go one way, down, especially when they lack maintenance after a few years. Now the people who bring money to the Springs, the tourists, are going to drive by this industrial center with apartments and have a negative opinion and maybe head to other cities to spend money. I can see the headline "America's park is now in the industrial zone and apartment blocks. You know these buildings will not be award winning architectural gems lasting over 100 years. Cheap sheet metal or concrete slab is probably the best we'll get. If it was something special, the developer would have proudly displayed his architectural drawings in the proposal. Instead he used vague words that allow him to do anything he wishes,

6. What about the rock formations, hog backs, wild flowers, deer, mountain goat and sheep and all the other animals that eat and thrive there. Do we lose that? How do we replace hogbacks? Big horn sheep don't migrate and they are only in this area in El Paso county. Remember Flying W Ranch already fenced off a large chunk of the animals grazing area. With no place for animals to go, car accidents and animal human interactions that could be dangerous are going to go up. We see it already. I had 23 deer in my yard several times this summer, that is not counting the neighbor's yards.

7. What is going in there? We are suffering noise pollution from generators that were guaranteed to be fixed months ago. Bit Coin mining? They love our low utilities and the noise is baffled with wrecked old trailers that doesn't baffle a bird tweet. Welcome to America's Park and Mountain. Take a picture of America's park and mountain with the run-down trailers.

8. I was under the impression this area was part of sacred Native American grounds. Why doesn't the city work with Native Americans and have an education center there explaining how important this site is

to their culture. We could have information on how they lived, travelled, what they ate and how they preserve food. I think this would be a big draw in the correct spot in the city. Come on Colorado Springs, we can do better than industrial and apartments.

9. How many industrial buildings along Garden of God's corridor and the streets off of the corridor are full? I want to know what percentage are in use? Provide us proof that we need these industrial buildings. I drive by every day and the for-lease signs are on every building. List, Elkton, Forge are just some of the many empty industrial sites. After covid, how many companies are going to allow work from home? Let's fill the empty buildings we have before adding more. I would like proof that mega apartments are needed in that corner. Where are the jobs for them? Out east?

10. I want to see detailed landscape, building, water, traffic and fire plans. I want all Mountain Shadows, Kissing Camels, homes along 30<sup>th</sup> and 31<sup>st</sup>, and Pleasant Valley plus other neighboring areas residents 90 days to look over plans and make suggestions. This is going to impact all these neighborhoods. We can work together if the developer is honest and open with what his plans are. The entire west side was pleased with the way MCI worked with us and their campus is lovely.

11. I believe mega apartments near the new Amazon would be a better fit. The empty land south of Filmore could also handle apartments and the city could design the infrastructure to handle the large amount of people.

12. If the city approves and accidents and deaths go up, are they going to step in and start tearing the neighborhood up to fix their error? We have all seen that.

Until we see complete plans with detailed drawings of all buildings and landscaping, this project should be shut down. We need more information. Again, I think doing something to tie in with America the Beautiful, Native Americans, Garden of Gods and Pikes Peak and the Olympic museum would be a much better idea, plus it will pull in tourist dollars.

Jay L. deHalas

[4925 Champagne Drive](#)

[Colorado Springs, CO 80919](#)

[jdehalas@gmail.com](mailto:jdehalas@gmail.com)

**From:** Sharon de Halas <sdehalas@gmail.com>  
**Sent:** Sunday, October 4, 2020 11:34 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 West Garden of Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Other

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I am writing to oppose the rezoning of this acreage. There is all the issues of overcrowding, traffic, crime, wildlife and basic infrastructure.

Also consider that a large number of us bought our homes here based on a city approved master plan. My husband and I, new parents, each worked two jobs so we could afford a home in a good neighborhood with a good school for our new son. We didn't buy the most expensive home, but one close to 30th street near 2424 Garden of God's. Now retired, on social security, we couldn't afford to buy the house we now own. We assumed the city would honor the master plan allowing us to enjoy walking to Garden of God's park and other various trails we as a neighborhood volunteerly built for our entire lifetime. If 3700 apartments come in, where do people like us go? Who would buy our home, even at bottom dollar? Our street has a blend of young families and long term seniors like us and we are scared. None of us can afford to move to an equivalent neighborhood, children will not be able ride bikes, skateboard, play soccer or softball due to overcrowding. Where will we take walks safely? Will poor infrastructure cause water damage. Heaven forbid we have another fire. Crime will climb as it does when over crowding happens. Where will the apartment dwellers children play? Are they planning parks, biking trails, ball parks? I didn't see them on the incomplete plans.

Lately I have been feeling like the city enjoys bulldozing old. Older buildings and senior residents to make room for new. Please think about a few things, our neighborhood animals will need to be moved. Where and how? The city can't manage the deer, imagine taking away 119 more acres of their feeding grounds. Will you plan to help move us seniors so we can live in a safe walking neighborhood we thought the city promised us? Where do you plan to put additional schools, including middle and high. How about extra police? Where is traffic going? The new entertainment venue and Flying W Ranch were not open during covid and still not fully open. Vehicles used to back up over a mile to get into Flying W for dinner before Waldo. It is now larger and you have no means to know the amount of traffic. The entertainment venue wasn't built. What is that traffic going to be? Where are these apartment dwellers going to work? There is no large number of jobs in walking distance. Frankly companies learned working from home is working so a lot more industrial buildings will sit empty. Who is going to pay for the new roads required, houses knocked down for these roads, the schools, the infrastructure, drainage, an extra fire department and police station? This northwest side of town has settled into a working lifestyle. Schools are adequate, fire stations,

**PUBLIC COMMENTS**

water drainage, jobs, grocery stores and gas stations, eating establishments. Leave excellence alone.

From an investor standpoint, ask yourself why would someone put up more industrial buildings when almost every building has vacancy signs? Why would a developer put up affordable housing if there will be no jobs for them in the area? Now, ask what is the developers real plans? That's the question. What is he really going to do and why would the city let him? Who pays if the developer goes bankrupt? I always thought investing in commercial real estate was build when prices were low, sell high. It's at a peak. Every contractor labor is around 150% over cost of other equal cities. Something stinks about this whole proposal.

Where else in the city is there a 3700 unit apartment complex?

Sharon de Halas  
4925 Champagne Drive 80919

**From:** Rich Gmail <r3dickerson@gmail.com>  
**Sent:** Sunday, October 4, 2020 9:44 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 garden of Gods proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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"I oppose The new development at 2424 Garden of the Gods Road." Garden of the Gods Road cannot handle the increased traffic that would be caused by this project and development.

Thanks,  
Rich Dickerson



**From:** Nate Agrimson <nateagrimson@yahoo.com>  
**Sent:** Sunday, October 4, 2020 7:10 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 garden of the gods

**Follow Up Flag:** Follow up  
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"I oppose all new development at 2424 Garden of the Gods Road."

Please consider the significant issues this would cause to the west side. We do not want any new developments on the west side!

Thanks for your consideration!

Nate Agrimson

Sent from my iPhone

**From:** Lindsey <lhszymaszek@gmail.com>  
**Sent:** Sunday, October 4, 2020 6:54 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 zoning objection

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Good evening Ms Wintz -

I am a resident of the mountain shadows community and live directly on Stoneridge Drive.

I ask that you please consider the residents in this area and how much the proposed zoning plans would disrupt our current area.

There are several reasons to oppose the development, but for my family and I these are what I feel is the most important.

We are avid cyclists and runners. The current volume of traffic that travels on 30th is scary enough without adding >500 residential units. There is sure to be increased cyclist injury if community traffic were to increase but such a large volume.

The noise from the current building is already a problem, and adding more volume would take away from the serenity of our landscape and quiet neighborhood.

Tearing up the landscape that is extension of the Garden of the Gods would destruct the natural beauty that attracts thousands of visitors. Adding a commercial and residential building of the proposed size would dwarf the beauty of the natural habit that is home to so many animals.

Please take this all into consideration and I'm sure my neighbors haven given other reasonable suggestions.

Thank you,  
Dr Lindsey Szymaszek

**From:** Kate Herdejurgen <kate@herdejurgen.com>  
**Sent:** Sunday, October 4, 2020 8:01 PM  
**To:** Kate Herdejurgen  
**Cc:** Wintz, Katelynn A; Suthers, John; Avila, Yolanda; Gaebler, Jill; David Geislinger, District 2; Knight, Don; Murray, Bill; Pico, Andy; Skorman, Richard; Tom Strand, At-Large; Williams, Wayne  
**Subject:** AGAINST 2424 Garden of the Gods development proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I STRONGLY oppose the master plan rezoning proposal to allow residential development at 2424 Garden of the Gods Road.

**PUBLIC COMMENTS**

**From:** RICH PATTERSON <pattersonphd@msn.com>  
**Sent:** Sunday, October 4, 2020 8:00 PM  
**To:** Wintz, Katelynn A  
**Subject:** Absolutely opposed

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi, Katelynn.

The zoning change would be a disaster for our neighborhood to have the zoning change. I can't even imagine the chaos and change it would make for this area.

I am indeed opposed to this, as is my wife. Let me know what we can do.

Rich

**Richard J. Patterson, Ph.D.**  
**Coach. Speaker. Author. Educator**

[www.pattersonPHD.com](http://www.pattersonPHD.com)

[Rich@pattersonPHD.com](mailto:Rich@pattersonPHD.com)  
**Phone 719-260-1541 Fax 719-260-1541**

**From:** Holly <schwarzh@earthlink.net>  
**Sent:** Sunday, October 4, 2020 8:39 PM  
**To:** Wintz, Katelynn A  
**Subject:** Additional Apartments off of Woodmen

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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We are against any additional low income homes being build where the Verizon land is at. It will bring down our property values.

Holly Schwarz

**From:** David Benson <tedassoci@juno.com>  
**Sent:** Sunday, October 4, 2020 9:19 PM  
**To:** Wintz, Katelynn A  
**Subject:** Apartments at Garden of Gods RD

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms Wintz,

I am emailing you because of the apartment building proposal to be build at the west end of Garden of the Gods Road. With another 500 to 3700 new residents at that particular spot, the traffic will be unbelievable. We already have trouble with traffic on Garden of the Gods Road from the city and county offices that moved into the old Intel building. Rush hour traffic in and out of there has the intersection of Garden of the Gods and I 25 backed up every day. This will just add to the problem we already have. This will give the city another problem of increasing the lanes on Garden of the Gods Road to accommodate the traffic. They just spent lots of money on fixing up Garden of the Gods Road to handle the traffic problems that we already have.

There are other problems of safety with pedestrians and people on bicycles. Not to mention the loss of the view is the west end of Garden of the Gods Road. People visiting the city and traveling to Garden of the Gods park will lose the view of the mountains and gain the view of an apartment building. That is not what the Rockies are all about. So please say NO to these people and go tell them to go someplace else. Back to Denver. Thank you David Benson

**From:** Stephen Burak <steve.burak@athletesinaction.org>  
**Sent:** Sunday, October 4, 2020 9:05 PM  
**To:** Wintz, Katelynn A; STEPHEN BURAK  
**Subject:** BONNIE & STEPHEN BURAK - PLEASE NO NEW HOUSING BY VERIZON!!

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello Katelynn,

My husband Steve and I strongly oppose the all new development at 2424 Garden of the Gods Rd.

1. There are plenty of other places in this city to build this type of housing without destroying this beautiful foothills area and the home of a large herd of bighorn sheeps area.
2. The parks and schools are already crowded in this area and bringing in this many people will make this area way overcrowded.
3. The approved traffic study was taken during Covid-19 when people were staying home and tourists were not visiting the area. In reality traffic is a challenge especially on Garden of the Gods Road.
4. This high density housing does not fit in with the overall theme of the area.

**PUBLIC COMMENTS**

5. This beautiful part of our city should be made into an open space with trails where we will be preserving some of the beautiful parts of our city and not destroying it.

Thanks for your consideration of these reasons.

Sincerely, Bonnie and Stephen Burak

--

**Stephen & Bonnie Burak**



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**From:** Renee <razhames@gmail.com>  
**Sent:** Sunday, October 4, 2020 9:27 PM  
**To:** Wintz, Katelynn A  
**Subject:** Complaint Against City Master Plans

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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To Whom it May Concern,

I want to let my voice be known that I **do not approve** of the up coming city plans to develop the land off of 2424 Garden of the Gods and 30th Street.

Thanks for your time.

Renee Hames

**From:** Mike Dunn <mike@foolishstudios.com>  
**Sent:** Sunday, October 4, 2020 8:11 PM  
**To:** Wintz, Katelynn A  
**Subject:** Concerning rezoning of 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Mrs. Wintz,

Thank you for considering my feedback. Please do not approve the proposed development and rezoning of the land occupied by the Verizon Building at 30th and Flying W Ranch roads, 2424 Garden of the Gods Road. My family and I have just moved here a little over a year ago, and we are planning on putting down deep roots here. I am concerned that City Council is about to ruin the neighborhood with this massive project. I agree with each and every concern raised by my neighbors and Community Association.

My concerns include the following:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem. I drive those roads multiple times daily, and they are busy enough without the burden of additional traffic. I am especially concerned with the numerous child road crossings for the children attending Chipeta Elementary. Any death of a child from a car accident following construction will be at the hands of City Council if they pass this project. The proposal needs to be denied. In addition, there have been several recent serious car accidents on Garden of the Gods Road. It cannot handle potentially two thousand more cars without grave danger to all drivers and passengers.
2. The approved traffic study apparently was taken during Covid-19 when people were staying home and tourists were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Road during the day, and on Flying W Road day and night.
3. The proposed 45-foot-tall multi-family units will block the views of this natural extension of GOG and Navigator land. The roofs will be 70 feet off of the road surface blocking our mountain views. We live here for the beauty. This development will destroy it. It's the wrong place for such high-density development.

**PUBLIC COMMENTS**

4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed. That would destroy the entire sense of peace and comfort that we have come to enjoy throughout the neighborhood.
5. This project likely will impair the free range of the local bighorn sheep population and their adjacent wildlife preserve. Wildlife, especially the bighorn sheep, will likely be eliminated from their free-range area.
6. Safety for pedestrians, hikers, joggers, and bicyclists will be at a higher risk from all of the traffic.
7. The massive increase of residents in this area likely will accelerate the building of a highway in the area with its attendant noise and light pollution.

Please acknowledge receipt and add me to your mailing list. Thank you again for your careful consideration.

Sincerely,

Mike Dunn

4880 Granby Cir

**From:** Lidia Olesiak/Maciag <lidiamacia@hotmai.com>

**Sent:** Sunday, October 4, 2020 5:54 PM

**To:** Wintz, Katelynn A

**Subject:** Development

**Follow Up Flag:** Follow up

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I am opposed to all new development at [2424 Garden of the Gods Rd.](#) I am very concern about increased traffic and not enough recreational space. Road infrastructure is not even prepared for traffic we already have. It seems like very poor planing from Colororado Springs City Planning. With regards,

Lidia Olesiak

Sent from my iPhone

**From:** John Thayer <johnmthayerjr@yahoo.com>  
**Sent:** Sunday, October 4, 2020 9:57 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I oppose the invasive building of the complex which could reach up to 3000 units at 2424 Garden of the Gods Road. This is the primary entrance to the most visited tourist attraction in Colorado Springs. A complex of this size will create heavy traffic which will impede access to Garden of the Gods. In addition it will over crowd schools, increase crime, obstruct views and interfere with the wild life.

John Thayer

27 Year Resident of Mountain Shadows

5755 Linger Way

[Sent from Yahoo Mail for iPad](#)

**From:** DAVID PEARCE <pearcedl@msn.com>  
**Sent:** Sunday, October 4, 2020 7:12 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development Proposal 2424 W. Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz,

Here are my objections concerning the request for a zoning change for 2424 W. Garden of the Gods Road:

- You cannot rely on a traffic study that was performed during COVID 19 lockdown. We were evacuated during the Waldo Canyon Fire in 2012. There was complete chaos and that's after half of the Mountain Shadows neighborhood had been evacuated days before. It was a miracle that people made it from the area safely. A change in zoning will only increase the amount of automobile and pedestrian traffic in the area. ***You must have conducted your study at midnight on a Sunday.*** You need to come into the neighborhood and observe what we see every day on Flying W Ranch Road. Automobiles constantly up and down speeding most of the time endangering the cyclists, joggers, school children and wildlife in the area. Your study was probably done while Flying W Ranch was closed and visits to Garden of the Gods were minimal. Traffic has increased exponentially since both have reopened. 30<sup>th</sup> Street is too narrow to accommodate the automobiles and cyclists using it now. Entrance into the Garden of the Gods is already problematic. I can only imagine the nightmare it will become if the plan is approved. Why would you decide to hinder entrance to a park that is known worldwide? Directly from the visitors' website:

**Annually an estimated six million visitors per year from all 50 states and more than 60 countries discover the beauty and history of the 1,367-acre [Garden of the Gods Park](#), which has been designated as a [National Natural Landmark](#).**

**PUBLIC COMMENTS**

- I cannot believe that utilities department has no objection to this plan. We are already rationing water and the reservoirs are down 1% from last year at this time. We are also in the midst of a drought and high fire danger. I know this because the media reminds me constantly.
- We recently purchased a home security system because of the increase in crime since moving here over 14 years ago. Some of the crimes have occurred in broad daylight. The volume and type of housing proposed in this dense geographical area will only add to that crime.
- Impact on the wildlife in the area is a huge concern if this plan is implemented. We frequently see deer, bear, bobcat, mountain lion and big horn sheep. We cared so much for the bears that we now have a trash can mandate to the west of I-25. Now, all of a sudden, nobody seems concerned about the wildlife.
- Many complaints have been made concerning the noise of a ventilation system in the building at W. 2424 Garden of the Gods Road. This was not a problem when we moved in 14 years ago but it is a huge problem now. Needless to say, the complaints have been ignored by this commercial landowner that cares nothing for the homeowners around him. Proceeding with this plan will increase the noise level in what is otherwise one of the most peaceful and beautiful areas of the city.

Respectfully,

David Pearce – Stoneridge Drive

**From:** Sharon Wang <themrs08@hotmail.com>  
**Sent:** Sunday, October 4, 2020 9:54 PM  
**To:** Wintz, Katelynn A; Suthers, John; Council Members - DO NOT USE - OLD GROUP  
**Cc:** Geislinger, David; Strand, Tom; Williams, Wayne; Skorman, Richard; Pico, Andy; Murray, Bill; Knight, Don; Gaebler, Jill; Avila, Yolanda  
**Subject:** Development at 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

I am writing to oppose the zoning change for 2424 Garden of the Gods Road. Below are my reasons:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area. It also goes against the Master Plan for Mountain Shadows, which the City approved.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk. The safety of children who walk to Chipeta Elementary School are already at risk due to traffic along Flying W. The risk will certainly be higher if the number of residents increases in the area.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
- 11.

**PUBLIC COMMENTS**



The already overcrowded schools in this area will be challenged. 12. Noise levels will increase. 13. The roofs will be 70' off of the road surface blocking the views.

As a longtime resident of Mountain Shadows, I request that you take my concerns seriously and do not approve the rezoning.

Sincerely, Sharon Wang

**From:** Diana Knapp <dk0224@aol.com>  
**Sent:** Sunday, October 4, 2020 8:25 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am a resident of the nearby neighborhood and I am absolutely opposed to all new development at 2424 Garden of the Gods Road. This is not a proper use of that property and the increased density in that area is not warranted. The damage to the environment and the free range area of the big horn sheep is appalling.

There are miles of unbridled development on the east side of Colorado Springs with no plan for the traffic congestion. This is a project that should be stopped.

Diana Knapp  
3045 Blodgett Drive  
Colorado Springs, Colorado 80919

Sent from my iPhone

**From:** TINA PATI <aneet30@msn.com>  
**Sent:** Sunday, October 4, 2020 8:35 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development at 2424 Garden of the Gods Road.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Katelynn Wintz, City Planner,

I opposed all new development at 2424 Garden of the Gods Road , here's the list of my concern:

1. Wild life , especially the big horn sheep, will be eliminated from their free-range area
2. traffic on N. 30th St. Garden of the Gods Rd, and Flying W Rd. will be a huge problem.
3. the approved traffic study was done during lockdown of Covid-19 when people were staying home and no tourist around.
4. The high-density housing style does not fit in with the overall theme of the area.
5. this type of proposed housing will result in more crime in the area.
6. Noise levels will increase.
7. Safety for pedestrian, hikers, joggers, and bicyclists will be at a higher risk.

**PUBLIC COMMENTS**

Please consider these concerns because we live in this neighborhood , most of us are just getting over with the Waldo Canyon Fire by rebuilding

we do not want these developments ruining our neighborhood.

Thank you,

Tina Pati

5531 Majestic Drive

Colorado Springs ,Co 80919

**From:** Lisa Meluso <gmeluso@msn.com>  
**Sent:** Sunday, October 4, 2020 10:15 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development at 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

My household strongly opposes the change of zoning at the Verizon facility.

We have significant tourist traffic that has increased since the Garden of the Gods Park has opened after the covid closure. Also, we always have traffic jams at 30th and Garden of the Gods. This neighborhood is not set up to handle more traffic.

This development would be an eyesore along a beautiful stretch of mountains. The building plan is way too high, and the environmental impact would be great. Since the Waldo Canyon fire, we have had significant flash flooding in the area. This is especially true at 30th and Garden of the Gods.

Please do not approve this plan.

Lisa Meluso  
Anthony Meluso  
Grace Meluso

6055 Wilson Rd

**From:** new tom <tomheany7269@comcast.net>  
**Sent:** Sunday, October 4, 2020 6:32 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development at Garden of the Gods and 30th Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms Wintz,

This email is to OPPOSE changing the zoning for the old MCI property to allow more office buildings and multi-family dwellings. The traffic during rush hours on Garden of the Gods Road is terrible. I have lived here more than 20 years and have witnessed the traffic congestion on the road grow worse and worse. On more than one occasion, it has taken me more than a half hour to get from the intersection of 30<sup>th</sup> street and Garden of the Gods to Chestnut Street during rush hour. The proposed zoning change will only add to that unsafe situation. God forbid someone should have a heart attack during the evening rush hour.

More offices with their server farms, HVACs will also add to the noise. As it is I cannot sit on my deck in the morning without hearing a din of traffic and someone who is driving heavy equipment that only goes in reverse with that infernal beeping. The proposed change will make this noise pollution even worse.

Adding more dwellings to this already congested area will also lead to more problems. Jamming more people into the area will increase both traffic and noise.

Please deny the developer's petition and refuse to change the zoning.

Regards,  
Thomas A. Heaney  
Mountain Shadows Resident



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

**From:** Ron Clarkson <ronald.clarkson@gmail.com>  
**Sent:** Sunday, October 4, 2020 8:52 PM  
**To:** Wintz, Katelynn A  
**Subject:** Disapproval of new zoning at Garden of Gods and 30th - Verizon area

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am fervently opposed to the proposed development of the Verizon area -30th and Garden of the Gods- for many reasons:

1. This goes against the wishes of the existing property owners/taxpayers whose property values will suffer
2. The approved traffic study was taken during Covid-19 when people were staying home and tourists were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

**PUBLIC COMMENTS**

Couldn't be a worse move for our community.

Ron Clarkson

6030 Ashton Park Place

Mountains Shadows



**From:** Sarah McAfee <Mcafeesarah1@hotmail.com>

**Sent:** Sunday, October 4, 2020 8:27 PM

**To:** Wintz, Katelynn A

**Subject:** Future Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Good evening, Katelynn,

I am a resident of the Longview Neighborhood in Mountain Shadows. I am writing to express my grave concerns about changing the Verizon building area into residential. I am extremely against this and do not believe low-income multifamily homes is in the best interest of the city nor the communities on the west side. There is not room for more people to live on the west side and the infrastructure cannot handle more residents. Crime will go up and it will be unsafe for our children.

Even the thought of this is ridiculous.

Sarah McAfee

719-510-6567

**From:** jim carver <jjfintights@yahoo.com>  
**Sent:** Sunday, October 4, 2020 9:34 PM  
**To:** Wintz, Katelynn A  
**Subject:** Fw: PROPOSED ZONING CHANGE FOR 2424 GARDEN OF THE GODS ROAD

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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----- Forwarded Message -----

**From:** jim carver <jjfintights@yahoo.com>  
**To:** katelyn.wintz@coloradosprings.gov <katelyn.wintz@coloradosprings.gov>  
**Cc:** allcouncil@springsgov.com <allcouncil@springsgov.com>  
**Sent:** Sunday, October 4, 2020, 09:27:11 PM MDT  
**Subject:** PROPOSED ZONING CHANGE FOR 2424 GARDEN OF THE GODS ROAD

My understanding is that only those residents within 1000' of the above site were mailed information about this proposed zoning change. Yet this particular location impacts a much more far reaching populace. As a resident of the Popes Valley neighborhood off Garden of the Gods Road since 2004 I have concerns for this even though I don't live within the boundary area notified, as noted below:

-----PUBLIC SAFETY: We all remember the WALDO CANYON FIRE with its quick devastation of Mountain Shadows including loss of life. Any zoning impact that would increase the population density of the area in question would be ill advised. My husband and I

**PUBLIC COMMENTS**

experienced the gridlock and challenge of evacuating at that time and adding significant population to this wildlife urban interface area would be a grave mistake. Citing research overviewed by the USDA Forest Service Northern Research Station

([www.nrs.fed.us/news/release/wui-interface](http://www.nrs.fed.us/news/release/wui-interface)) a study of California wildfire destruction over 3 decades showed that while the wildlife urban interface only comprised 2% of the land area impacted, it constituted half of all buildings destroyed. Rather than being fueled

primarily by trees, bushes and grasses, fires were fueled by the homes themselves, their landscaping and other man made fuels. Looking at California should be a cautionary tale for the city in consideration of further building in such an area.

-----TRAFFIC: The traffic volume on Garden of the Gods has increased tremendously since moving to this neighborhood in 2004. There is much more commercial development and the El Paso County Citizen Center no doubt significantly adds to it. With Garden of

the Gods Park among the top sites recommended on sites like Trip Advisor we all know the impact of tourism on this road for a good 6-7 months of the year. Adding in any significant way to the existing traffic will not be well received. Unfortunately the 2424 Garden of the Gods site, has the potential to only worsen the situation. The lack of other viable heavy use roadways from this site for easy access to other parts of the city/I-25 makes this more challenging and certainly concerning in any emergency situation.

-----DIMINISHING THE UNIQUE BEAUTY OF THE GARDEN OF THE GODS AREA: We are privileged to live in a city blessed with magnificent natural beauty. Garden of the Gods Road is a primary roadway for citizens of our city and for our many tourists en route to the park. Currently approaching the intersection with 30th St. one can appreciate the background landscape congruent with the park given the setback of the Verizon/other buildings. Instead envision approaching this for the first time to see ahead of

you a very visible commercial or residential development--perhaps quite dense in scale and perhaps with a height that dominates the landscape. What does that tell our citizens and tourists about what we value as a city?

-----IMPACT ON EXISTING LANDSCAPE/TERRAIN: Viewing the area proposed for development, it seems such development would likely entail a drastic change in the landscape--leveling and terracing, retaining walls, etc. There could be issues of potential erosion.

This would also impact the existing wildlife in the area, most notably our herd of Rocky Mountain sheep. It would potentially mean tearing down the existing rugged landscape to create a manmade one having no relation to the natural area.

One option I have heard mentioned for this property is a high density, perhaps even multi-family, residential development. While I am not opposed to that concept and see it potentially having benefits, this would be entirely the wrong location for that in all respects.

Unfortunately I do not choose to utilize ZOOM, etc. so I hope these comments will be taken into account nonetheless. Additionally, I sincerely hope and encourage the council to defer any action on a final plan until there can be an opportunity for citizens to speak

before you IN PERSON as many of us are concerned about this matter. No doubt the developers have that opportunity and to be in balance, that opportunity should also be provided your constituents, Colorado Springs citizens. Thank you.

Joan Leinbach/Jim Carver

1030 Haverhill Place, Colorado Springs 80919

**From:** Bethany Heitland <bethanyheitland@gmail.com>

**Sent:** Sunday, October 4, 2020 8:26 PM

**To:** Wintz, Katelynn A

**Subject:** GOG Redevelopment

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Katelynn,

I am upset about the proposed development. My concerns are as follows:

1. Traffic is already a problem on 30th. I can't imagine what it would be like with 7000 more people in the vicinity! The traffic study, which was done during the beginning of the pandemic, is not accurate.
2. The height of the proposed buildings will block the beautiful views for many. The buildings would be 4 stories which is higher than currently allowed in this area.
3. This many more people would cause overcrowding in the area and would overwhelm the schools and parks. This type of housing would also cause an increase in crime.
4. The project will likely impair the free range of wildlife, especially the bighorn sheep.

**PUBLIC COMMENTS**

Thank you for your attention to my concerns. I will be attending the virtual town hall.

Sincerely,

Bethany Heitland

2240 Harvester Ct.

Mountain Shadows

**From:** R Heitland <r.heitland611@gmail.com>

**Sent:** Sunday, October 4, 2020 8:48 PM

**To:** Wintz, Katelynn A

**Subject:** GOG Redevelopment

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Katelynn,

I am upset that this plan is being considered because this beautiful area near the Garden of the Gods, would be irrevocably changed for the worse. My specific concerns are as follows:

1. Traffic is already a problem on 30th St. It would be consistently backed up with 7000 more people in the vicinity. Also the traffic study is quite suspect due to being done during the beginning of Covid-19.
2. This many more people would overwhelm the schools and parks in the area. This type of housing would also cause an increase in crime
3. The height of the proposed buildings will block the beautiful views of GOG and would be taller than is currently allowed in Mountain Shadows.
4. The project will likely impair the free range of wildlife, especially the bighorn sheep.

**PUBLIC COMMENTS**

Thank you for your attention to these concerns. I will join the virtual town hall on Wed.

Sincerely,

Ray Heitland

2240 Harvester Ct.

Mountain Shadows



**From:** Sarah Rausch <srausch411@gmail.com>  
**Sent:** Sunday, October 4, 2020 6:51 PM  
**To:** Wintz, Katelynn A  
**Subject:** Garden of the Gods development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Katelynn,

I wanted to let you know I think any large developments near Garden of the Gods is a BIG mistake. It's very short sighted to add a large amount of new housing so close to the biggest natural area and highly trafficked attraction in our entire city. The area is already congested during the summer months, and the impact on the neighborhoods with even more traffic and more crowded schools is not positive. Ute Valley Park, which is close by and highly trafficked, will also be adversely affected.

The natural habitat of the Big Horn sheep, deer, and all other animals in our area will also be disrupted, even more than it already has been. Part of the desirability of living in this area will be destroyed, along with the beauty of the area.

Please DO NOT approve of this development.

Thank you,  
Sarah Rausch  
Northface neighborhood

Sent from my iPhone

**From:** Blair Hogan <blairchogan@gmail.com>

**Sent:** Sunday, October 4, 2020 6:32 PM

**To:** Wintz, Katelynn A

**Subject:** GoG building project

**Follow Up Flag:** Follow up

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I oppose all new development at 2424 Garden of the Gods Road

Blair Hogan

265 Cliff Falls Court

Colorado Spgs CO 80919

--

Thanks for your time,

Blair Hogan

[BlairCHogan@gmail.com](mailto:BlairCHogan@gmail.com)

704-454-8913

[LinkedIn.com/in/blairhogan](https://www.linkedin.com/in/blairhogan)

**From:** Cindy white <cindykay1@me.com>  
**Sent:** Sunday, October 4, 2020 8:22 PM  
**To:** Wintz, Katelynn A  
**Subject:** Gog

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I oppose the new zoning at GOG because it will block the views we have, bring too much traffic and crime.

Cindy white

Sent from my iPhone

**From:** frank dearden <fl\_dearden@msn.com>

**Sent:** Sunday, October 4, 2020 5:49 PM

**To:** Wintz, Katelynn A

**Subject:** High Density Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hi Katelynn,

I want to voice my concerns and opposition to the zoning change that would allow high density development at the Verizon lot/building (2424 Garden of the Gods Rd).

To name a few:

It would add to much additional traffic and congestion to an already congested road system.

Biking will become more dangerous in that area.

The big horn sheep habitat would be affected.

.....

Sincerely,

**PUBLIC COMMENTS**

Frank

Frank L Dearden

719 650 6495

I

**From:** Cliff Spier <Cliff.Spier@comcast.net>  
**Sent:** Sunday, October 4, 2020 7:22 PM  
**To:** Wintz, Katelynn A  
**Subject:** I am opposed to ALL NEW development at 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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We do not need high density housing at Garden of the Gods (30th & Flying W Ranch Road).

I am opposed of changing the zoning of the property at 2424 Garden of the Gods Rd. That are and the area below GoG rd are low density industrial and not suitable for housing, esp high density housing.

I know you know of the reasons but here are the ones specific before:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on [Garden of the Gods Rd.](#)
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to [Garden of the Gods Rd.](#)
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Please do not approve this request.

Cliff

--

Cliff Spier

Colorado Springs, CO

[Cliff.Spier@comcast.net](mailto:Cliff.Spier@comcast.net)

**PUBLIC COMMENTS**

2545 Vantage Ridge Ct

Remember the security that you have in this world comes from God and from no one else.

Not the overreach of Gov't in the guise of protection. Not in human solutions.

Only God. Psm 12, Psm 91, Psm 13.

And the fool says there is no God. Psm 10:4, 14:1, 53:1 Don't be a fool.

**From:** Brian Barnett <bbarnett1316@icloud.com>  
**Sent:** Sunday, October 4, 2020 9:32 PM  
**To:** Wintz, Katelynn A  
**Subject:** I oppose all development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Brian B Barnett

Sent from my iPad



**From:** Kara Giannangeli <kgiannangeli@yahoo.com>  
**Sent:** Sunday, October 4, 2020 5:53 PM  
**To:** Wintz, Katelynn A  
**Cc:** Suthers, John; Council Members - DO NOT USE - OLD GROUP; Avila, Yolanda; Gaebler, Jill; Geislinger, David; Knight, Don; Murray, Bill; Pico, Andy; Skorman, Richard; Strand, Tom; Williams, Wayne  
**Subject:** I oppose rezoning at 2424 Garden of the Gods Road.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Katelynn,

I am a property owner in Mountain Shadows and am opposed to the current rezoning proposal at 2424 Garden of the Gods Rd.

Please consider the following and reject the proposal for rezoning.

- The proposal is so sweeping it would involve abandoning the master plan for Mountain Shadows in its entirety, not simply making an amendment as stated in the application form.
- Traffic on Garden of the Gods Road can be a problem during the week. The traffic survey notes that it was done during Covid 19 and may not be accurate.
- There is no undeveloped land in the area for infrastructure improvements. The redevelopment would involve a large increase in the population. Schools, parks, fire protection, etc. has not been addressed.
- Last but not least the eventual build out could involve up to 3,750 multi-family housing units. Assuming a conservative estimate of 2 individuals per unit the redevelopment would involve adding 7,000 additional residents. Per the city's own website, the entire current population of Mountain Shadows is only 2,695. The current redevelopment plan would increase the population of the neighborhood by more than 250%

#### MOUNTAIN SHADOWS

Area: 2.059 square miles Population: 2,695 Population density: Mountain Shadows: 1,309 people per square mile

Read more: <http://www.city-data.com/neighborhood/Mountain-Shadows-Colorado-Springs-CO.html>

Please add my name to the list of residents opposed to the current request for rezoning.

Regards,  
Kara Giannangeli

5705 Vantage Vista Dr.

**From:** Ted Josten <Ted.Josten@truecommerce.com>  
**Sent:** Sunday, October 4, 2020 7:32 PM  
**To:** Wintz, Katelynn A  
**Subject:** I strongly oppose the rezoning of 2424 Garden of the Gods Road


**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged





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Hi Katelynn. I'm writing to let you know I strongly oppose to rezoning 2424 Garden of the Gods Road where the Verizon building sits. I am a resident of Mountain Shadows and bringing in 500+ multi family homes to this area is not why we chose this location. Doing this will hurt our property values, increase traffic, hurt our school where children attend as I know it can't handle that many additional children, as well as raise crime levels in the area. The west side was not made for this many people and we love our quiet area backing up the mountains. Again, please vote NO to this new zoning of the Verizon building.

Thanks,  
Ted Josten



**Ted Josten | Vice President, Finance**  
TrueCommerce | [www.truecommerce.com](http://www.truecommerce.com)  
719.417.9004 | mobile: 719.216.3520

**TrueCommerce™**

**From:** Justin Dwinell <thejustin5515@gmail.com>  
**Sent:** Sunday, October 4, 2020 8:53 PM  
**To:** Wintz, Katelynn A  
**Subject:** Low-income housing development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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> Hello Katelynn

> I have heard the unfortunate news of a potential occurrence that may be implementing low income housing near my home in mountain shadows area. I understand that this project will not only negatively impact our housing area but it will negatively impact our local community and our natural environment appearance. I worry about our wildlife and overall protection of the mountain shadows area. Please know that I do not support this in anyway and would like to have my voice heard in order to stop any further development towards this new housing unit from being built. Thank you and I appreciate your time.

>

> -Mountain Shadows Resident

**From:** Gerry and Kathy <gerrynkathy@q.com>  
**Sent:** Sunday, October 4, 2020 5:52 PM  
**To:** Wintz, Katelynn A  
**Subject:** Mountain Shadows rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 Mis Wintz, Please take note of my opposition to the change in zoning rules of Mountain Shadows near Verizon. This would drastically impact the wild life in the area that need that habitat to live. Garden of the God's road is not equipped to handle that kind of traffic it would involve. This was very evident during the Waldo Canyon fire. We do not want and cannot handle that type of zoning change. Please take note of the objections of the whole of Mountain Shadows community  
Sent from [Mail](#) for Windows 10

**From:** kim\_washburn@comcast.net  
**Sent:** Sunday, October 4, 2020 10:17 PM  
**To:** Wintz, Katelynn A  
**Subject:** NO to new development at 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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!**

PLEASE DO NOT CHANGE THE ENTIRE COURSE OF THE WESTSIDE BY REZONING 2424 GARDEN OF THE GODS RD.

We are homeowners who moved into the area *specifically* because the MCI/Verizon campus was developed as it was---a low profile building that blended into natural surroundings, a high berm that obscured the building, an attractive professional space that ensured reasonable weekday traffic.

Multi-family units will exponentially increase congestion where the infrastructure was not zoned for it. The area already sees a dramatic rise in traffic during the summer months for tourists who are coming to see the natural attractions that are currently unspoiled by 570+ residential units.

Flying W cuts through the residential area by parks, a school, and walking paths. Adding cars to this street will make it a major artery that will absolutely endanger natural wildlife, kids and pedestrians.

High apartments do not belong at the end of Garden of the Gods where unspoiled land and views will never be able to be recovered. Rezoning the land only diminishes the area for residents, tourists, and the city.

**From:** Kelli Shultz <kshultz77@me.com>  
**Sent:** Sunday, October 4, 2020 8:22 PM  
**To:** Wintz, Katelynn A  
**Subject:** New Housing Mountain Shadows

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To whom it may concern:

I am writing to voice my concern over the planned housing to be brought to our area. I am a current home owner and native to the westside of Colorado Springs. Our community does not need or condone the building of high density housing in our area. We love our home and it's surroundings the way it is. We STRONGLY disagree with this plan.

Sincerely,  
Kelli Shultz

Sent from my iPhone

**From:** Jean Muller <jmacmul@yahoo.com>  
**Sent:** Sunday, October 4, 2020 6:46 PM  
**To:** Wintz, Katelynn A  
**Subject:** New development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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!

I am opposed to the proposed new development at 2424 Garden of the Gods Rd.

Jean Muller

Sent from my iPhone



**From:** Alana Gregory <alana.gregory1997@gmail.com>

**Sent:** Sunday, October 4, 2020 10:36 PM

**To:** Wintz, Katelynn A

**Subject:** No on GOG project

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

I am against any development of the property off 30th and Flying W.

Thank you,

Alana Gregory

**From:** Maureen <moelynn@comcast.net>  
**Sent:** Sunday, October 4, 2020 8:04 PM  
**To:** Wintz, Katelynn A  
**Subject:** No on resining of the former Verizon facility.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 email is: [katelynn.Wintz@coloradosprings.gov](mailto:katelynn.Wintz@coloradosprings.gov)  
Rezoning of former Verizon facility to multi-family complex at 2424 Garden of the Gods road bordered by 30th and Flying W. Sharing from Mountain Shadows Association....  
COLORADO SPRINGS - MOUNTAIN SHADOWS AND SURROUNDING

“I am opposed to ALL new development at 2424 Garden of the Gods Road.”

Thank you so much!

Sent from my iPhone

**From:** WILLIAM WYSONG <bill.wysong@comcast.net>

**Sent:** Sunday, October 4, 2020 6:43 PM

**To:** Wintz, Katelynn A

**Subject:** No to Rezoning MT. Shadows Master Plan

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

Katelynn,

Please add my name to the list of homeowners who are concerned about the proposed zoning change at the corner of 30th and Flying W. and should not proceed.

There are so many reasons for this concern, among them:

1. Limited roadways into Mtn Shadows. As a survivor of the Waldo Canyon Fire, I can personally tell you it was horrendous trying to get out of my neighborhood due to the panic. We simply don't have the space to accommodate so many more people.

2. Our wildlife. One of the reasons we chose to live here was because of the habitat that make up the interface between forest and town. We have a large bobcat population which helps with our thriving bunny population. We have deer which roam the area as well as as the occasional mountain lion. Bears, coyotes, wild turkeys are frequently seen. Perhaps the most amazing site is the herd of male big horn sheep which roam the area between Verizon and the Flying W Ranch. They mate with the females which live in the Garden of the Gods, and I would hate to see their range disturbed because of this proposed expansion. What a treat it is to live amongst these beautiful creatures. Please consider the impact that adding hundreds of additional homes/apartments would do to this delicate balance.

**PUBLIC COMMENTS**

3. Property values. As a home owner, I don't want any additional apartment housing in this area. We maintain a high standard of living, with covenants in place to ensure that our neighborhood remains an extremely desirable place to live. As a rule, Mtn Shadows is not a neighborhood for first time home owners because of the cost of our homes. I know I speak for many when I say I don't want to live next door to high density apartments.

4. Increased crime. Moving in hundreds of people into apartments will undoubtedly increase the number of crimes in our area. Please compare our crime rate to areas with high rentals - there is a difference.

I could go on to list more factors that would affect the Mtn Shadows area, but I think you get my point. Please honor the feelings of homeowners over the development companies that are looking to make a profit. This is not the area for high density apartments.

Thank you,  
Bill Wysong  
2650 Rossmere St.

**From:** Ron Madd <rcmadd@comcast.net>  
**Sent:** Sunday, October 4, 2020 9:52 PM  
**To:** Wintz, Katelynn A  
**Subject:** OPPOSED To New Development at 2424 Garden Of The Gods Road  
**Attachments:** Proposed development pg1.pdf; Proposed development pg2.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 Katelynn,

I am writing you to express my strong opposition to any new development at 2424 Garden Of The Gods Road. I agree with all of the points 1 - 12 set forth in the attached Neighborhood Message.

The estimated total of 572 high density (read low income) housing units in this area would be a visual blight and easily add 1000 cars to an already congested area of town. The reasons to oppose this are myriad, not the least of which will be a decrease in property values in Mountain Shadows and an undoubted increase in crime.

This is also one of the prettiest areas of the city, along the Front Range and National Forest and habitat to a herd of bighorn sheep. The area also has deer, bear, fox, bobcat, cougar and other species which would be affected. It does not appear as though a wildlife impact study has been done. In a city which went out of its way to protect a small rodent (the Preble's Meadow Jumping Mouse) in the northeast part of town, why would these other magnificent species not be taken into consideration?

The proposed development will be less than a mile from Glen Eyrie Castle and The Garden Of The Gods, two of Colorado Springs' crown jewels.

These are already high traffic tourist areas. The proposed development will create more traffic on 30th Street, Flying W and Centennial. Other than Garden of the Gods Road, Centennial north to Orchard Valley Road and Woodmen Road will also be adversely affected as they are already overused as a cut through from west to east.

I hope you will take all the above (and attached) points into consideration as we the residents of this part of the city are all strongly opposed to this idea. No one I have spoken to in our area supports it.

Sincerely,

Ronald Madd 7675 Fairbranch Court, Colorado Springs, CO

**PUBLIC COMMENTS**

**From:** Tama Wagoner <twagoner02@gmail.com>  
**Sent:** Sunday, October 4, 2020 7:58 PM  
**To:** Wintz, Katelynn A  
**Subject:** Object to rezoning property located at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz,

I am writing to you as I am very upset regarding the purpose rezoning of the property at 2424 Garden of the Gods Road. I am a native of Colorado Springs and have lived on the west side for 60 years in the neighborhoods of Pleasant Valley, Holland Park, and Reed Ranch, I drive the streets of 30th and Garden of the Gods every day. The rezoning of this property to build a 45' tall multi-family development with 3,750 units is irresponsible. The streets in this area cannot withstand that much traffic with the amount of people who would be living in the area. Not only does this development not support the original framework of the mountain shadows neighborhood, it is a safety issue that will threaten everyone who lives and works in this area. The City was fortunate that during Waldo Canyon there were not more deaths than the two souls that were lost. When we have another wildland fire which is just a matter of time this development will create a hazardous situation trying to evacuate even more people from this area. There was a traffic study done on 30th Street a couple years ago which resulted in the need to change traffic flow around the Garden of the Gods Park. How do you envision 30th street traffic if this area is rezoned! The traffic as it stands today in this area is very dangerous concerning the traffic accidents that happen even at 30th and Fontanero. You cannot make a decision on a traffic survey conducted during the Covid-19 pandemic as it does not portray accurate results.

**I object to the rezoning of the property located at 2424 Garden of the Gods Road** as it will change the neighborhoods in this area, be safety concerns due to congestive traffic that will not

**PUBLIC COMMENTS**

only impact 30th and Garden of the Gods but also Mesa, Centennial and all the neighborhood streets in the area. This does not include the impact when we are in the tourist session as the Garden of the Gods is promoted at the top tourist attraction in Colorado Springs. As it is during a NORMAL (non Covid-19 pandemic) traffic on 30th street backups.

I cannot express enough that this property is not the location that should be rezoned for this type of development, and should not even be a consideration because the beauty of this area needs to be protected. Even when the buildings of MCI/Version were first built they had to conform to the neighborhood of Mountain Shadows.

I strongly request you do not rezone this area.

Thank you,

Tama Wagoner

[twagoner02@gmail.com](mailto:twagoner02@gmail.com)

**From:** Hope Watson <hopecwatson@yahoo.com>  
**Sent:** Sunday, October 4, 2020 6:17 PM  
**To:** Wintz, Katelynn A  
**Subject:** Objection to zoning change at 2424 GOG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

I previously emailed you on September 10, 2020, but I did not receive any response from you. I would like to be certain that my voice and opinion on this matter have been heard. I strongly oppose any zoning change at 2424 Garden of the Gods Road. I gave some reasons in my previous email, and since then, I have discovered even more. I know that you are receiving many emails regarding this issue, as the news has spread (not from you, unfortunately). There are countless reasons that this is an extremely detrimental proposal. I sincerely hope you are taking the time to read your emails. A very concerned citizen, of whom this decision directly impacts, Hope Watson Sent from my iPhone



**From:** Donald Weaver <dbweaver@me.com>  
**Sent:** Sunday, October 4, 2020 6:30 PM  
**To:** Wintz, Katelynn A  
**Cc:** Carol Weaver  
**Subject:** Oppose Further Development at 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Katelynn,

We live close to the proposed building project on 2424 Garden of the Gods Road. It will unacceptably increase traffic congestion, pollution, eliminate open space and add unwanted crowding to our neighborhoods.

Please DO NOT allow this proposal to destroy this community. I oppose all new development at 2424 Garden of the Gods Road.

Sincerely,

Don and Carol Weaver

1650 Golden Hills Rd

Colorado Springs, CO 80919

**PUBLIC COMMENTS**

[www.dbweaver.art](http://www.dbweaver.art)

**From:** Fritz Jumpp <fritz.jumpp@icloud.com>  
**Sent:** Sunday, October 4, 2020 6:34 PM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose New Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I oppose all new development at 2424 Garden of the Gods Road.

Sent from Fritz's iPhone XR

**From:** airycanary78@gmail.com  
**Sent:** Sunday, October 4, 2020 9:36 PM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose Rezoning of 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

I am opposed to ALL NEW development at 2424 Garden of the Gods Road.

Thank you,

Erin Luna

**From:** Frank Bergamo <atcng@aol.com>  
**Sent:** Sunday, October 4, 2020 9:44 PM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose all new development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I oppose all new development at 2424 Garden of the Gods Road.

**From:** Amber M <amber.moro@gmail.com>  
**Sent:** Sunday, October 4, 2020 8:55 PM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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With respect to all of the amazing wildlife that calls this area home ....  
"I oppose all new development at 2424 Garden of the Gods Road."

Please help preserve our wildlife.

Amber Moro  
6210 rendezvous trail  
Colorado Springs 80919

Amber

**From:** Molly Hoyle <mbhoyle1@gmail.com>  
**Sent:** Sunday, October 4, 2020 9:08 PM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose development of Verizon property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Please oppose the zoning change allowing a developer to buy the Verizon property & build low income apartment buildings on the west side of I-25.

Thank you!

Katharine Hoyle  
7725 Eastwood Rd  
Colo Spgs 80919

**From:** ANNIE MOORE <annie\_moore@hotmail.com>  
**Sent:** Sunday, October 4, 2020 8:15 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I oppose all new development at 2424 Garden of the Gods Road. Please consider the risks associated to our beloved garden of the gods and all the wild life and natural terrain.

Annie Moore

Sent from my iPhone



**From:** Michael Kennedy <michaelbudkennedy@gmail.com>  
**Sent:** Sunday, October 4, 2020 8:11 PM  
**To:** Wintz, Katelynn A; Knight, Don  
**Subject:** Opposed to 2424 garden of the gods raid development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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We have lived in the Mountain Shadows area for nearly 20 years and are strongly opposed to the NEW development at 2424 Garden of the Gods Rd.”.

This development will impact the local wildlife and cause severe traffic issues near Colorado Springs most popular tourist attraction. Additionally, it will destroy a community still rebuilding from the Waldo Canyon fire.

We strongly support the community concerns voiced at the 1st phase City Planning review (detailed below):

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.

**PUBLIC COMMENTS**

12. Noise levels will increase.

13. The roofs will be 70' off of the road surface blocking the views.

Thank you,  
Mike Kennedy  
2350 Vanreen Drive  
Colorado Springs, CO 80919  
719-331-6674

**From:** Len Beasley <alpinerlb@gmail.com>  
**Sent:** Sunday, October 4, 2020 8:23 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to Development at 2424 W GOG Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hey Katelynn,

I recently received enough information to finally understand the development plans for the old MC / Verizon headquarters.

As a resident of Mountain Shadows, I am not in favor of this development.

My biggest issue will be the resulting traffic followed closely by the housing choice - neither of which were reasons our friends and neighbors moved here.

The traffic in the area and on GoG, 31st and Flying W will require new infrastructure and increase traffic noise that is already heard all the way up Flying W. The study wasn't done in a realistic timeframe (totally understand that given how timing and filings work) but I recommend comparing it to previous studies. I'm proposing that since traffic only increases in cities that anything done in the last 10 years will show just how off the study done during a COVID period might be.

**PUBLIC COMMENTS**

The choice for apartments on that property only makes sense for the developer and city - not the neighbors who purchased their homes with a great view of the Rampart Range foothills and views down Flying W Ranch to the Cheyenne Mountain (like I get to enjoy). Along with the views, the wildlife will be compromised by apartment density, noise and activity. We already see many deer fatalities along these roads and this will only increase.

I see the housing shortage in Colorado Springs but don't think this is a good solution as we'll add more stress to the GoG area with this proposal. A housing community would be better for everyone (except the developer).

I am strongly in opposition to the proposed development of 2424 Garden of the Gods road as it is currently proposed. Please see that my voice and concerns are brought forward.

Thanks for the opportunity to speak up,

Len Beasley  
5452 Majestic Dr  
Colorado Springs, CO 80919

**From:** Pam Joslyn <jozmama@gmail.com>  
**Sent:** Sunday, October 4, 2020 8:05 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to New Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello Ms. Wintz,

I would like to let you know that I am opposed to any and all new development at 2424 Garden of the Gods Road. I know that I am not the only neighbor in that area that feels the same way.

We hope that you will listen to the people that live in that area. Thank you for your time!

Pam

**From:** Michelle Madd <Homes@MichelleMadd.com>  
**Sent:** Sunday, October 4, 2020 6:27 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to development at 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms Wintz,

I am writing because I am very opposed to ALL NEW development at 2424 Garden of the Gods Road. I also object to the zoning change. An infusion of that many multiple unit homes will bring down the existing property values. It will have a negative impact on many issues including increasing traffic to unsafe levels, overcrowding, safety for hikers, bikers, etc., impact on wildlife, and overcrowding in local schools. The Big Horn Sheep habit will be greatly affected in a negative way. The Big Horn Sheep are a major tourist attraction at no only Garden of the Gods, but also the Navigators. We can't afford to run these animals off with human overcrowding. A wildlife conservation impact study needs to be done before further development is considered.

It can't be emphasized enough the negative impact it will have on the existing single family housing. The height of the complex alone will wipe out not only the Front Range view but also the Pikes Peak Views that the homes along Flying W Rd enjoy and command premiums for when the homes are sold due to those views alone.

The traffic study needs to be redone as it was conducted during COVID 19 shut down restrictions which greatly reduced all traffic in the area to include but not limited to work and visitor traffic to the Garden of the Gods.

Please do not re-zone and DON'T place a new development into this area.

Thank you for considering these concerns.

**PUBLIC COMMENTS**

Sincerely

Michelle Madd, GRI  
Mountain View Real Estate Group  
Colorado Springs, CO  
(719) 264-9292 wk  
(719) 200-6820 cell

-->

**From:** Ted Smith <tedshred@gmail.com>  
**Sent:** Sunday, October 4, 2020 6:44 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello Ms. Wintz,

I live in the Mountain Shadows neighborhood. I am opposed to any and all new development of 2424 Garden of the Gods Road.

Regards,



Ted Smith PA-C L.Ac.

[tedshred@gmail.com](mailto:tedshred@gmail.com)



**From:** Miles Groth <miles.groth@gmail.com>  
**Sent:** Sunday, October 4, 2020 8:02 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Katelynn,

My wife, 2 sons and I are residents of 80919 and live at 6355 Moccasin Pass Ct, Colorado Springs, CO 80919. We are writing to let you and the city planning department that we are opposed to the development at 2424 Garden of the Gods Road. There are many reasons why we are opposed to this:

- The density of the project seems extreme
- Increased traffic
- The size of the buildings seems to be excessive
- The environmental impact of this large development
- A concern for continued development of this area.

Please consider the impacts that this development will have on a variety of people in the area.

Thank you for your time,

Miles and Emily Groth

**PUBLIC COMMENTS**

**From:** Tuveson Six <tuveson.six@gmail.com>  
**Sent:** Sunday, October 4, 2020 7:00 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to housing at 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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We are home owners on the west side of Colorado Springs. I am writing to tell you we oppose the proposed plans for housing at 2424 Garden of the Gods. Please do not put housing there! Traffic on Garden of the Gods is already too congested!

Thank you,  
Jamie Tuveson

**From:** Larry Seidman <larryseidman@hotmail.com>  
**Sent:** Sunday, October 4, 2020 7:24 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to rezoning for development at 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I oppose the proposed rezoning allowing for the development of multifamily housing at 2424 Garden of the Gods road. Please look at how the current development along Centennial between Mule Deer and Bedrock is already negatively impacting our neighborhoods, and it is only going to get worse.

Larry Seidman

**From:** Rachel McCormack <rachel.78@gmail.com>  
**Sent:** Sunday, October 4, 2020 9:00 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to zoning changes at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am opposed to the planned zoning changes for 2424 Garden of the Gods Road for several reasons, including but not limited to:

1. The views will be destroyed by the increased height of structures proposed by the developer.
2. Traffic and congestion will greatly increase in an area that is heavily trafficked by bicycles and pedestrians. The increased traffic will be unsafe.
3. The overcrowding of Chipeta Elementary will impact the education our children receive.
4. Property values of long-time homeowners in the area will decrease
5. The big horn sheep that live in that area will be displaced

Thank you for hearing my concerns.

Rachel McCormack

**From:** Karen Recktenwald <recktenwaldkaren@gmail.com>

**Sent:** Sunday, October 4, 2020 7:48 PM

**To:** Wintz, Katelynn A

**Subject:** Opposing Rezoning of 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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10/4/2020

Dear Ms. Wintz,

Thank you for considering my feedback. We implore you to not approve the proposed development and rezoning of the land occupied by the Verizon Building at 30th and Flying W Ranch roads, 2424 Garden of the Gods Road. To me it seems contradictory to the master plan and vision for a residential neighborhood like Mountain Shadows in Colorado Springs. High-density housing comes with well known problems that we do not have the infrastructure to handle.

I greatly regret that this project is far into the approval process, and that despite being an 13-year home owner of Mt. Shadows I have not previously been given Notice of this development. Every homeowner in Mt. Shadows should have been given written Notice, and I urge City Council not to move forward without such Notice being given.

Our neighborhood is a wonderful place to live and raise a family. We have survived the Waldo Canyon fire despite an evacuation and hundreds of homes destroyed. I am now most concerned that City Council is about to ruin the neighborhood with this massive project. I agree with each and every concern raised by my neighbors and Community Association.

My concerns include the following:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem. I drive those roads multiple times daily to and from work and errands, and they are busy enough without the burden of additional traffic. I am especially concerned with the numerous child road crossings for the children attending Chipeta Elementary. Any death of a child from a car accident following construction will be at the hands of City Council if they pass this project. The proposal needs to be denied. In addition, there have been several

**PUBLIC COMMENTS**

recent serious car accidents on Garden of the Gods Road. It cannot handle potentially two thousand more cars without grave danger to all drivers and passengers.

2. The approved traffic study apparently was taken during Covid-19 when people were staying home and tourists were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Road during the day, and on Flying W Road day and night. Have you ever been on Flying W Road when the Wranglers are playing? It's a nightmare that we don't need to see repeated 24/7 by a massive new development.

3. The proposed 45-foot-tall multi-family units will block the views of this natural extension of GOG and Navigator land. Shame on Council for allowing anything higher than the surrounding community which is limited to two stories!

4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed. Are you kidding? That would destroy the entire sense of peace and comfort that we have come to enjoy throughout the neighborhood.

5. This proposal for high-density housing simply does not fit in with the overall theme of the area., and would result in overcrowding on a massive scale.

6. This type of proposed housing also will attract more crime in the area. In recent years many young families with children have moved in. The safety of these families and children should be paramount.

7. The proposal does not include recreational space for the residents. If developed, half the land needs to be set aside for open space and parkland. That's the way it has been since the original development. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors. The City promised us (Mountain Shadows residents) a massively improved neighborhood park following the Waldo Canyon fire. I went to all of the community meetings, and saw all of the plans. It never happened! Don't let us down again.

8. This project likely will impair the free range of the local bighorn sheep population and their adjacent wildlife preserve. Wildlife, especially the bighorn sheep, will likely be eliminated from their free-range area. That would be a travesty for all of us.

9. Safety for pedestrians, hikers, joggers, and bicyclists will be at a higher risk from all of the traffic. This would be on Council's hands if this project is approved.

10. The massive increase of residents in this area likely will accelerate the building of a highway in the area with its attendant noise and light pollution.

11. The already overcrowded schools in this area will be challenged. They were not designed for such a high-density development.

12. Noise levels will increase. We can already hear I-25 and GOG Road traffic in the distance, as well as a deafening fan in one of businesses at 2424 Garden of the Gods who clearly ignore the city's noise ordinance. We don't need more traffic.

13. The roofs will be 70 feet off of the road surface blocking our mountain views. We live here for the beauty. This development will destroy it. It's the wrong place for such high-density development.

14. The City is not the guarantor of the developer. The developer does not need to maximize its profits at the expense of local residents.

Please acknowledge receipt and add me to your mailing list. Thank you again for your careful consideration before our neighbor hood as we know it is destroyed.

Sincerely,

Karen Recktenwald

4870 Granby Circle, Colorado Springs, CO 80919

**From:** Rob Caminiti <robcaminiti@gmail.com>

**Sent:** Sunday, October 4, 2020 9:09 PM

**To:** Wintz, Katelynn A

**Subject:** Opposing VerizonProperty Rezoning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

I am writing to let you know that my wife and I oppose the rezoning of the Verizon property on 30th street and the proposed housing project.

Rob Caminiti

Heidi Caminiti

1320 Owl ridge Drive

Colorado Springs, Co.

**PUBLIC COMMENTS**



**From:** hugillauren3@gmail.com  
**Sent:** Sunday, October 4, 2020 8:22 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposing housing low income development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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CPC MP 06-00065-A1MJ20  
CPC ZC 20-00127  
CPC CP 20-00128

Hello!

I have heard the unfortunate news of a potential occurrence that may be implementing low income housing near my home in mountain shadows area. I understand that this project will not only negatively impact our housing area but it will negatively impact our local community and our natural environment appearance. I worry about our wildlife and overall protection of the mountain shadows area. Please know that I do not support this in anyway and would like to have my voice heard in order to stop any further development towards this new housing unit from being built. Thank you and I appreciate your time.

-Mountain Shadows Resident

**From:** Eric Miller <ewshapht@msn.com>  
**Sent:** Sunday, October 4, 2020 7:15 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to "MCI" building redevelopment at the intersection of Garden of the Gods and 30th

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz,

I am writing to express my strong opposition to the proposed MCI building rezoning proposal. As someone who has worked across the street from the MCI building for over 20 years, I have seen first hand the impact on traffic as development has grown along the Garden of the Gods corridor. I have also lived on the west side for 17 years and commute through the Garden of the Gods and 30th intersection multiple times per day. In addition, my children attend Chipeta Elementary, so I am intimately familiar with the area. I can say without a doubt, that the infrastructure in the area CANNOT support the proposed growth. I have read through the proposal and traffic report, and the assumptions/conclusions made do not match reality.

--As opposed to just a few years ago, traffic on Garden of the Gods now backs up to at least Centennial, and somedays the El Paso County building during rush hour. I now give myself an extra 30 mins if I ever have to go East on Garden of the Gods during rush hour vs just a few years ago.

--As mentioned, I have been going through the GOG and 30th intersection for over 20 years, and am familiar with the traffic impact from the MCI building when it was fully occupied--let alone with a multi-thousand person development. The light is already a multi-cycle light during rush hour, and even worse during tourist season. 30th is already backed-up and being 1 lane with no shoulder it has absolutely no additional bandwidth.

--The traffic report was compiled during COVID restrictions which shouldn't be relied upon. I see that they assumed an additional 50%, but that is not realistic--I've driven daily

**PUBLIC COMMENTS**

through this intersection for 20 years. The data they collected is not valid and does not reflect a normal pattern.

--When we enrolled our children at Chipeta Elementary, it was already at capacity. There is also a large new townhome development on Centennial, I don't see this taken into account in their proposal for the school impact.

--There is no equivalent housing development of this density in this area, nor any 45ft buildings in the area, it will become an eye-sore and likely drive down housing value in the area. It will also be the last thing tourists see before turning left to Garden of the Gods Park instead of the current views of the mountains above.

--Finally, the proposal will more than double the current population of the Mountain Shadows area while claiming to have no impact on infrastructure--this is physically impossible. From the proposal: 150 acres X 30 units per acre X 2 persons unit (conservative) = 9000 new people. Current Mountain Shadows population is ~4000.

Thank you for your time,

Eric Miller

80919

**From:** Cara Beasley <cara.e.beasley@gmail.com>  
**Sent:** Sunday, October 4, 2020 7:43 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to Development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Katelynn,

I have been made aware of intention to develop the property at 2424 Garden of the Gods Road into a multi-family residential and commercial area. I appreciate the opportunity to share my thoughts.

As a resident of Mountain Shadows, I am not in favor of this development.

Traffic. The amount of traffic alone around an already stressed area is not acceptable. The study was done during a time when many were off the roads due to COVID-19; therefore, the study is not indicative of the normal range of traffic that normally stresses our area. Increased traffic is not acceptable - particularly along Flying W road. People already fly through this area indifferent to the speed limits. Adding more homes and more cars is only going to make it worse. It's not acceptable.

Housing Style. Mountain Shadows is comprised of privately owned, single family homes. We value our community of home owners (yes, there are some renters). We also value the natural setting, the wildlife that thrives here, and the views we enjoy. After all, we generally pay more to live here. And high-density housing will put all of this at risk. It's not acceptable.

I can appreciate that Colorado Springs may be experiencing a housing shortage and there is a need for high-density rental units. But I do not want it in my "back yard". The old "Current" location just east of I-25 on Woodmen seems like a much better fit for this type of development. It already has the roads and nearby infrastructure to better absorb a large number of multi-family housing units and commercial development.

I am strongly in opposition to the proposed development of 2424 Garden of the Gods road as it is currently proposed. Please see that my voice and concerns are brought forward.

Thank you,  
Cara Beasley  
5452 Majestic Dr  
Colorado Springs, CO 80919

**From:** Amanda Bryant <asbryantco@yahoo.com>  
**Sent:** Sunday, October 4, 2020 9:47 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to Garden of Gods Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Greetings,

I am a 20+ year resident of the west side and I am opposed to ALL NEW development at 2424 Garden of the Gods Rd, including changes to the Mountain Shadows Master Development Plan.

There are so many concerns to this plan including but not limited to:

1. Traffic on 30th street and Garden of the Gods. The addition of this housing coupled with tourism traffic in this area is far less than ideal.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. There will be so much beauty lost in the area of town, especially near Garden of the Gods.
4. The impact on the schools in this area is significant. As a community, we need to focus on our schools and how overcrowded they are becoming/already are.
5. This building will impact the wild life in the area.
6. The roofs will be 70' off of the road surface blocking the views.

**PUBLIC COMMENTS**

7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.

I implore you to reconsider this zoning change. This is not a location for rezoning. We need to protect this space for our children, our wildlife, and the safety of those who already live in the community.

Thank you,

Sincerely,

Amanda Bryant

**From:** KERRY LESOING <kalvernon@comcast.net>

**Sent:** Sunday, October 4, 2020 10:30 PM

**To:** Wintz, Katelynn A

**Subject:** Opposition to New Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hi,

I am opposed to ALL new development at 2424 Garden of the Gods Rd.

Thank you for your assistance in this matter,

Candy Lesoing

Pleasant Valley Resident since 1987

kalvernon@comcast.net

**PUBLIC COMMENTS**

**From:** Patricia Orell <patriceo3@earthlink.net>  
**Sent:** Sunday, October 4, 2020 8:25 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to Westside Development Project

**Follow Up Flag:** Follow up  
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**Categories:** Other

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Dear Ms. Winter,  
I oppose all new development at 2424 Garden of the Gods Road.

I am a homeowner in Pinion Valley and agree with all the reasons my neighbors and other Westside residents have already expressed to your office in opposition of this proposed development.

Respectfully,  
Patricia Orell  
5960 Chokecherry Drive  
Colorado Springs, CO 80919

Sent from my iPad



**From:** Bob Edelberg <Bob.Edelberg@siriuscom.com>  
**Sent:** Sunday, October 4, 2020 11:29 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to Zoning Change at GoG and 30th

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

For too many reasons to mention, I am strongly opposed to a zoning change at 2420 Garden of the Gods Road. I hope it is clear to you that opposition to changes in zoning and the neighborhood master plan is virtually unanimous in Mountain Shadows and the surrounding communities. The public should have a voice in planning the future of our neighborhoods.

- Bob Edelberg  
Peregrine Resident

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and exempt from disclosure under applicable law or may constitute as attorney work product. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

**From:** Stacy Miller <staycmiller@msn.com>

**Sent:** Sunday, October 4, 2020 7:37 PM

**To:** Wintz, Katelynn A

**Subject:** Opposition to development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Good evening,

I oppose all new development at 2424 Garden of the Gods Road.

The fact that this is even a consideration is shocking. The infrastructure cannot support something of this nature.

My children attend Chipeta Elementary. Already crowded schools will be even more overloaded if this development occurs. D11 is presumably being impacted by the development that is already under construction on Centennial. Your implication that D11 can absorb the extra students is short sighted and ignorant. If you intend to build 30 Units per 150 acres (4500 units) and only 10% of those have a child in them, that's another Chipeta Elementary School worth of students. Where is the money coming from to support that? Especially considering money for schools is tight and they are stretched thin now. Reading your thought process leads me to think the people making this decision have never set foot in a D11 school.

Traffic at 30th and Garden of the Gods already backs up in the mornings and evenings. I drive through there nearly daily in the morning so I speak from experience. My understanding is your

**PUBLIC COMMENTS**

evaluation of traffic was done in the height of Covid and people not being on the roads. Totally inaccurate evaluation of what would actually occur.

Placing an eye sore of this nature at the gateway to Garden of the Gods (a major tourist destination) is a direct contradiction to the beauty this town prides itself on. Not to mention the impact on wildlife (the herd of big horn sheep being one that is beloved by residents).

I am also curious if the neighborhood residents were notified of this idea before we got to this point. My understanding is they were not which is disappointing considering the impact on them with the potential increase in crime, the eye sore, the drop in property values and the factors listed above.

Please reconsider this poorly evaluated idea.

Thank you for your consideration.

Stacy L. Miller

Colorado Springs, CO 80919

**From:** Jeff Daughton <jeff@peakinfotech.net>  
**Sent:** Sunday, October 4, 2020 7:53 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to development 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

I am a resident in the piñon valley neighborhood and would like to share my opposition to the proposed development at 2424 Garden of the Gods Road. Our area of town is very limited in roads and they are already over crowded during commute times of the day, and adding the proposed number of units for this developed would just exacerbate that problem. The schools up here are crowded as well, so I would be highly concerned were any kids in the development would go to school.

I am also concerned about how this development would effect our property values in this area and any perhaps, any increase in crime that having this density of new lower income people might bring to our area. This has been historically a quite neighborhood and would hate to see that change.

Jeff Daughton  
5460 Mule Deer Dr.

**PUBLIC COMMENTS**

**From:** Sheila <tyrolean80919@yahoo.com>  
**Sent:** Sunday, October 4, 2020 8:05 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to new complex

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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"I oppose all new development at 2424 Garden of the Gods Road."

Sent from my iPhone

**From:** Susan Post <simariepost@comcast.net>  
**Sent:** Sunday, October 4, 2020 10:35 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to rezoning at 2424 complex

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms Wintz

As a long-time resident of Mountain Shadows, I'd like to let you know I strongly oppose the re-zoning of the area at Garden of the Gods Rd and 30th St.

The proposed multi-family complex will greatly impact the beauty and tranquility of this area, and increase traffic in an already congested area. The disturbance to the big horn sheep and other wildlife in the area should be of utmost concern.

Please, stand for what is right for the residents and wildlife of this area and don't allow this re-zoning. Thank you for listening.

Respectfully,  
Susan Post

**From:** Morgan Granowski <morganlacey2@gmail.com>

**Sent:** Sunday, October 4, 2020 6:01 PM

**To:** Wintz, Katelynn A

**Subject:** Planning Concerns

**Follow Up Flag:** Follow up

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1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley could absorb thousands of additional visitors.
6. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
7. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
8. The already overcrowded schools in this area will be challenged.
9. Noise levels will increase.
10. The roofs will be 70' off of the road surface blocking the views.

**PUBLIC COMMENTS**

I am opposed to ALL new development at 2424 Garden of the Gods Road.



**From:** Michele Moore <proverbs.three@gmail.com>

**Sent:** Sunday, October 4, 2020 9:05 PM

**To:** Wintz, Katelynn A

**Subject:** Please DO NOT build

**Follow Up Flag:** Follow up

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Dear Ms. Wintz,

I am so discouraged and angry about this new proposal to build "low-income, high-density" apartments in Mountain Shadows and along 30th. Not only does this create problems with the current Mountain Shadows residents, it also takes away from the beauty that defines Colorado. It is incredibly disheartening to see the natural beauty of a place be stripped away when there are truly so many other wide open spaces to build and Colorado does NOT need any high density places with the incredible amounts of open space we have.

The Mountain Shadows area is home to a herd of about 36 Big Horned Sheep, not to mention all the Black Bears, Bobcats, Foxes, Coyotes and other beautiful wildlife. This plan will no doubt disrupt their habitat and change the atmosphere of this beautiful area forever. It will increase traffic, disrupt the bicyclists that love the area and could bring all kinds of other problems as well. You will be running out the very people that helped make this place amazing to begin with.

Please reconsider building in the Mountain Shadows area!

Thank you,

**PUBLIC COMMENTS**

Michele Moore

--

"Search for truth, hear truth, learn truth, love truth, speak the truth, hold the truth, defend the truth till death." —Jan Hus (Bohemia/c. 1369–1415)

**From:** Keith Bryant <keithrbryant@yahoo.com>  
**Sent:** Sunday, October 4, 2020 10:18 PM  
**To:** Wintz, Katelynn A  
**Subject:** Please stop Development at 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

I am a 20+ year resident of the west side and I am opposed to ALL NEW development at 2424 Garden of the Gods Rd, including changes to the Mountain Shadows Master Development Plan.

There are so many concerns to this plan including but not limited to:

1. Traffic on 30th street and Garden of the Gods. The addition of this housing coupled with tourism traffic in this area is far less than ideal.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. There will be so much beauty lost in the area of town, especially near Garden of the Gods.
4. The impact on the schools in this area is significant. As a community, we need to focus on our schools and how overcrowded they are becoming/already are.
5. This building will impact the wild life in the area.

**PUBLIC COMMENTS**

6. The roofs will be 70' off of the road surface blocking the views.

7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.

I implore you to reconsider this zoning change. This is not a location for rezoning. We need to protect this space for our children, our wildlife, and the safety of those who already live in the community.

Please contact me if you'd like to discuss this further.

Thank you,

Keith Bryant

719-373-4881

**From:** NANCY HENDERLONG <nancyhenderlong@msn.com>  
**Sent:** Sunday, October 4, 2020 8:47 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

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We oppose all new development at 2424 Garden of the Gods Road.

Bruce and Nancy Henderlong

2020 Manning Way

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**From:** Marilyn Schrepel <marilyn@schrepelcpa.com>  
**Sent:** Sunday, October 4, 2020 6:13 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Garden of the Gods Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Katelynn- I would like to add my voice to those concerned about the proposed development at the former Verizon site.

I cannot see how this development fits in with the vision for this part of town. After Waldo Canyon, I would have thought that further development of this area would be off the books. This seems highly irresponsible. Given that we are currently in a drought with no end in sight, I think it is imperative to consider that further development in this area is a dangerous proposition.

The day I was evacuating from Mtn Shadows, I was struck by just how dangerous the process was. Add many more residents to this area and I have grave concerns that loss of life in the event of a fire would become much more likely.

Add on top of that the current traffic issues due to tourism in the area and the impact on wildlife and the environment, it seems very ill advised to move forward with this proposal without a lot more consideration and input from the community.

Sincerely,

**PUBLIC COMMENTS**

Marilyn Schrepel

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

**From:** Erika Josten <ejosten8801@icloud.com>  
**Sent:** Sunday, October 4, 2020 7:38 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Verizon Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Ms. Wintz,  
I am writing in opposition to the proposed housing in the Verizon building. I am a resident of the Mountain Shadows area and do not feel that this would be beneficial for our area. I do feel that this will hurt our property values, increase traffic, and overload our local schools. Please vote no on this new zoning proposal.

Thank you,  
Erika Josten

Sent from my iPhone



**From:** Ralf Rivera <ralf5775@gmail.com>  
**Sent:** Sunday, October 4, 2020 6:20 PM  
**To:** Wintz, Katelynn A; Ralf Rivera  
**Subject:** Proposed Zone Change & Development at Verizon Building

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

I am writing to you to voice my objection to the request for zoning changes for 2424 Garden of the Gods Road.

1. This intersection is already over utilized during rush hour every weekday and during the tourist season, (Memorial Day - Labor Day) the volume of traffic is significantly greater than what the intersection and 30th Street are built to handle. By adding residences, shops, and restaurants - this problem will be completely unmanageable. The traffic study during COVID would not show a true traffic flow.

2. The current residents in Mountain Shadow are approximately 2,700. The initial build out will be 3,750 units. A conservative estimate of 2 individuals per unit would add 7,000 + residents or would increase the residents by over 250%. The schools, parks, fire protection, etc. would be hugely impacted by the increase in residents.

Sincerely,

Ralf Rivera

**PUBLIC COMMENTS**



**From:** Gail Frost <gailfrost@hotmail.com>  
**Sent:** Sunday, October 4, 2020 9:25 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Zoning Change at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

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Dear Ms. Wintz:

I want to let you know that my husband and I **strongly oppose** the proposed zoning change requested at 2424 Garden of the Gods Road. We plus our son and his family live in the lower Mountain Shadows neighborhood. Our granddaughters attend Chipeta Elementary School, which is very near to this proposed "development".

The main reason we oppose this is because of the ill-defined nature and scope of what might be done with this land, if the zoning change is allowed. At the least, it would greatly increase the population density and all the infrastructure needs associated. The traffic is already heavy enough in this area. This stretch of 30th Street is quite narrow and already dangerous.

We also do not want any harm to come to the many deer, the Rocky Mountain Sheep herd, and other wildlife with which we share this land.

This intersection (Garden of the Gods Rd and 30th Street) is currently the "Gateway" to the Garden of the Gods Park and the surrounding foothills. Heading west on Garden of the Gods

**PUBLIC COMMENTS**

Rd, our many visitors to this most pristine area are greeted with a beautiful vista. Please don't allow this to be ruined by apartment buildings and whatever else.

Thank you for giving this matter the utmost careful and fair consideration.

Sincerely,

Gail A Frost

**From:** ELLIS WILLIAMS <bmg50tkd@comcast.net>  
**Sent:** Sunday, October 4, 2020 8:09 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Zoning Change at 2424 W Garden of the Gods

**Follow Up Flag:** Follow up

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I am opposed to the proposal as currently submitted. .It seems that a number things have not been adequately addressed; increased traffic, effect on wildlife, to name a couple couple. It seems the proposal gives the developer an open door to do whatever they want to do in the future.

To repeat,I am against this proposal as currently submitted.

Ellis Williams

4675 Centauri Rd

Colorado Springs, CO 80919

**PUBLIC COMMENTS**

**From:** Susie Braun <usabraun@hotmail.com>  
**Sent:** Sunday, October 4, 2020 6:31 PM  
**To:** Wintz, Katelynn A  
**Cc:** Susie Braun  
**Subject:** Proposed Zoning Change for 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello,

I am opposed to any and all development at 2424 Garden of the Gods Rd. How does any major additional development fit Rockrimmon's master plan?

Development will negatively impact:

-Safety of Bicycle and pedestrian traffic -Wildlife in the area -Population Density in the area, a reason many have moved to Rockrimmon/Mountain Shadows -Neighborhood Safety, which has already dwindled since we moved to the area almost 20 years ago -Unless the plan is upscale single family homes, Property values will be greatly impacted.  
-already filled streets (Garden of the Gods, 30th, Flying W Ranch) I understand a survey was taken during COVID-19 pandemic, which would be skewed because fewer folks are visiting the scenic area

I am opposed to development at 2424 Garden of the Gods Rd. The only one benefiting from this would be the developer.

Thank you for your time,  
Susanne Braun

**PUBLIC COMMENTS**

**From:** chris paul <cwpaul719@gmail.com>  
**Sent:** Sunday, October 4, 2020 10:46 PM  
**To:** Wintz, Katelynn A  
**Cc:** Suthers, John; Council Members - DO NOT USE - OLD GROUP  
**Subject:** Proposed Zoning Change for 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms Wintz,

As a Colorado Springs resident for over 21 years, and I am writing to you to voice my absolute objection to the request for the zoning change requested for 2424 Garden of the Gods Road.

It disturbs me greatly the lack of transparency the city planning department has exhibited to this point in the communication and handling of this request; and the complete disregard of its impact on the westside community makes my blood boil.

So please add me to the long list of others that you have already heard from. It feels so wrong - criminal to a degree - that we property owning residents as a result of the lack of transparency, are under the gun having to scramble in the midnight hour to have our voices heard. It is disgraceful! You owe it to our community to do better.

Chris Paul

**PUBLIC COMMENTS**

**From:** Lori Kauper <lorikauper@gmail.com>  
**Sent:** Sunday, October 4, 2020 7:19 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Zoning Change for 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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We are OPPOSED to the proposed zoning change for 2424 Garden of the Gods. Our house backs up to this property. We bought for the beautiful views-Pikes Peak, the hills, etc. We have been lucky to see the mountain sheep from our back windows. We do not want anything to change our view and decrease our property value!

We are also concerned about noise. There are times now when we can't have our windows open because of the noise from the Verizon building. Anything that could contribute to more noise pollution is unacceptable.

We also feel the increase in traffic in the area is unacceptable.

Sincerely,

Richard and Lori Kauper

4950 Granby Cir

--

Lori Kauper - Travel Specialist

Magical Moments Vacations

**PUBLIC COMMENTS**



702.325.5674 [lkauper@mmvagent.com](mailto:lkauper@mmvagent.com)

<https://www.facebook.com/LoriKauperTravel/>

**From:** Margaret Hensley <margsmix@comcast.net>  
**Sent:** Sunday, October 4, 2020 9:01 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed development at 2424 Garden of Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I oppose all new development at 2424 Garden of the Gods Road.

Margaret Hensley

**From:** David & Heather Molascon <dhmolascon@yahoo.com>  
**Sent:** Sunday, October 4, 2020 10:12 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed development concern

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I would like to go on record as an additional concerned resident of the west side neighborhoods of CO Springs. I am opposed to the rezoning of the Verizon building area into a residential apartment building zone. The west side is already too crowded with people and is increasingly unsafe for emergency situations. Additionally, more people and more development will run more of the natural wildlife away. The area in question is one of the last areas where a significant number of wildlife can inhabit safely. More development will also block and take away from the beauty of the front range that all of Colorado Springs can enjoy.

Please do not allow this area to be rezoned.

Concerned,  
Heather Molascon

**From:** Jeff Rayer <jeff.rayer@gmail.com>  
**Sent:** Sunday, October 4, 2020 5:53 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed zoning change for 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz,

I am opposed to the rezoning and **ANY AND ALL NEW** development at 2424 Garden of the Gods Rd. I am opposed to giving a commercial landowner in a hillside neighborhood "carte blanche" to do whatever they like. Listed below are some of my concerns.

- Myself and many neighbors chose to buy houses in Mountain Shadows because of the Mountain Shadows Master Plan, and it should not be changed to allow for the proposed rezoning. The existing building was meant to house a company/corporation, and was built with certain environmental provisions agreed to.
- Retro-fitting high-density housing into 2424 will not have any of the benefits of micro-neighborhoods. It will just add congestion and traffic to the neighborhood and to the already busy Garden of the Gods Rd, thus diminishing the quality of life for all.
- The approved traffic study was taken during Covid-19 when people were staying at home and tourists were not visiting the area. Traffic will increase on Flying W and down Vindicator to access I-25, increase traffic on GoG Rd, and 30th St in front of the GoG.
- High-density housing at the gateway to the city's crown jewel park, Garden of the Gods, is a blight on the city. This will further erode the natural beauty of the area, and the city should make it a priority to protect our local crown jewel.

**PUBLIC COMMENTS**

- The nearby neighborhoods are primarily single-family homes, and the high-density housing is invasive and will have a negative effect on home values.
- Already crowded nearby parks, GoG and Ute Valley, can't absorb thousands of additional visitors.
- Obstruction of wildlife free-range areas, especially for the bighorn sheep.
- Obstruction of views. 45ft tall multi-family units will block the views of this natural extension of GoG and Navigator land. The roofs will be 70ft off of the road surface blocking the views of the foothills.
- This high-density housing does not fit in with the natural surroundings of the foothills. This is an environmentally-sensitive and geographically-unique area. This is the wrong sort of development for this area.
- The eventual build out could be up to 3,750 units. Assuming a conservative estimate of 2 individuals per unit, the redevelopment would involve an additional 7,000 residents. Per the city's own website, the entire population of Mountain Shadows is only 2,695. That is a substantial impact on the area ... a 250% increase in population.
- Noise levels will increase with the increase in traffic.
- Safety for pedestrians, hikers, joggers, and bicyclists will be at higher risk.

Regards,

Jeff Rayer

2050 Avalon Ct, 80919

**From:** jalsarmstrong@aol.com  
**Sent:** Sunday, October 4, 2020 8:51 PM  
**To:** Wintz, Katelynn A  
**Subject:** RE: MCI/Verizon property located at 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am opposed to rezoning of the MCI Verizon property to build a high multifamily unit at that address. We have lived in the Mountain Shadows for over 30 years, yes since before the Waldo Canyon Fire 2012, and we returned to it after rebuilding our home on Hot Springs Ct. We like the neighborhood the way it is and do not want another high rise building. The apartment building on Garden of Gods and 30th is enough for this area.

If they are allowed to build it, it will expand all the way up Flying W. It will over crowd our elementary school. The traffic will be terrible. There will be more crime in the area. Noise will increase. This is a nice residential area of houses with a nice schools. We do not need another High multifamily unit with a lot of apartments.

All the Wildlife that is in the area deer bighorn sheep will be eliminated from their free-range area. The safety for pedestrians, hikers joggers and bicyclist will be at a hirer risk.

This is not a good idea.

We have a nice elementary school here and it will be very over crowded if this happens or the area students that are suppose to go to it will be bused somewhere else. Not a good idea.

**PUBLIC COMMENTS**

I am strictly opposed to rezoning this MCI/Verizon property for a high multi-family unit. Just to give a developer more money in is pocket. We have a nice area here with a beautiful backdrop of Rock Mountain National park, and all the residence here like it the way it is. Don't spoil the nice area we have.

John and Loretta Armstrong

**From:** Patricia Orell <patriceo3@earthlink.net>  
**Sent:** Sunday, October 4, 2020 8:49 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: Opposition to Westside Development Project

**Follow Up Flag:** Follow up  
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Hello, Ms. Wintz,  
So sorry for not catching that my email decided to think for me for your name.

Please do consider my letter opposing the proposed development at 2424 Garden of the Gods Road. From traffic congestion to safety to protecting the big horn sheep herd in this area, this proposed project is very bad for our neighborhood and the city.

Thank you,  
Patricia Orell

Sent from my iPad

> On Oct 4, 2020, at 8:25 PM, Patricia Orell <patriceo3@earthlink.net> wrote:

>

> Dear Ms. Winter,

> I oppose all new development at 2424 Garden of the Gods Road.

>

> I am a homeowner in Pinion Valley and agree with all the reasons my neighbors and other Westside residents have already expressed to your office in opposition of this proposed development.

>

> Respectfully,

> Patricia Orell

> 5960 Chokecherry Drive

> Colorado Springs, CO 80919

>

> Sent from my iPad



**From:** president@mscaweb.com  
**Sent:** Sunday, October 4, 2020 7:05 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re Zoning of Mt. Shadows Master Plan

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello Katelynn

The Mountain Shadows Community Association Board and many community members would like to see the following.

1. Please send out the published agenda, by close of business on Monday 10/05/2020, and any revisions by close of business by 10/06/2020.
2. At the conclusion of the Oct. 7th meeting, please announce the total count of participants via video and via phone.
3. The Mountain Shadows Community Association representatives would like the first opportunity to provide public feedback.
4. Please provide the written documentation with the criteria that City Planning uses to deny a developers proposal.

The Agenda, and any revisions prior to the start of the meeting on 10/07/2020 should be sent out to everyone who emailed you concerning the Rezoning of the MT. Shadows Master Plan, and made available on your web site with an link to the agenda.

Sincerely,

**PUBLIC COMMENTS**

Bill Wysong

President

MSCA

**From:** Angela McKibben <akmck87@msn.com>  
**Sent:** Sunday, October 4, 2020 8:45 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning and Development | 2424 GOG Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

I'm writing on behalf of my husband and myself to oppose the rezoning and proposed development of the property at 2424 Garden of the Gods Road. We have lived in the Mountain Shadows neighborhood since 2006 and enjoy the quiet community atmosphere that currently exists. There's an abundance of wildlife, a great elementary school, a small neighborhood park, and many other amenities that come with living on the westside. Residents enjoy great views, moderate traffic, and little noise (with the exception of the Verizon ventilation system mentioned below).

The proposed project will change all of this, and I am opposed to the development plans that include high-density, multi-family units and the ability to develop whatever they want without regard for the current residents. I agree with Eddie Hurt's comment, "Lastly, the current owner of this building has proven they are not interested in being good neighbors. They have received many complaints about the noise their ventilation system creates, simply responding that they are within the noise limits set forth by the city. As a large building owner within a residential neighborhood, the proper response should be to try and determine a solution...or at least make us think they considered one. The previous owner of this building and parcel was a "good neighbor", they worked with MSCA to enhance our neighborhood and they supported us greatly after the Waldo Canyon Fire. I am not opposed to development, but I am opposed to

**PUBLIC COMMENTS**

giving a commercial landowner in an urban environment 'carte blanche' to do whatever they like."

As a resident that lives right behind Verizon, I can attest to the noise that comes from the building already - I can't imagine more from additional projects. I plan to attend the Virtual WebEx meeting on Wednesday to join my neighbors in opposing this project.

Thank you,

Tim and Angela McKibben

4905 Braeburn Way  
719.648.6697

**From:** Dana Paul <dpaul326@gmail.com>  
**Sent:** Sunday, October 4, 2020 7:38 PM  
**To:** Wintz, Katelynn A  
**Cc:** Suthers, John; Council Members - DO NOT USE - OLD GROUP; Avila, Yolanda; Gaebler, Jill; dgeislinger@coloradosprings.gov; Murray, Bill; Pico, Andy; Skorman, Richard; tstrand@coloradosprings.gov; Williams, Wayne  
**Subject:** Rezoning at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

I oppose your plans for new development at 2424 Garden of the Gods Road. Not only for the obvious reasons you are receiving emails about; the damage that thousands of new residents will do to traffic, schools, outdoor space, safety, wildlife, noise, crime, and overcrowding.

But for your lack of vision at preserving the beauty of this city. We live in such a special and unique environment and you aren't protecting it and treasuring it. Your plans for this redevelopment are trashing it.

If you care at all about Colorado Springs, respect your citizens, value your visitors and tourists, you won't let this rezoning pass.

Sincerely,  
Dana Paul  
Pinon Valley

Sent from my iPad

**PUBLIC COMMENTS**

**From:** Linda <lindalucile1@msn.com>  
**Sent:** Sunday, October 4, 2020 9:49 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms Wintz, Mayor Suthers, Colorado Springs Council Members,  
I am writing in regards to the land at 2424 W. Garden of the Gods Rd. that is under review to be rezoned for multi-use. I am totally against this rezoning. The site that is under review is not a good space for this type of development. First, through the project description it is clear that the developer will be receiving multi use zoning and will be able to do whatever they choose with the property. The plan is too open. Also this rezoning does not meet the Master Plan that was set for the Mountain Shadows community when it was developed.

Second, traffic in the area would be impacted. During high tourism times and rush hour times, 30th Street can slow to a crawl causing delays. With all of the single family homes and apartments in the project description, traffic would grow by leaps and bounds. The traffic survey that was done during Covid, is not an accurate read of what is true to this area. All of this new traffic would impact the large numbers of bikers, walkers and hikers and the safety of those individuals. Families use 30th Street to walk with their families and their pets. The safety of those residents would be in jeopardy. Likewise, if this neighborhood had to be evacuated again, as it did during the Waldo Canyon Fire, exiting with that many more people would be very difficult and dangerous. This goes back to the safety of the people already in the neighborhood, let alone doubling the population.

Third, infrastructure has not even been addressed. What about schools, parks and fire protection and the impact it would pose for those important aspects of our community? Mountain Shadows was built for the current population and the infrastructure that is here. There is no available undeveloped land to make those infrastructure changes.

Fourth, I am very concerned about the effect it would have on the wildlife population. Has a study for wildlife been done for this project? That area is a natural habitat for the big horn sheep. People come from all over to observe those magnificent creatures. Not to mention the deer, bear, bobcats and mountain lions that use that area as their habitat.

Fifth, what about the affect it would have on visitors accessing Garden of the Gods? As a city that thrives on tourism, a larger population at that intersection would impede tourists accessibility to the Garden of the Gods. That is not tourism friendly. Many parents in Mountain Shadows with children of driving age, have taught their young drivers to have more patience during peak tourism times. We care about our city and those who visit.

Sixth, this rezoning would more than double the population in the area and destroy the natural beauty of our neighborhood. Most people moved to Mountain Shadows to get away from large, densely packed neighborhoods, to neighborhoods with roads that do not have immense amounts of traffic. We moved here for the beauty of our area and the Mountain Shadows Master plan that requires home owners to take care of their properties. Doubling the population in our neighborhood severely threatens the way of life and the safety for which we purchased our homes in Mountain Shadows.

**PUBLIC COMMENTS**

Respectfully,  
Linda L. Loflin  
5180 Granby Circle

Sent from [Mail](#) for Windows 10

**From:** Tom and Geri <tomandgeri@gmail.com>

**Sent:** Sunday, October 4, 2020 9:07 PM

**To:** Wintz, Katelynn A

**Subject:** Rezoning at Verizon Building

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz,

We are opposed to ALL NEW development at 2424 Garden of the Gods Rd. Please feel free to contact us.

Thomas and Geri Tamsi

**PUBLIC COMMENTS**



**From:** Terry McBride <terrybecky1@hotmail.com>  
**Sent:** Sunday, October 4, 2020 7:12 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning of former Verizon Building-NO!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn Wintz,

My husband and I are homeowners near the proposed multi family housing off Garden of the God's Road. We are adamantly AGAINST a multi family project in this area due to the following reasons:

1. The traffic on GOG road is already at over capacity most time. Many new residents will only aggravate the problem.
2. The traffic study that was done, was done during COVID 19 when people were not using the roadway, and many tourists who visit GOG were not traveling there. That was not a normal time to conduct a traffic study. You cannot possibly think that was a "normal time" to do something as important as this.
3. The proposed buildings are 45 feet high and will block the view
4. More people/more crime. None of us want that. We will not tolerate more crime. Police officers are taxed at this point and they do not need to have this big of an increase of residents in a small area.
5. Increased recreational areas are not included in the proposal, as well as schools. GOG park is already super crowded and we do not need four thousand more people in this small area.

**PUBLIC COMMENTS**

6. We are already infringing on the wildlife, like the BIGHORN SHEEP who currently live peaceably with the residents in the area. We will no longer have this peaceful co habitation with 4000 more people.

7. We do not want increased noise levels with more people.

8. WE are not interested in overcrowding our schools. We cannot absorb that into our current schools, nor do we want to.

We moved to the Westside and spent more money on a home so that we would not have a situation like on the East side of Colorado Springs. WE are not interested in any revenue or anything that this development would bring. We paid for homes in this area so that we would not have overcrowding. Please let us keep our current environment. We are not interested in losing our view or our westside feel

Sincerely,  
Terry and Becky McBride

**Terry and Becky**

**Colorado Springs, Colorado**

**From:** J Burton <norgejap@hotmail.com>  
**Sent:** Sunday, October 4, 2020 11:07 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning of the Verizon Property on Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

We are writing to let you know that we have great concern over the proposed rezoning of the Verizon property on Garden of the Gods Road.

We understand that in the initial proposal, the developer intends to build 30 units per acre, for an estimated total of 572 residential units that would be 45-foot-high along 30th Street and part way up Flying W. Then, after the initial proposal is built out, the developer may continue to build out the remaining 125 acres (3,750 units).

We have lived in the Mountain Shadows area for over 25 years and take great pleasure in living just three miles from "Colorado Springs' paradise." Garden of the Gods Road serves as the gateway to its namesake, Garden of the Gods. Imagine a first-time visitor to Colorado Springs, driving west on Garden of the Gods Road, to go see the highly acclaimed Garden of the Gods park. Upon reaching the end of Garden of the Gods Road, there is the monstrosity of a 572 - 3,750-unit apartment complex. Tears well up in our eyes just thinking of that...over the years, we have taken many pictures of the mountain view as we drive west on Garden of the Gods Road. This view, not to mention the traffic that

**PUBLIC COMMENTS**

will no doubt be present...30th Street from Garden of the Gods Road to the park is already quite congested during peak tourism season...cannot be tolerated.

The bighorn sheep that frequent the area around the Verizon complex, come to mind. When our boys were younger and in cub scouts, they had the opportunity to go with the Colorado Parks and Wildlife rangers to feed the bighorn sheep in the area behind the Verizon property. What impact will an influx of thousands of people to that area have on those bighorn sheep?

We are sure there are many other reasons why the rezoning of the Verizon property is a BAD IDEA. These are just the ones that come to mind as to why we oppose ALL NEW development at 2424 Garden of the Gods Road.

Thank you for bringing our concerns to the City Planning Commission.

*George and Janette Burton*

*"...get out there and start creating some Holy Moments...and together, let's bring a new hope to the people of our time."*

*~Matthew Kelly*

**From:** Carol Lubell <carol.lubell@gmail.com>  
**Sent:** Sunday, October 4, 2020 9:18 PM  
**To:** Wintz, Katelynn A; Skorman, Richard; Knight, Don  
**Subject:** Verizon/MCI Rezoning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello All,

I have read many comments regarding the possible rezoning of those buildings to multi-family housing. None of them are in agreement and I am not in agreement either. I've been a resident of the N/W part of town, Rockrimmon and now Hunters Point, since 1977. Obviously, change was bound to happen and has happened then and now.

I was a real estate agent here from 1984 until 2012 when I retired. During that time, I became fully aware of the influence developers hold in our community. Not all developments are bad but this one is, in my opinion, a disaster waiting to happen. The area will not support the hundreds, if not thousands, of additional residents who will need schools, roads, services and on and on. The location is definitely in the tourist

**PUBLIC COMMENTS**

corridor and we all know how much we value our tourist industry. It is also in a high fire zone, near the only fault I know of that is unlikely to ever cause a major quake, near the flood zone caused by the Waldo Canyon fire, home to many types of wildlife to include the beloved bighorn sheep, frequented by many outdoor enthusiasts to include dozens of cyclists and hikers and is one of the few spaces left on the Northwest side that has not been taken over by unnecessary crowded development. It will not mirror the current housing style of Mountain Shadows. My real estate experience tells me that the values of the nearby homes will be sadly impacted causing some of the long time residents to seek housing elsewhere thereby changing the neighborhood forever.

IF there would be a development I would support it would consist of a community for active people 55 and older. At age 76, I, and many of my contemporaries, are wishing we could downsize from our family homes to something smaller, one level, with activities suitable for the rest of our lives. The one big housing item missing in Colorado Springs is a community mirroring those in Arizona where many of our neighbors have moved due to the lack of anything viable locally. In the 28 years I worked in real estate, I saw many potential empty nest couples decide against living in Colorado Springs and heading north to Fort Collins, Denver, etc. because we have nothing that fit their needs. Our community is quickly aging and my neighborhood is no exception. We have far more white haired couples than new people and most of us would love an opportunity to remain in Colorado Springs but in homes that are more manageable.

I believe there needs to be a much more thorough period of discovery before this development is shoved down the throats of long time residents. I also believe the city needs to do an in depth study of the road, school, infrastructure that will be required before signing off on this rezoning plan. Multifamily apartment complexes are becoming a cancer on our community - bigger, more expensive and definitely unsightly.

Thank you for your time and consideration given the number of constituents who oppose this project.

Carol Lubell

1975 Oak Hills Drive

80919

**From:** Adrienne Enright <adrienne11enright@gmail.com>  
**Sent:** Sunday, October 4, 2020 6:39 PM  
**To:** Wintz, Katelynn A  
**Subject:** Verizon building rezone

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hi Katelynn,

I am opposed to ALL NEW DEVELOPMENT at 2424 Garden of the Gods Road. I live in Oak Valley Ranch and have already noticed an increase in traffic and local open space/park use in the past few years. Bringing more people to this part of town will increase traffic, block our natural views of GOG, increase crime, push wildlife out of their free-range area, and increase noise level. We choose to live here for the quiet, safe neighborhoods, good nearby trails and parks, and close proximity to Garden of the Gods. Development in this area will crush everything we moved here for. Please please please don't let this happen!

Sincerely,

Adrienne Enright

**PUBLIC COMMENTS**



**From:** Nate Agrimson <agrimson.adjusting@gmail.com>  
**Sent:** Sunday, October 4, 2020 7:14 PM  
**To:** Wintz, Katelynn A  
**Subject:** West side development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am opposed to ALL new development at 2424 garden of the gods, or on the west side.

Sent from my iPhone

**From:** crackergrw <paddythai78@gmail.com>  
**Sent:** Sunday, October 4, 2020 10:43 PM  
**To:** Wintz, Katelynn A  
**Subject:** Zone change at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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To whom it may concern,

I strongly oppose the zone change of 2424 Garden of the Gods Road. This proposed development will change the area for the worse and greatly decrease the value of the area - including our unique Garden of the Gods park. I grew up in Ireland where they have strict zoning laws to protect its natural beauty. This development will negatively affect one of Colorado's unique and most treasured natural areas. Additionally, this proposed development will affect our Mountain Shadows community's traffic, schooling, safety as well as wildlife. I implore you to reject this zonal change and keep this unique area as is.

Sincerely,

Graeme Watson

Mountain Shadows resident

**PUBLIC COMMENTS**

**From:** M Jaramillo <jaramillo.michelle@outlook.com>  
**Sent:** Sunday, October 4, 2020 9:34 PM  
**To:** Wintz, Katelynn A  
**Subject:** Zoning Change to 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi

I'm writing to express serious concern and opposition around the proposed zoning changes to the subject property.

I'm sure you've already heard most of the reasons to oppose this change and I want to further convey that I agree with those reasons, as stated below.

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a real challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.

**PUBLIC COMMENTS**

7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors with no proposal for increased infrastructure spending to address increased traffic in the area.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

If you would like further comment on such reason, please do reach out. I'd be happy to discuss this with you.

Personally, I love would to see my employer, AWS (Amazon Web Services) potentially consider this building. Granted, it may not be within the next 12 months but we are recruiting more and more people out of Colorado, especially in the Public Sector where I hold a position. Thank you for listening.

Thanks,

Michelle Jaramillo

Resident of the proposed area

Get [Outlook for iOS](#)

**From:** Shelli Brunswick <shellibrunswick@gmail.com>

**Sent:** Sunday, October 4, 2020 7:15 PM

**To:** Wintz, Katelynn A

**Subject:** Zoning Change

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms Wintz; I am writing to you to voice my objection to the request for zoning change for 2424 Garden of the Gods Road. My reasons for my objection are; -Gateway to Garden of the Gods Park - As we all know, the Garden of the Gods Park is the crown jewel of our local parks and tourist attractions. The main entrance into the park is along 30th Street which is primarily accessed from Garden of the Gods Road. The city should be considering how to create a proper gateway entrance to the park rather than considering a zoning change that will lead to the area being over developed which will take away from the natural beauty of the area. Protecting our local crown jewel should be a priority to the City. -Pedestrian & bicyclist safety along 30th Street - Allowing the zoning change will create greater population density in the area which will lead to more traffic accidents with pedestrians and cyclists along 30th Street. The section of 30th Street from Garden of the Gods Road all the way south to Colorado Avenue is too narrow for the current volume of traffic and is a major safety hazard for pedestrians near the Visitor's Center and even worse for those riding their bikes on this section of road. Additionally, increased traffic on Flying W Ranch Road will also create more risk for K-5 students crossing the street at Chipeta Elementary School. These are safety issues now and I urge those making the decisions on this development proposal to simply observe these areas now to see just how bad the risk is now for pedestrians and cyclists alike. Allowing more density at this site will lead to more pedestrian and bicycle accidents with automobiles. -Overall neighborhood safety if another evacuation were necessary - We all remember the Waldo Canyon Fire of 2012. The evacuation that occurred the day the fire came into Mountain Shadows created complete gridlock and only "by the grace of God" were there not more fatalities - if you recall, about 50% of the neighborhood had already been evacuated days before. Mountain Shadows only has 2 major arteries for evacuation (Centennial and 30th Street) and it was proven in 2012 that these roads already cannot handle the volume required to ensure the safety of our residents. -Potential negative impact to the Big Horn Sheep Habitat and other wildlife - 2424 Garden of the Gods Road is a parcel of land which is also part of the local Big Horn Sheep herd habitat. This herd is very unique to this immediate area and 2424 is right in the middle of their habitat. Since Big Horn Sheep do not migrate, allowing significant development within their current habitat will put the herd at risk. Additionally, this area is frequented by deer, bobcats, bear and mountain lions which will create more automobile vs animal accidents as well as force them to move to new areas. -Traffic Congestion - This intersection is already over utilized during rush hour every weekday and during the

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tourist season, (Memorial Day - Labor Day) the volume of traffic is significantly greater than what the intersection and 30th Street are built to handle. By adding residences, shops, and restaurants - this problem will be completely unmanageable. Sincerely, Shelli Brunswick

**From:** Evan and Heather Kittleman <the.kittlemans@gmail.com>  
**Sent:** Sunday, October 4, 2020 10:15 PM  
**To:** Wintz, Katelynn A  
**Subject:** Zoning change at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms. Wintz,

I'm writing to strongly oppose the zoning change at 2424 Garden of the Gods Road that would allow high rise affordable housing to be built there. One wonderful thing about our city is the beautiful landscape to the west. Please don't let that be ruined.

Sincerely,  
Heather Kittleman

**From:** Robert Smith <rsmith@axcelerated.com>  
**Sent:** Sunday, October 4, 2020 8:26 PM  
**To:** Wintz, Katelynn A  
**Subject:** Zoning change request 2424 Garden of the God Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms Wintz,

I am writing to you to voice my absolute objection to the request for zoning change requested for 2424 Garden of the Gods Road.

The following are my reasons.

I had read that the reason the developer might get the go ahead was because there was not enough opposition from the neighbors. That I cannot believe and hope it is not true. I would expect complete transparency and fairness to all concerned from our city officials with something as important as a zoning change of this magnitude that could have such a far reaching future impact on our neighborhoods and the surrounding area.

First of all, my objection is to the impact this will have as to increase in traffic on Garden of the God Road and 30th street. Both of those roadways already have way too much traffic and would

**PUBLIC COMMENTS**



not be able to manage a high density development in this area. The fact that a traffic study was performed is suspect to me. If it was performed Pre-Covid, I am sure the data would prove out the problem.. If it was during Covid then I would be extremely disappointed that the city would accept such a study. The data would not reflect nor support the true nature of current traffic loads. Regardless, for those of us who live up here and actually drive these corridors on a daily basis, we know all too well the current traffic jams that occur at various times of the week and the times of the day, as well as the frustration it causes.

On weekends, 30th street is already over crowded by people living in the NW area and those taking Garden of the God road, using this corridor to get to the west side access to Highway 24 as well as to Garden of the Gods Park. It currently is totally unmanageable as to reasonable traffic flow and safety. Those cyclists that are currently riding on 30th are put at a much higher risk right now. If you add a high density development , which would be allowed under this new zoning designation, and you end up over-developing the area, the safety of everyone including cyclists, pedestrians, motorcyclists and automobiles are all a a higher and unmeasurable increase in risk. Add more traffic to Centennial and Garden of the Gods Road and it will end up being really over crowded similar to Powers Blvd and that is unacceptable to those of us who have to drive it everyday and live here.

The Rocky Mountain Big Horn Sheep is to be protected and it is our responsibility as citizens of this city to respect their habitat, not squander it for the sake of a larger development. It is your responsibility as the representatives of our city to respect and protect their habitat as well. A zoning change of this type would threaten that very habitat that we are supposed to protect. We know it as neighbors as it is common sense what would happen to those beautiful creatures and they are our State animal. I doubt this City would ever want to sacrifice one of the habitat's of our State animal for the sake of real-estate development gone awry, because of this new zoning designation. This does not even take into account all the other wildlife that mixes in with them. Bobcats, deer, bear, rabbits, owls, and such are all part of our neighborhoods.

Our experience with the Waldo Canyon fire was something no one should have to go through, but we all did. The evacuation of the entire NW section of the city was not only unprecedented, it was extremely difficult and slow at best. It was a complete gridlock. There are only so many corridors out of these areas and with over 35,000 people that live in this NW area, adding more housing and development is NOT an acceptable solution. If a catastrophe happened like this again, which it could, would be devastating and everyone that lives in our neighborhood,already knows this. I would be shocked that our City officials are not considering this major issue. Our safety of our families, our neighbors and those who live up here should come first, not just the will of more development. Development is important to our City economy but not at the expense of entire neighborhoods that could not sustain it, nor absorb the impact.

In closing, I am most confident that if the City of Colorado Springs did an authentic and valid poll of the neighbors in this area, you would find little support for this zoning change request. I am under the impression that the City is trying to get this zoning change through without asking the hard questions and the asking the REAL opinions of the neighborhood. I hope this is not true, but if you really read the comments on Next Door and the letters you have received, those represent only the tip of the proverbial iceberg in how most of the neighbors really feel about this zoning change. Please take the time and do a proper survey.

I hope you take my input and the input you have received from everyone with the fair spirit in which it is delivered, the respect in which it deserves and the seriousness in which it impacts our lives.

Thank you,

Robert Smith

It is the single access from the north to Garden of the Gods Park, our

--

Robert C. Smith

CEO



Colorado Springs Office:  
6660 Delmonico Drive, Suite 249  
Colorado Springs, CO 80919  
719.338.4211

Denver Office:  
7887 Belleview Avenue, Suite 1100  
Denver, CO 80111  
303.357.0595

[rsmith@Axcelerated.com](mailto:rsmith@Axcelerated.com)

[www.Axcelerated.com](http://www.Axcelerated.com)

**From:** Brooke Sedlacek <brookels1821@gmail.com>  
**Sent:** Sunday, October 4, 2020 9:37 PM  
**To:** Wintz, Katelynn A  
**Subject:** Zoning changes and housing in Colorado Springs near garden of the gods...

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I oppose the zoning changes and plans to build multi-family housing units at 2424 Garden of the Gods Rd  
Reason:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Sent from my iPhone

**From:** Lauren Sloan <laurensloanco@hotmail.com>  
**Sent:** Sunday, October 4, 2020 10:25 PM  
**To:** Wintz, Katelynn A  
**Subject:** opposed to multi-family housing being permitted at 2424 Garden of God's Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Please tell our city government that this is not in the best interest of the city. I object to change of zoning.

Thank you for passing on my views to our elected representatives.

**From:** Linda Sorensen <linda@soren5.com>  
**Sent:** Sunday, October 4, 2020 6:02 PM  
**To:** Wintz, Katelynn A  
**Subject:** proposed development Mountain Shadows

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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"I oppose all new development at 2424 Garden of the Gods Road."

*Linda Sorensen  
2435 Rossmere Street  
Colorado Springs, CO 80919*

**From:** Leigh Jordan Fanning <fanninglj@gmail.com>  
**Sent:** Sunday, October 4, 2020 6:50 PM  
**To:** Wintz, Katelynn A  
**Subject:** re: 2424 Garden of the Gods Road - Opposition to development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

As a resident of the Pikes Peak region for over 30 years, I am writing to express my strong opposition to all new development at 2424 Garden of the Gods Road. I am particularly concerned about the proposed multi-family units that are being proposed, due to several issues:

1. This high-density housing does not fit into the area and natural beauty of this stretch of land within our city;
2. The traffic implications of having this high density housing will be detrimental to an already busy intersection, and the traffic study was conducted during COVID-19 when residents were confined to home and prior to tourist season;
3. Already overcrowded schools within this area will be extremely challenged; and
4. The bighorn sheep will not have access to their free-range area.

With the Garden of the Gods as our city's crown jewel, we as a community can do much better than approving a high density housing development as the northern bookend of this scenic stretch.

**PUBLIC COMMENTS**

Thank you for your consideration.

Respectfully,

Leigh Fanning



**From:** RaeLee Smith <raeadele@yahoo.com>  
**Sent:** Sunday, October 4, 2020 8:59 AM  
**To:** Wintz, Katelynn A  
**Subject:** !!NO to 2424 Garden of the Gods Rd!!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am vehemently opposed to ALL new development at 2424 Garden of the Gods Road.

This is not ok!

Sincerely,  
RaeLee Smith

**From:** Jeffrey Dew <jefdew@gmail.com>

**Sent:** Sunday, October 4, 2020 4:03 PM

**To:** Wintz, Katelynn A

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I oppose all new development at 2424 Garden of the Gods Road.

Regards,

Jeff Dew

**From:** Jenny Hall <ijenhall@gmail.com>

**Sent:** Sunday, October 4, 2020 1:41 PM

**To:** Wintz, Katelynn A

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

I am opposed to ALL NEW development at 2424 Garden of the Gods Rd.

The reasons submitted are:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.

**PUBLIC COMMENTS**

10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.

11. The already overcrowded schools in this area will be challenged.

12. Noise levels will increase.

13. The roofs will be 70' off of the road surface blocking the views.

I will also attend the virtual meeting to stand behind my concerns and opposition to this proposal.

Jenn Hall

**From:** Cava Villven <cavavillven@gmail.com>

**Sent:** Sunday, October 4, 2020 12:30 PM

**To:** Wintz, Katelynn A

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello,

I oppose the zoning changes and plans to build multi-family housing units at 2424 Garden of the Gods Rd.

It is so ridiculous that this is being allowed. Residents are sick of the over crowding already. Why make the situation worse. Go some place else.

These developers cram as much in to open space as possible as then head off to homes where they live “away from it all” and have quiet gated communities or acres of land.

**PUBLIC COMMENTS**

**From:** Karen Banovich <kareelouee@gmail.com>

**Sent:** Sunday, October 4, 2020 12:19 PM

**To:** Wintz, Katelynn A

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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From: Karen Banovich <[kareelouee@gmail.com](mailto:kareelouee@gmail.com)>

To: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)

Cc:

Bcc:

Date: Sun, 4 Oct 2020 10:59:32 -0600

Subject: I object to proposed development at 2424 GOG Road

Ms. Wintz:

I strongly oppose the proposed multi-family residential development at Garden of the Gods and 30th Ave.

The Mountain Shadows community cannot sustain a 200% increase in population to this area. Such a development would have an adverse impact on traffic, roads, schools, the environment as well as the social construct of this long- standing community.

**PUBLIC COMMENTS**

In addition, the traffic and environmental studies (if this vulnerable local environment was even considered) performed are invalid due to them being performed during atypical volume patterns. Obviously, any studies must be performed during typical human volume patterns in order to be valid.

Please put an immediate halt to approval for this inappropriate project.

Sincerely,

Karen Banovich

(719)244-1627

**From:** Linda Blado <liblado@yahoo.com>  
**Sent:** Sunday, October 4, 2020 4:29 PM  
**To:** Wintz, Katelynn A

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In regards to the new development of multi-family dwellings off Flying W , I absolutely reject to this project! I am a homeowner in my the area.

Linda Blado

Sent from my iPhone



**From:** Jennifer Moline <jennifer.moline@gmail.com>  
**Sent:** Sunday, October 4, 2020 12:02 PM  
**To:** Wintz, Katelynn A  
**Cc:** Avila, Yolanda; Gaebler, Jill; dgeislinger@coloradosprings.gov; Knight, Don; Murray, Bill; Pico, Andy; Skorman, Richard; tstrand@coloradosprings.gov; Williams, Wayne  
**Subject:** 2424 GOG REdevelopment / zoning changes

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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## Re: 2424 GOG Redevelopment

Dear Ms.Wintz: I want to highlight a few points the city needs to consider before granting any zoning changes to 2424 GOG Redevelopment.

- The proposal is so sweeping it would involve abandoning the master plan for Mountain Shadows in its entirety, not simply making an amendment as stated in the application form.
- Traffic on Garden of the Gods Road can be a problem during the week. The traffic survey notes that it was done during Covid 19 and may not be accurate.
- There is no undeveloped land in the area for infrastructure improvements. The redevelopment would involve a large increase in the population. Schools, parks, fire protection, etc. has not been addressed.
- Last but not least the eventual build out could involve up to 3,750 multi-family housing units. Assuming a conservative estimate of 2 individuals per unit the redevelopment would involve adding 7,000 additional residents. Per the city's own website, the entire current population of Mountain Shadows is only 2,695. The current redevelopment plan would increase the population of the neighborhood by more than 250% MOUNTAIN SHADOWS Area: 2.059 square miles Population: 2,695 Population density: Mountain Shadows: 1,309 people per square mile Read more: <http://www.city-data.com/neighborhood/Mountain-Shadows-Colorado-Springs-CO.html>

**PUBLIC COMMENTS**

*Would any of the citizens in Mountain Shadows or nearby neighborhoods benefit from this? Would the historic Garden of the Gods Park or Glen Eyrie Castle benefit from this?*

I am opposed to the current request for rezoning.

***Jennifer Moline***

Pinecliff Resident

(At Garden of the Gods and I-25)

**From:** Kim Reading <kjreading@gmail.com>  
**Sent:** Sunday, October 4, 2020 7:28 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GOG Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I oppose the new development proposed for 2424 GOG Rd. I live in the nearby Pinon Valley neighborhood. Here are the reasons I oppose this:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
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11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Sincerely,  
Kim

Sent from my iPhone

**From:** CenturyLink Customer <bboes00@q.com>  
**Sent:** Sunday, October 4, 2020 11:24 AM  
**To:** Wintz, Katelynn A  
**Cc:** jsuthers@springs.gov; Council Members - DO NOT USE - OLD GROUP  
**Subject:** 2424 GOG Redevelopment

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Katelynn,

I would like to make my voice heard on the granting of zoning changes.

- The traffic on GOG road is already a problem. We are in the middle of Covid and it is not normal levels, if will be much worse once our city is back to work. By adding on to that we are asking for a commute nightmare.
- It concerns me that this project is so big that it would entirely abandon the master plan for Mountain Shadows.
- I see very little undeveloped land in the area for infrastructure improvements. The redevelopment would involve a very large increase in the population. Our roads, parks schools etc. will be impacted by this development. Not to mention the nightmare that we all endured during the Waldo canyon fire. This redevelopment would place many in a high risk wildfire interface with much greater housing density.

When is the city going to stop the rampant developing and think about those of us that already live here?

I am opposed to the request for rezoning.

**PUBLIC COMMENTS**

Barbara Boese

**From:** x <papasweeney@gmail.com>  
**Sent:** Sunday, October 4, 2020 8:11 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GOG Redevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

I was recently made aware of the redevelopment of the 2424 GOG facility.

- 1) I didn't see any signs, billboards, notices stating that this area was slated for rezoning, going from business to residential.
- 2) I wasn't invited to any planning meetings, discussions or gatherings by any type of media, phone, zoom etc.
- 3) The fact that this "study" was done during Covid is NO EXCUSE to NOT INFORM the Mountain Shadows community at large.
- 4) I have seen no studies as to any new resources, necessary to facilitate and meet the needs of this community.
- 5) What type of housing is considered at 2424 GOG? High rise? Single family townhomes? Condos? Retirement community? Section 8? Low income housing? A mix of any of the above?
- 6) The residences of Popes Bluff have had their views eroded away over the years with such structures as Grand Centennial and now the units across the road near the Alliance Church.

I'm NOT in FAVOR of this development as great care was taken to put the current structure at 2424 GOG after input from the Mountain Shadows community back in the late 80's and early 90's. The homes that back up to the 2424 GOG facility have had their share of disturbances from various tenants on the north west side of this facility.

**PUBLIC COMMENTS**

Thank you,

Herb Sweeney

**From:** Rachel Bolenbaugh <rachel@bolenbaugh.net>  
**Sent:** Sunday, October 4, 2020 5:43 PM  
**To:** Wintz, Katelynn A; Suthers, John; Council Members - DO NOT USE - OLD GROUP  
**Subject:** 2424 GOG Redevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Katelynn,

I just want to make a few points the city needs to consider before granting any zoning changes.

- The proposal is so sweeping it would involve abandoning the master plan for Mountain Shadows in its entirety, not simply making an amendment as stated in the application form.
- Traffic on Garden of the Gods Road can be a problem during the week. The traffic survey notes that it was done during Covid 19 and may not be accurate.
- There is no undeveloped land in the area for infrastructure improvements. The redevelopment would involve a large increase in the population. Schools, parks, fire protection, etc. has not been addressed.
- Last but not least the eventual build out could involve up to 3,750 multi-family housing units. Assuming a conservative estimate of 2 individuals per unit the redevelopment would involve adding 7,000 additional residents. Per the city's own website, the entire current population of Mountain Shadows is only 2,695. The current redevelopment plan would increase the population of the neighborhood by more than 250%

MOUNTAIN SHADOWS Area: 2.059 square miles Population: 2,695 Population density:  
Mountain Shadows: 1,309 people per square mile  
Read more: <http://www.city-data.com/neighborhood/Mountain-Shadows-Colorado-Springs-CO.html>

I am opposed to the current request for rezoning.

Regards,

Rachel Bolenbaugh



**From:** jcbdmclure <jcbdmclure@comcast.net>

**Sent:** Sunday, October 4, 2020 12:26 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 GOG proposed development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello Katelynn,

I am opposed to the new development proposed at 2424 Garden of the Gods Rd. My main concern would be the population density that the developer intends to build on this piece of land. Traffic would put wildlife/pedestrians and bicyclists at a higher safety risk. I also feel that crime would be greatly increased due to this development. I grew up on the Northwest side of town and would love to keep nature the focal point instead of turning it into an overpopulated corridor like we see on the Northeast side of town.

Thanks so much,

Jason J. McClure

2573 Hot Springs Ct

Colo Spgs, CO 80919

**PUBLIC COMMENTS**

Sent from my Verizon, Samsung Galaxy smartphone

**PUBLIC COMMENTS**

**From:** marty kelch <martykelch@yahoo.com>  
**Sent:** Sunday, October 4, 2020 2:24 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GOG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms Wintz,

I writing to you to voice my objection to the proposed zoning changes at 2424 Garden of the Gods.

The more I learn about this, the stronger I oppose it. I've learned that only residents within 1000 feet were notified. That seems hardly transparent. So, we have taken it upon ourselves to get the other neighbors informed as best we all could in the very short timeframe we are allotted.

I'm sure you recognize the residents concerns; increased traffic, crime, overcrowded schools and parks, loss of wildlife habitat, obstructed views, etc.

I've spent my weekend going door to door delivering information. What else can we as residents do to stop this rezoning? Present signed petitions?

Regards,  
Marty Jennings  
4970 Braeburn Way  
80919

Sent from my iPhone

**From:** Justin Kelch <jkelch99@yahoo.com>  
**Sent:** Sunday, October 4, 2020 4:46 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GOG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms. Wintz,

I am writing again to voice my objections to the proposed rezoning of 2424 Garden of the Gods. Several volunteers have been going door to door to present the information about the rezoning. It appears that many neighbors in the immediate area are unaware of the rezoning. Also, I have yet to speak to a neighbor that is in favor of the rezoning. This feels extremely non transparent. Will a new traffic study be conducted? Will the views of the impacted neighborhoods have a say in this?

Thanks,

Justin Kelch  
4945 Braeburn Way  
Colorado Springs, CO 80919

Sent from [Mail](#) for Windows 10

**From:** Robbie Stumm <robbiestumm@yahoo.com>  
**Sent:** Sunday, October 4, 2020 3:34 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden Of The Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Katelyn,

My husband and I live off of Flying W. and Wilson and are extremely concerned over the rezoning and development proposal for this address.

The impact that will occur if this were to be done would be disastrous on many fronts.

Traffic, wildlife (i.e. Big Horn sheep for one), schools, crime, destroying the drive to destination of Garden of the Gods, Navigators, Glen Eyrie. This is terribly troubling to all of us.

We are adamantly opposed! Our tax dollars matter!

Robbie Stumm  
2425 Green Valley Heights  
Sent from my iPad

**From:** Echo Broge <ecko1107@gmail.com>

**Sent:** Sunday, October 4, 2020 2:09 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am writing to oppose the new proposed rezoning of this property of the Verizon building at 2424 garden of the gods. I am concerned with how the proposal wants to build more residential units with out considering the full impact. Our area of town has already seen an increase in crime with little to no police response. The study of where to send the families kids need to be studied how it will impact the population of the schools. The overall road conditions are already poorly up kept. I believe this is more harmful than the known outcome. Please reconsider your decision.

Thanks,

Ken and Echo Broge

Residents of the Pinecliff neighborhood

**From:** Chris Dorsett <chrisd.mobile@gmail.com>  
**Sent:** Sunday, October 4, 2020 4:01 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn ,

I am opposed to ALL NEW development at 2424 Garden of the Gods Rd.

I live in Mtn shadows and commute down Flying W to 30th and along 30th to Colorado Ave and have loved the nice mellow commute. I ride my bike many days and the proposed building of multi family homes at this location will be a very dangerous increase in traffic. In addition, Flying W is a route for many cyclists on the weekend.

I have been commuting on my bicycle for 23 years and the increase in traffic in the city has made it quite a challenge. Many drivers are not aware of the laws to keep 3' distance and I have had numerous close calls and have been clipped twice despite my flashing head and tail lights.

I do not like the idea of increasing traffic in this area of town.

Please reconsider and stop the progress.

Chris Dorsett

**From:** Becky Gabriell <beka410@aol.com>  
**Sent:** Sunday, October 4, 2020 2:25 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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This is to inform you that I am opposed to ANY NEW development at 2424 Garden of the Gods Road.

Rebecca Gabriell  
2445 Brogans Bluff Dr  
Colorado Springs, CO 80919





**From:** Sheryl Botts <shebot@comcast.net>  
**Sent:** Sunday, October 4, 2020 1:28 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 Ms. Wintz,

After reading many of the opposition emails regarding the proposed new development at 2424 Garden of the Gods Rd, I am opposed to ALL NEW development at 2424 Garden of the Gods Rd. I find many of the city's actions and the proposed development to be against the welfare of the Mountain Shadows community.

Sincerely,

Sheryl Botts  
1755 Manning Way  
Mountain Shadows

Sent from my iPad

**From:** DBarry <dc.barry@comcast.net>  
**Sent:** Sunday, October 4, 2020 12:11 PM  
**To:** Wintz, Katelynn A  
**Subject:** rezoning request of Verizon property at 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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"I am opposed to ALL NEW development at 2424 Garden of the Gods Rd."  
In addition to other concerns, we are constantly told there isn't enough water----so where is it going to come from to support all these new homes?  
Diane Barry

**From:** Steve Kelly <skelly6265@yahoo.com>

**Sent:** Sunday, October 4, 2020 12:28 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 Ms Wintz,

I am opposed to all new development at 2424 Garden of the Gods Rd. I think it will lead to even greater development and a resulting increase in traffic and a reduction in safety. This high density housing doesn't fit in with the current theme of our area.

Thank you,  
Steve Kelly

6265 Moccasin Pass Ct

**From:** Hannah Bressler <HannahBressler@elpasoco.com>  
**Sent:** Sunday, October 4, 2020 8:38 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 am opposed to all new development at 2424 Garden of the God Road.

Sent from my iPhone

**From:** Doug Shields <shieldsdoug23@yahoo.com>  
**Sent:** Sunday, October 4, 2020 1:57 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am opposed to all new development at 2424 Garden of the Gods Rd.

Thank you,

Doug and Paula Shields

Sent from my iPad

**From:** Jeff Jennings <jeffj5754@yahoo.com>  
**Sent:** Sunday, October 4, 2020 2:43 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To all whom this concerns,

I am opposed to the zoning changes proposed to the property at the corner of 30th street and GOG Road.

The multi family units in the plan will cause hardships for my family and myself.

For example, traffic congestion, overuse of nearby parks, school overcrowding, and the possibility of an eyesore in my neighborhood.

Thanks for allowing me the chance to contact you.

Jeff Jennings  
4970 Braeburn Way  
80919  
Sent from my iPhone

**From:** SCOTTI KASSNER <scottikassner@comcast.net>  
**Sent:** Sunday, October 4, 2020 3:01 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road - Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 am opposed to the new development plans at this address. 572 residential units with the possibility of future additions is going to create traffic issues and unmanageable school crowding. We also do not have adequate resources on the West side to sustain this growth.

I realize that we need additional housing in the Springs and if the proposed development was single family residences that would blend into the existing neighborhood I would not be opposed.

Thank you,

Scotti Kassner

2355 Rossmere St.

**PUBLIC COMMENTS**

**From:** Susan Broz IMAP <slbroz@comcast.net>  
**Sent:** Sunday, October 4, 2020 4:13 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

As a resident of Parkside at Mountain Shadows, I oppose all new development at 2424 Garden of the Gods Road.

It seems ludicrous to me that a developer can purchase a property, fully knowing the existing zoning and master plan for an area, then demand that the plans be changed to suit his wishes. The demand that the developer has presented completely changes the master plan of Mountain Shadows. That's why I refer to it as a demand. It is not an amendment to existing zoning rules.

I am a cyclist and navigate the intersection of Flying W and Thirtieth Street several times a week. It's dicey now and I cannot imagine how it will be with the increase in population. As you know, the traffic study was done during the height of the COVID lockdown. During the lockdown, there was far less traffic than there is now, so I would negate the validity of this traffic study.

The area is a wildlife corridor. What impact will this development have upon this?

What considerations have been made to insure that school systems and other infrastructure can accommodate such an increase in population? We already pay a mil levy override for district 11. Frankly, school district 11 currently gets enough of my money.

I moved to Mountain Shadows from central Colorado Springs as I wished a more peaceful and quiet environment. We do just fine over here without huge shopping centers and big box stores. Please do not allow this area to become the travesty that the Powers corridor has become.

Susan and Charles Broz  
5617 Majestic Dr.  
Colorado Springs, CO 80919

**PUBLIC COMMENTS**



**From:** Marla Twardowski <Marlat@t2tmail.com>  
**Sent:** Sunday, October 4, 2020 9:16 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road Rezoning

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I strongly object to the rezoning of 2424 Garden of the Gods Road for several reasons. I would have sent my objections in earlier but I was not notified of this rezoning effort.

The traffic on N 30<sup>th</sup> Street, Garden of the Gods Road and Flying W is already maxed, congested and I consider it a dangerous road. The traffic study was taken during the pandemic when most people were staying home and tourist traffic was at an all-time low. I am concerned for pedestrian and cyclist's safety with this increased traffic. The noise level will increase to an unacceptable level for the surrounding neighborhoods. The buildings are too tall and will block the view corridor. The high density housing does not reflect the tone and theme of the surrounding neighborhoods. There is no open space/recreational space planned in this development. The parks in this area are already overcrowded. This will impact the big horn sheep negatively. This development will negatively impact the school district which is already facing overcrowding. How are the school districts to deal with this overcrowding, particularly during the pandemic.

I strongly oppose this rezoning effort.

Marla Twardowski  
719-593-7805 Home  
719-338-1726 Cell

3312 Bishop Pine Point  
Colorado Springs, CO 80904

**From:** Elizabeth Bond <elizbond970@hotmail.com>

**Sent:** Sunday, October 4, 2020 4:44 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

I am a resident home owner in the Mountain Shadows neighborhood.

I walk or drive past the 2424 Garden of the Gods land area several times every day.

The proposed development will destroy the natural beauty and serenity of this unique area,;already there has been too much construction along 30th Street in that vicinity.

There is not sufficient infrastructure to support further development, and the overcrowding that would ensue.

I oppose all new development at 2424 Garden of the Gods Road.

Sincerely,

Elizabeth Bond

**PUBLIC COMMENTS**

719 426 0368

**PUBLIC COMMENTS**

**From:** Richard Bond <robond@mac.com>  
**Sent:** Sunday, October 4, 2020 4:28 PM  
**To:** Wintz, Katelynn A  
**Cc:** Elizabeth Bond; Emily Bond  
**Subject:** 2424 Garden of the Gods Road  
**Attachments:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Dan K <dan\_k154@yahoo.com>  
**Sent:** Sunday, October 4, 2020 3:43 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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[I oppose all new development at 2424 Garden of the Gods Road.](#)

Resident Chelsea Glenn

Dan Krawczyk

**From:** DEBORAH J BRUCE <DeborahJ\_51@msn.com>

**Sent:** Sunday, October 4, 2020 4:20 AM

**To:** Wintz, Katelynn A

**Cc:** DEBORAH J BRUCE

**Subject:** 2424 Garden of the Gods Road

**Importance:** High

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am a resident in the area near Garden of the Gods and Centennial, off of Chesham Circle near this proposed redevelopment and zoning change. I am a native of Colorado Springs and have seen many changes in our city. This proposed development will destroy so much of what, we on the west side, cherish, with some of the reasons listed below. I am totally OPPOSED to this change and development for the following reasons:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.

**PUBLIC COMMENTS**

6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Deborah Bruce

Deborahj\_51@msn.com

Learning to live in the present moment is part of the path of joy...

**From:** Jeanine Evans <dandjinteriors@comcast.net>  
**Sent:** Sunday, October 4, 2020 5:20 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn Wintz,

We are opposed to any changes proposed in the development at 2424 Garden of the Gods.

My husband and I have lived on Granby Circle for the past 15 years. In that time we have seen the volume of traffic and the speed of traffic increase.

30<sup>th</sup> Street is like a raceway already. If the development were to take place this problem would only grow.

We have always enjoyed the views on the West side. This tall development would be an eyesore to the area.

The Waldo Canyon fire displaced the wildlife we have in the area. This development would have a negative impact on our wildlife.

We choose to live on the West side because we don't want the feeling we get when we drive to the East side of town.

The developer sees dollar signs as this is their business but they do not live in the neighborhood.

The entire neighborhood would change – the things we like would go away and the things we do not like would invade our space.

Please consider people's lives when making a decision on this matter.

Jeanine & Dave Evans



**From:** Bruce Barrell <coirondad@gmail.com>  
**Sent:** Sunday, October 4, 2020 5:37 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hi Katelyn,

I strongly oppose any plan to construct high-density housing anywhere in the area of the former MCI/Verizon property at the west end of Garden of the Gods.

The explosion of housing development in the Springs in recent years, up to the present, is WAY out of control.... it's too much, and is ushering in a far lower standard of living for the overall community.

Things here are nowhere near as nice as they were when we first moved here years ago. The direction the Springs has been on for years now is a steady, negative decline. Further development, further crowding, is NOT a good thing. What do we want the Springs to be like in the years ahead?? NOT THIS.

Please!!!

**PUBLIC COMMENTS**

Sincerely,

Bruce Barrell

719 502 9504

[coirondad@gmail.com](mailto:coirondad@gmail.com)

**From:** Molly Ackerman <mollyackerman1@gmail.com>  
**Sent:** Sunday, October 4, 2020 6:23 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I do not agree with the planned development at 2424 Garden of the Gods Road. That is an absolutely terrible idea that will cause a significant amount of traffic and overcrowding.

Sent from my iPhone

**From:** James Baumgartner <baumgartner.james@gmail.com>  
**Sent:** Sunday, October 4, 2020 5:12 PM  
**To:** Wintz, Katelynn A; Knight, Don  
**Subject:** 2424 Garden of the Gods rezoning request.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms Wintz/Councilman Knight,

I am writing to you to voice my objection to the request for zoning change for 2424 Garden of the Gods Road. My reasons for my objection are

Gateway to Garden of the Gods Park - As we all know, the Garden of the Gods Park is the crown jewel of our local parks and tourist attractions. The main entrance into the park is along 30th Street which is primarily accessed from Garden of the Gods Road. The city should be considering how to create a proper gateway entrance to the park rather than considering a zoning change that will lead to the area being over developed which will take away from the natural beauty of the area. Protecting our local crown jewel should be a priority to the City.

-Pedestrian & bicyclist safety along 30th Street - Allowing the zoning change will create greater population density in the area which will lead to more traffic accidents with pedestrians and cyclists along 30th Street. The section of 30th Street from Garden of the Gods Road all the way south to Colorado Avenue is too narrow for the current volume of traffic and is a major safety hazard for pedestrians near the Visitor's Center and even worse for those riding their bikes on this section of road. Additionally, increased traffic on Flying W Ranch Road will also create more risk for K-5 students crossing the street at Chipeta Elementary School. These are safety issues now and I urge those making the decisions on this development proposal to simply observe these areas now to see just how bad the risk is now for pedestrians and cyclists alike. Allowing more density at this site will lead to more pedestrian and bicycle accidents with automobiles.

Overall neighborhood safety if another evacuation were necessary - We all remember the Waldo Canyon Fire of 2012. The evacuation that occurred the day the fire came into Mountain Shadows

**PUBLIC COMMENTS**

created complete gridlock and only "by the grace of God" were there not more fatalities - if you recall, about 50% of the neighborhood had already been evacuated days before. Mountain Shadows only has 2 major arteries for evacuation (Centennial and 30th Street) and it was proven in 2012 that these roads already cannot handle the volume required to ensure the safety of our residents.

-Potential negative impact to the Big Horn Sheep Habitat and other wildlife - 2424 Garden of the Gods Road is a parcel of land which is also part of the local Big Horn Sheep herd habitat. This herd is very unique to this immediate area and 2424 is right in the middle of their habitat. Since Big Horn Sheep do not migrate, allowing significant development within their current habitat will put the herd at risk. Additionally, this area is frequented by deer, bobcats, bear and mountain lions which will create more automobile vs animal accidents as well as force them to move to new areas.

-Traffic Congestion - This intersection is already over utilized during rush hour every weekday and during the tourist season, (Memorial Day - Labor Day) the volume of traffic is significantly greater than what the intersection and 30th Street are built to handle. Not to mention the traffic study that was used was done during the height of the COVID-19 lockdown. Absolutely not an accurate picture of the traffic. Which was done by design. By adding residences, shops, and restaurants - this problem will be completely unmanageable. Lastly - the current owner of this building has proven they are not interested in being good neighbors. They have received many complaints about the noise their ventilation system creates, simply responding that they are within the noise limits set forth by the city. As a large building owner within a residential neighborhood, the proper response should be to try and determine a solution...or at least make us think they considered one. The previous owner of this building and parcel was a "good neighbor", they worked with MSCA to enhance our neighborhood and they supported us greatly after the Waldo Canyon Fire. I am not opposed to development, but I am opposed to giving a commercial landowner in an urban environment "carte blanche" to do whatever they like.

Sincerely

James Baumgartner

**From:** RALPH & JOYCE PRECORD <rprecord@comcast.net>  
**Sent:** Sunday, October 4, 2020 9:58 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Katelyn,

I am opposed to the re-zoning of 2424 Garden of the Gods Rd.

This will bring down our property values and bring more crime and traffic into our neighborhood. Our area and roads are not capable of handling this volume of traffic. In the case of an evacuation, such as a fire etc. this could be detrimental. During the evacuation of the Waldo fire, we waited hours in traffic to get out of the area.

**PUBLIC COMMENTS**

Please do not approve this plan!

Thank you,

Ralph R. Precord

**From:** julie@juliemalfitano.com  
**Sent:** Sunday, October 4, 2020 4:23 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

It has come to my attention that there are plans underway to develop this property right behind my home with apartments and other possible retail establishments. Let me make myself perfectly clear, this would be disastrous to this beautiful part of Colorado Springs. Number one it would be terribly detrimental to the area wildlife including a beautiful herd of big horned sheep that live in this area. This development would hugely impact them as well as the residents of this area. Secondly, the traffic problems it would cause would be astronomical! This area cannot sustain that kind of irresponsible development by our city planners. I urge you to reject this terrible plan and keep the zoning for this area as it is. Finally, this area must be preserved to maintain the beauty and wildlife of our community.

Concerned Resident,

Julie Malfitano  
2550 Ramsgate Terrace,  
COS 80919

**PUBLIC COMMENTS**



**From:** Teresa McMullin <teresa.mcmullin@gmail.com>

**Sent:** Sunday, October 4, 2020 12:06 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 GoG Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Katelynn,

I am highly opposed to the proposed development at 2424 GoG Rd. Traffic is bad enough there in non-Covid times, and they want to add potentially another 2400 living units? How are the roads to accomodate the extra people should there be another evacuation as with the Waldo Canyon Fire?

Teresa McMullin

**From:** Deborah Dirscherl <debdir@msn.com>  
**Sent:** Sunday, October 4, 2020 1:45 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W. Garden of the Gods Development CPC MP 06-00065-A1MJ20, CPC ZC 20-00127, CPC SP 20-00128

**Importance:** High

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz:

I strongly object to this proposed master plan amendment/zone change/future development. As a 35-year resident of Mountain Shadows, I have seen many changes, most of which have been beneficial to preserving this quiet, beautiful community. I believe the building of multi-family units, or any building on this particular site, would cause many traffic issues as well as deplete the neighborhood of natural open space and wildlife.

First of all, I want to go on record that we never received any Notice to this proposed rezoning; I just recently heard about it on NextDoor. This neighborhood has always been proactive in addressing issues that may affect our homes and community. I have been active in the Mountain Shadows Community Association as well as a volunteer at Chipeta Elementary and Colorado Springs Together. My husband and I have planted trees on the Castle Concrete scar to facilitate growth from the quarry. We have seen the grade school built, our community park built and upgrades to it after the fire. We have

**PUBLIC COMMENTS**

enjoyed the wildlife and peacefulness of our neighborhood and have chosen not to relocate from this unique location.

When we moved here in 1985 it was a community of young families. As children aged, as well as parents, the demographic changed somewhat and in recent years there has been a resurgence of young families, which we love. All the elementary school aged children in this area walk to school as no bus service is provided. There are many young children who reside in the condos on 30<sup>th</sup> street, across from the proposed rezoning site, who also walk to school. Flying W Ranch Road, 30<sup>th</sup> Street and Garden of the Gods Road are heavily traveled by vehicles and adding more families will only increase that traffic. Additional traffic will also create more noise and pollution, affecting our precious wildlife.

Please allow us to preserve our peaceful, beautiful neighborhood by not granting such proposal.

Respectfully,

Deborah L. Dirscherl

**From:** Chuck Kostecka <chuck.kostecka@gmail.com>  
**Sent:** Sunday, October 4, 2020 3:42 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W. Garden of the Gods Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 Day,

We have lived in Colorado Springs since the late 70's and moved from Holland Park to Mountain Shadows in 1995. Part of my family's selection of Mountain Shadows was the contents of the master plan for the community. My wife and I are very much opposed to any amendment of this plan.

Our residence is 1/2 block off of 30th street. In the past 25 years, traffic on 30th has greatly increased in volume and with that, an increase in reckless driving, making turning onto 30th challenging from Centauri, Champaign and Flying W. Garden of the Gods Road from Nevada to Centennial can be gridlocked during rush hour which impacts emergency vehicles coming from CSFD Station 9. Any large, multi-family development on the 2424 property would exacerbate these problems.

Respectfully,

Charles & Rolene Kostecka  
4680 Centauri Road

Sent from my iPad

**From:** Erica Chavira <erica.chavira21@icloud.com>  
**Sent:** Sunday, October 4, 2020 3:15 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 garden of the gods road.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 name is Erica and I am very much against the development of properties in the area of 2424 garden of the gods road. Thank you!

Sent from my iPhone

**From:** Joel Binford <binford.joel@gmail.com>

**Sent:** Sunday, October 4, 2020 2:36 PM

**To:** Wintz, Katelynn A

**Subject:** 2424

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

I oppose all new development at 2424 Garden of the Gods Road.

Thanks.

**From:** singer2075@yahoo.com  
**Sent:** Sunday, October 4, 2020 5:17 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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!

This zoning change is a terrible idea. The traffic is already too much for that road. And the loss of wildlife will be terrible. There is already too much noise . I hope you will reconsider this change. Sarah Mullennix

Sent from my iPhone

**From:** Polly Dunn <pollydunn@me.com>  
**Sent:** Sunday, October 4, 2020 11:52 AM  
**To:** Wintz, Katelynn A  
**Subject:** 30th street project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Other

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!

Please reconsider.....We are residents, we lost our home in Waldo. This neighborhood is too special to be RUINED by so many residences.

Doing something creative, fun, special, to Verizon Building??? We'd go with that.....a great way to use something that is already there.

Polly Dunn  
598-5565



**From:** Anita Sickels <ajsickels@yahoo.com>  
**Sent:** Sunday, October 4, 2020 4:58 PM  
**To:** Wintz, Katelynn A  
**Subject:** Anita Sickels

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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!

I am sending this email to strongly oppose the rezoning proposal for 2424 W. Garden of the Gods. This area services as a home for Big Horn Sheep whose habit would be irreversibly adversely impacted by a densely populated housing complex. In addition the fragile ecosystem trying to recover would be destroyed by a construction. This area has a mountainous soil with a history of torrential runoff that could worsen with destruction of native mountain shrubs that stabilize the soil, helping to control erosion. Lastly, the development of this area that serves as a gateway to Garden of the Gods is continuing our recent tradition of spoiling the natural beauty of Colorado Springs to line the pockets of greedy developers who don't care about the long term impact on our communities. Stand up for what is RIGHT. Vote No.

Sincerely,  
Anita Sickels  
2740 Fieldstone Road  
Colorado Springs, CO 80919

Sent from my iPad

**PUBLIC COMMENTS**

**From:** Kayti Christian <kaytichristian@gmail.com>

**Sent:** Sunday, October 4, 2020 1:18 PM

**To:** Wintz, Katelynn A

**Subject:** Concern for new building project

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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,

The city is approved in the first phase of planning a 45 foot, 3000 unite apartment complex at the Verizon building near Mountain Shadow Open Space. I'm writing to express concern and oppose this building project because of increased traffic, crime rates, obstructed views, and the affected wildlife.

Thanks,

Kayti Christian

**From:** Katie Fairhurst <kefairhurst1968@gmail.com>  
**Sent:** Sunday, October 4, 2020 1:09 PM  
**To:** Wintz, Katelynn A  
**Subject:** Concern over Planned Rezoning of 2424 Garden of the Gods Road, Colorado Springs

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

Ms Wentz,

We are informing you of our non-support for the planned rezoning of 2424 Garden of Gods Road (the Verizon Building) to allow high-density (potentially over 3000) family units. Our objections are as follows:

- Traffic congestion: There is often congestion along Garden of the Gods and 30th. While the city did a survey, the survey was conducted during COVID restrictions and may not be accurate. This location only has 4 viable access routes:

-- 30th South/North (will create additional congestion at Centennial Blvd and near Garden of the Gods Visitor Center/Park Entrance

-- Garden of the Gods East: Will create additional congestion at intersection of GoG and Centennial Blvd

-- Flying W North: will increase traffic on Flying W in the vicinity of Chipeta Elementary School and in the residential areas surrounding this development

**PUBLIC COMMENTS**

- Increased stress on existing infrastructure (Fire, Police, Utilities [water, sewer, electric, gas]):

-- Increasing the population of the area without an increase in public services (Fire/Emergency and Police) will stress the system increasing response times and likely increasing opportunities for property crime in Mountain Shadilows, which has been increasing over the past decade without any additional police patrols that we can determine.

-- Increased stress on local D11 Schools. We haven't seen an report addressing the impact to local D11 Schools (Chipeta ES, Trailblazer ES, Holmes MS and Coronado HS).

-- Utilities: We are already under water restrictions and see the reduction of water pressure during peak summer usage. Thus development will further stress our existing infrastructure.

Before the city approves any rezoning, these issues (among many others not mentioned) must be adequately addressed at the satisfaction of the current members of the community surrounding 2424 Garden of the Gods.

Shawn and Katie Fairhurst

5565 Wilson Road

**From:** Teri Geanetta <teri.geanetta@gmail.com>

**Sent:** Sunday, October 4, 2020 5:27 PM

**To:** Wintz, Katelynn A

**Subject:** Development 2424 GOG RD

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**Categories:** Other

**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!**

"I oppose all new development at 2424 Garden of the Gods Road."

Thank you.  
Teri Geanetta

Sent from my iPhone

**From:** Deborah Ramsey <debikay43@gmail.com>

**Sent:** Sunday, October 4, 2020 3:57 PM

**To:** Wintz, Katelynn A

**Subject:** Development at 2424 GOG Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

Katelynn,

I'm writing to express my opposition to the rezoning of the MCI/ Verizon property located at 2424 Garden of the Gods Road. I have lived in the Mtn Shadows area since 1989 and would hate to see the traffic get any worse than it already is. Our parks are currently overused and the traffic and noise associated with additional development would not welcomed.

Please do whatever you can to relay my opposition to City Council & hopefully it will weigh in their decision.

Debbie Ramsey

2235 Courtney Dr, Colorado Springs, CO 80919

719-964-7901

**PUBLIC COMMENTS**

**From:** Kathryn Naumiec <kathryn.naumiec@gmail.com>  
**Sent:** Sunday, October 4, 2020 1:57 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development at 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 Katelynn,

I am opposed to all new development at 2424 Garden of the Gods Rd. I live on the west side of Colorado Springs and I think this would be extremely detrimental for the people and animals that live in this area. Please do not allow this to happen. Thank you,

Kathryn Naumiec

--

Kathryn Naumiec

[www.spadestationery.com](http://www.spadestationery.com)



**From:** JOHN MURPHY <osirus53@aol.com>  
**Sent:** Sunday, October 4, 2020 4:31 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 Ms.Wintz,

The first question that comes to mind is why only people that live within 1000 feet were notified of this upcoming action? (I am sure this was not your decision, and this is what we have been told as to why some of the neighbors on our street did not receive notification) This really concerns all of the neighborhoods in the area. If a person lives 1010 feet from the development site are their concerns not valid? Do their property values and hard work that they put into their property for years count? Are they not entitled to live happily and not in fear for their safety.

As residents of the mountain shadows neighborhood for almost 40 years we have seen many changes come and go not only in the neighborhood but also the surrounding areas to include Garden of the Gods Rd. This includes the building of an apartment complex on the north East corner of 30th St (with 292 )units and Garden of the Gods, as well the commercial buildings on this site.It is my understanding that the current office space is at 40% capacity and yet they want to add more office buildings. Why not fill what they have ? Now add to that a large apartment complex that will tower approximately 70 feet above the road and add thousands of people to an already congested area.

Crime has become more rampant within the area in th last 5 years and unfortunately,our police force cannot patrol efficiently because they are already spread too thin. There was a robbery the night before last on Stoneridge drive where the thief got away with over \$6000.00 of personal property.

There have been cars stolen out of driveways, burglars smashing doors in broad daylight, attempting to enter homes while the owners are inside sleeping to name a few.

Night after night videos are capturing people checking cars and doors while the owners are asleep.I have personally witnessed a brazen act when a person pretending to being a political campaign person came to my door and when I didn't answer tried to open the door! The police were called but never heard anything back. And now they would like to insert potentially thousands of people into an already zoned and developed area .

As of late, we have noticed more and more homeless people wandering our residential streets, requesting money, sleeping on the sidewalks or any grassy area they can find along Garden of the Gods Rd, and sleeping in front of doors in front of the stores at the Safeway shopping center. We have worked hard and spent a lot of time and effort in our neighborhoods and ask that the city not jeopardize them or the safety of its residents.

I ask the people who make the final decision to step back and consider if this was something that was proposed in their area ,if they can honestly say deep down this is an idea they could embrace?

I have see some of the letters voicing concerns of our neighbors and are in agreement with all of their concerns( traffic ,noise,ingress and egress ,safety etc etc)and we are totally against any new development or zoning changes that affect the properties at 2424 Garden of the Gods I thank you for taking the time to review this letter John Murphy Mountain shadows Neighborhood

**PUBLIC COMMENTS**



Sent from my iPad

**From:** Jewel Meyer <jewel\_meyer@yahoo.com>  
**Sent:** Sunday, October 4, 2020 3:14 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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!

Ms. Wintz,

We oppose all development at 2424 W. Garden of the Gods Road. That property has been zoned commercial for many years and should continue to be used in that manner. High density housing is not appropriate for 30th Street (the primary roadway adjacent to this tract of land).

More study and more information about any change to this property needs to be made available to the adjacent neighborhood I.E all of Mountain Shadows! Not just the neighbors within 1000 feet of this proposed zoning change property.

Signed,

Steven and Jeweldine Meyer  
2495 Stoneridge Drive  
Colorado Springs, CO 80919

Sent from my iPhone

**PUBLIC COMMENTS**

**From:** DEBRA & DAVID STRIKE <d.s.strike@comcast.net>

**Sent:** Sunday, October 4, 2020 5:15 PM

**To:** Wintz, Katelynn A

**Subject:** Development at 2424 Garden of the Gods road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

Greetings,

Just have to say as I understand this huge development that I am currently opposed. I certainly wasn't made aware of this by letter or email. Why???? Such a huge change in the neighborhood should include the neighborhood in the planning. Leaves a bad taste in my mouth.

Debra Strike

2230 Courtney Drive

**From:** Karen Ohlson <karenohlson@gmail.com>  
**Sent:** Sunday, October 4, 2020 10:47 AM  
**To:** Wintz, Katelynn A  
**Subject:** Development at Garden of the Gods road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 Katelynn,

I am a resident of the Mountain Shadows neighborhood and strongly oppose wthe rezoning and developing of the land at 2424 Garden of the Gods road. This area cannot sustain another 572 residential units, both in traffic and in our local schools. I have two children in our local elementary school and it is full enough and could not sustain more students from this kind of development.

Colorado Springs has always been committed to maintaining open space and this development does not uphold these values by blocking views in this land. We have wildlife that uses this space to roam, and the development will add too many residents to an area that has already been built up enough. We already have enough traffic on 30th street through garden of the gods, I can't imagine what another housing development will do to add to this congestion.

I strongly oppose this rezoning and development. Please do not allow our community to get overrun with more people when it is developed enough.

Thank you,

Karen Ohlson  
626.862.6256

**From:** kelly johnson-fulkerson <keljohn@hotmail.com>

**Sent:** Sunday, October 4, 2020 3:58 PM

**To:** Wintz, Katelynn A

**Subject:** Development at Verizon Complex

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

Ms. Wintz,

Please consider the following concerns voiced by so many, including me when deciding on the projected development of the land at 30th and Flying W. Ranch Rd.

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.

**PUBLIC COMMENTS**

8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Thank you for your time and service to the community.

Kelly Fulkerson

Get [Outlook for Android](#)

**From:** Mike Jude <mjude@soropro.com>  
**Sent:** Sunday, October 4, 2020 1:59 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development at Verizon location

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 Planner,

I live in Mountain Shadows (2535 Trevor Lane). We moved here because of the unique ambiance and the rural feel, but found out fairly quickly that there are severe water shortages here. We have had to landscape to limit our need to water. Now we find that the city wants to put a significant number of multi-dwelling units in our immediate vicinity at the old Verizon site. Seriously? If water is limited, how can you justify this development? Additionally, have you actually looked at the development site? MDUs would make the intersection at Garden of the Gods and Centennial basically unusable. Right now, the limited traffic there can overwhelm that short stretch of road. I am wondering what you guys are thinking? I strongly urge you to reconsider this development. Surely there are better places to put it.

Mike Jude  
303 880 6217

Sent from my iPhone

**From:** Barbara Valenti <barb.mellenti@gmail.com>  
**Sent:** Sunday, October 4, 2020 2:39 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development of 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 Ms. Wintz:

I would like to object to the initial proposal to build so many multi-family units in the former MCI/Verizon property. I fear that the traffic will be unbearable with much congestion and frustration. The parks will be overused, especially Ute Valley, which is always so busy that parking is tough. There is another development on Centennial with major density of housing. These two, new developments will impact this serene neighborhood.

I recently moved to Mountain Shadows. The draw to this area was that once you got off Garden of the Gods Road, the pace slowed down and you could feel calm and peaceful. Also, the homes have enough space between them to give a sense of "lebensraum". The tight development, with questionable open space, will lead to a tension in this lovely community.

It seems unreasonable not to allow development as I'm sure the city would welcome the revenue and others should enjoy this lovely location. Would the City Council consider limiting the density of housing to a more reasonable level?

Sincerely,

Barbara Valenti

[barb.mellenti@gmail.com](mailto:barb.mellenti@gmail.com)

**PUBLIC COMMENTS**





**From:** Miriam Gilkes <mrsgilkes@hotmail.com>  
**Sent:** Sunday, October 4, 2020 2:48 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development on Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 afternoon,

I am writing to submit a response that I am OPPOSED to ALL NEW development at 2424 Garden of the Gods road.

The high density growth would bring down the value of the area and would cause major congestion to our small community.

Thank you,  
Nicki Gilkes

Sent from my iPhone

**From:** Jacque <j3sandoval87@yahoo.com>  
**Sent:** Sunday, October 4, 2020 7:07 AM  
**To:** Wintz, Katelynn A  
**Subject:** Development opposition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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!

I am against all new developments and projects at 2424 Garden of the Gods Road. I believe that we have taken away too much of our land in the springs and filled it with properties. That only takes away from the nature that the springs have to offer. We need parks, we need fields, we need the beauty. We cannot continue to do this to families and animals.

Thank you,  
Jacque Rochell  
Sent from my iPhone

**From:** Rachel Westphal <rachel.westphal@yahoo.com>

**Sent:** Sunday, October 4, 2020 7:35 AM

**To:** Wintz, Katelynn A

**Subject:** Do NOT build on Garden of The Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

I am OPPOSED to the re-zoning of the Verizon building. This is a small community, and there are 3 apartment complexes in the area, there is no need for another complex. I understand people are moving and this is a widely popular area, but please. Please do not move forward

Please, consider these reasons why.

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.

**PUBLIC COMMENTS**

7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.

8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.

9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.

10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.

11. The already overcrowded schools in this area will be challenged.

12. Noise levels will increase.

13. The roofs will be 70' off of the road surface blocking the views.

Please submit your concerns via email to Katelynn Wintz, City Planner,  
Katelynn.Wintz@coloradosprings.gov.

[Sent from Yahoo Mail for iPhone](#)

**From:** Doug Atkinson <1dougatkinson@gmail.com>  
**Sent:** Sunday, October 4, 2020 5:38 PM  
**To:** Wintz, Katelynn A  
**Subject:** Feedback/objection to proposed development of 2424 GoG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 proposed development plan for this property should be denied. It will add too many people to this area, increase traffic congestion and overcrowd our already taxed schools. My wife and I have already encountered vehicles not obeying crosswalks in the neighborhood- one instance I was almost hit on Flying W road. We have lived here since 1999 and this development will more than triple the number of residents in this area without any additional open space or infrastructure improvements. Our roads are already too busy for a residential area with many speeders and lack of police activity to stop it. Someone is going to get killed! I am strongly opposed to this plan.

Regards,  
Douglas Atkinson  
5150 Champagne Drive  
Colorado Springs CO. 80919

Sent from my iPhone

**From:** Seann Herdejürgen <seann@herdejürgen.com>  
**Sent:** Sunday, October 4, 2020 1:45 PM  
**To:** Wintz, Katelynn A; Suthers, John; Avila, Yolanda; Gaebler, Jill; David Geislinger, District 2; Knight, Don; Murray, Bill; Pico, Andy; Skorman, Richard; Tom Strand, At-Large; Williams, Wayne  
**Cc:** Kate Herdejürgen  
**Subject:** Feedback re: 2424 Garden of the Gods development proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Katelynn.

Here is the view from our back yard.



Notice the Verizon building tucked nicely between the trees. Between our house and Verizon is Flying W Ranch Road.

**PUBLIC COMMENTS**

**We STRONGLY oppose the master plan rezoning proposal to allow residential development at 2424 Garden of the Gods Road.**

In the plans, the developer wrote:

The proposed maximum building height is 45-feet

To the best of my knowledge, there are no residential structures in Colorado Springs west of Interstate 25 and north of Highway 24 that are 45 feet tall. None. Why in the world would Colorado Springs approve placing such an eyesore in Mountain Shadows? A 45-foot structure would block the mountain view. Note that the evergreens blocking Verizon are only about 30 feet tall. The cottonwood trees to the left are about 40 feet tall and you can see they are over the mountain peaks.

If the developer wishes to develop in the area, they should consider the 1600 block of Garden of the Gods Road. There is an empty lot directly across from the El Paso County Service Center. There are no residential properties to the east of this empty lot.

Regarding development of 2424 Garden of the Gods business park, we encourage city council to provide incentives to businesses to bring jobs or tourism to Colorado Springs at this location and not turn it into an apartment complex.

IMHO, any developer that wishes to come into Colorado Springs should be compatible with the existing development. Introducing residential buildings that are nearly twice as tall as any other residential structure within a 3-mile radius should be prohibited.

We are also concerned about increased traffic, crime and noise that will result from this development and the decrease in our property value because this proposal will block our million dollar view that we paid good money for.

Please vote no on the 2424 Garden of the Gods development proposal.

Best Regards,  
-Seann Herdejurgan  
719-484-9340



**From:** Patrycja Jareczkowska <p.jareczkowska@gmail.com>  
**Sent:** Sunday, October 4, 2020 2:27 PM  
**To:** Wintz, Katelynn A  
**Subject:** Fwd: Fw: Oppose development at 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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,

I oppose all new development at 2424 Garden of the Gods Road.

Regards,

Patrycja Admire

( I live on Mule Deer Dr, 80919)

**PUBLIC COMMENTS**

**From:** Elaine B. Thompson <ebt711@msn.com>  
**Sent:** Sunday, October 4, 2020 2:10 PM  
**To:** Wintz, Katelynn A  
**Subject:** GOG Expansion

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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!

Katelynn,

Please help this new development be stopped or at least modified.

There is no question that this area would be a beautiful place to live. However, Garden of the Gods and 30th Street are both very congested. 30th Street is dangerous because it is narrow and used by bicyclists. There is no real way to widen it.

These issues have already been brought to your attention:

I just want to make a few points the city needs to consider before granting any zoning changes.

- The proposal is so sweeping it would involve abandoning the master plan for Mountain Shadows in its entirety, not simply making an amendment as stated in the application form.
- Traffic on Garden of the Gods Road can be a problem during the week. The traffic survey notes that it was done during Covid 19 and may not be accurate.
- There is no undeveloped land in the area for infrastructure improvements. The redevelopment would involve a large increase in the population. Schools, parks, fire protection, etc. has not been addressed.
- Last but not least the eventual build out could involve up to 3,750 multi-family housing units. Assuming a conservative estimate of 2 individuals per unit the redevelopment would involve adding 7,000 additional residents. Per the city's own website, the entire current population of Mountain Shadows is only 2,695. The current redevelopment plan would increase the population of the neighborhood by more than 250%

#### MOUNTAIN SHADOWS

Area: 2.059 square miles Population: 2,695 Population density: Mountain Shadows: 1,309 people per square mile

We residents truly enjoy the quiet environment we call home.

Thank you for your consideration!

Elaine Thompson

**From:** Mike Frye <frye.mike@gmail.com>

**Sent:** Sunday, October 4, 2020 5:28 PM

**To:** Wintz, Katelynn A

**Subject:** GOG Project

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 Katelynn,

We are **opposed** to allowing construction of the multi-family units at N. 30th St. and Flying W. Rd. Our family has lived in Mountain Shadows for 25 years and we lost our home in the Waldo Canyon fire. The city was there for our community rebuild but appear to be trying to crush the property values by allowing this project. Sure, the builders have slick answers and lots of money, and I understand the current owner has the right to sell. We are against any rezoning of that land to include residential multi-family by the city when it means thousands of new members to our community. They obviously will not work in this depressed quadrant of the city and transportation to other points in the city will clog all transportation routes. Perhaps your team can return to focusing on an East - West artery to alleviate the pending crush to our roads before allowing a huge population growth in this land-locked part of the city. It seems like the city cannot currently keep up with the deterioration of Garden of the Gods Road. With this being a primary focal entrance into our great city, how will C.S. keep up with repairs with the high traffic volume [another issue] by new residents at the 'end of the road'? Please don't force this one through the approval process. I have spoken with no neighbors who feel that this is a benefit to the residents of our neighborhood or anyone within the city. Thank you for allowing us to respond

Thank you,

**PUBLIC COMMENTS**

Mike and Theresa Frye

5740 Linger Way

**From:** Gerald Grandel <ggrandel1221@gmail.com>

**Sent:** Sunday, October 4, 2020 5:33 PM

**To:** Wintz, Katelynn A

**Subject:** GOG rd development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

Ms Wintz,

I am very concerned about the proposal for the development at 2424 Garden of the Gods Rd. Construction of this magnitude would adversely impact traffic flow. This increase would also affect the movement of wildlife through this corridor. Fire/police response should be evaluated more closely.

Gerald Grandel

**From:** Liz Purvis <thatpurvisgirl@gmail.com>  
**Sent:** Sunday, October 4, 2020 12:09 PM  
**To:** Wintz, Katelynn A  
**Subject:** GOG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Other

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I oppose all new development at 2424 Garden of the Gods Road

Liz Purvis  
Ramsgate Terrace

**From:** david clemans <davidcclemans@gmail.com>

**Sent:** Sunday, October 4, 2020 7:41 AM

**To:** Wintz, Katelynn A

**Subject:** Garden of Gods 30th st development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 Kayelynn,

I live on the West side of Colorado Springs and I've become aware of the planned development at/near the Verizon facility, Garden of the Gods Rd and 30th Street. It would certainly be sad to see such a beautiful area developed into the kind of dense housing that condos or apartments would bring. That whole area is such a national treasure and we have visitors from all over the world. How trashy it would become if tall buildings are put up. As people drive to the Garden of the Gods park they currently see beautiful sights. Even nice quality buildings would be so out of place in that area.

Please reconsider giving approval for that kind of development near that location. Colorado Springs needs to keep that area separate from high density living and tall buildings of any kind. Let's keep the focus on the beauty of the mountains and not a bunch of dense housing.

Respectfully, David Clemans

2530 Trevor Ln

Colorado Springs 80919



Virus-free. [www.avg.com](http://www.avg.com)

**PUBLIC COMMENTS**

**From:** John Marus <jmarus@me.com>  
**Sent:** Sunday, October 4, 2020 3:18 PM  
**To:** Wintz, Katelynn A  
**Subject:** Garden of Gods development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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!**

I oppose all new development at 2424 Garden of the Gods Road.

Mike Marus

jmarus@mac.com



**From:** mrreeco <mrreeco@aol.com>  
**Sent:** Sunday, October 4, 2020 3:28 PM  
**To:** Wintz, Katelynn A  
**Subject:** Garden of the God zoning proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To whom it may concern:

Please note that my home is near the proposed Garden of the Gods development proposal. I would like to make it known that I am STRONGLY OPPOSED to the idea that is before the zoning commission.

Sincerely,  
Theresa Hernandez  
719-266-0786

Sent from my iPhone

**From:** Ronnie <ronnieebush@hotmail.com>  
**Sent:** Saturday, October 3, 2020 8:02 PM  
**To:** Wintz, Katelynn A  
**Subject:** Garden of the Gods decelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms Wintz,

I am highly concerned and disappointed that developers would even consider building apartments in the garden of the gods area and in a skyline view. The spot in question is already seen by millions that enter garden of the gods but to make an eye sour like suggested is very concerning. Please don't ruin nature more than we already have.

~Ronnie~

**From:** Carmela Mondragon <carmela.mondragon@gmail.com>  
**Sent:** Sunday, October 4, 2020 5:21 PM  
**To:** Wintz, Katelynn A  
**Subject:** Garden of the gods proposed housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello,

I am opposed to the proposed new housing at 2424 GOG Road. I am worried it will impact the value of my home and the animals in the area. I have lived in the 80919 zip code for almost 20 years.

Sincerely,

Carmela Mondragon

Sent from my iPhone

**From:** Carrie Dowdy <dowdy5cj@msn.com>  
**Sent:** Sunday, October 4, 2020 3:17 PM  
**To:** Wintz, Katelynn A  
**Subject:** I Oppose Zoning Change at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 Ms. Wintz,

As a 20-year resident of the west side of Colorado Springs, I am asking that you do not rezone the area of 2424 Garden of the Gods Road into residential properties. For many reasons, most of which are safety related, rezoning this commercial property into residential area is a really bad idea for the current taxpaying residents in the surrounding areas. While the city of Colorado Springs may believe it will benefit from the additional taxes it will receive from new residents, long term expenses will greatly outweigh any short term gains, like in the requirement for more sewage processing, more water, more schools, road projects, additional fire and police protection, and endless lawsuits protecting wildlife and the environment in the area. Please don't do it. Our city cannot afford these unnecessary expenses, let

**PUBLIC COMMENTS**

alone the bad media coverage of becoming an overcrowded, crime ridden, polluted copy of Denver.

If this isn't enough to convince you to not rezone the property, then perhaps you'll listen to the future elected officials who will clean house of unaccountable city clerks (nothing personal here, just making note that is the stuff that gets government officials booted out). Please feel free to reply or contact me at 556-4046 (work). Thank you. Bruce Dowdy 6751 War Eagle Place, Colorado Springs, CO 80919

**From:** Brian Isherwood <brian.isherwood@gmail.com>  
**Sent:** Sunday, October 4, 2020 12:58 PM  
**To:** Wintz, Katelynn A  
**Subject:** I am OPPOSED to the new zoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 Katelynn,

As a resident of the Mountain Shadows area, who enjoys the natural beauty around us, I'm absolutely opposed the new Verizon building project! This is NOT what I moved to this neighborhood to be subjected to!

For the following reasons, I would be immensely DISAPPOINTED in the city of Colorado Springs, if this were to be approved.

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

This NOT what I want for our beautiful Mountain Shadows community!

Thank you,  
Brian Isherwood DPT

**From:** julandrews@aol.com  
**Sent:** Sunday, October 4, 2020 3:21 PM  
**To:** Wintz, Katelynn A  
**Subject:** I am opposed

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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"I am opposed to ALL NEW development at 2424 Garden of the Gods Rd".

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.

**PUBLIC COMMENTS**

11. The already overcrowded schools in this area will be challenged.

12. Noise levels will increase.

13. The roofs will be 70' off of the road surface blocking the views.



**From:** Pam Maier <pamela.s.maier@gmail.com>  
**Sent:** Sunday, October 4, 2020 12:29 PM  
**To:** Don Knight; Yolanda Avila; Gaebler, Jill; Skorman, Richard; Williams, Wayne; Pico, Andy; Murray, Bill; Geislinger, David; Strand, Tom  
**Cc:** Wintz, Katelynn A; John Suthers  
**Subject:** I oppose ALL NEW development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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> Dear COS City Council Members,

> A very important zoning change and development proposal is before you for the Verizon building property at 2424 Garden of the Gods Road.  
Please vote against this proposal.

> The proposal is to build 45 foot high multi family units along N 30th and part way up Flying W Ranch Road. Developers are planning 30 units per acre for an estimated total of 572 residential units! This is just the initial proposal and they are already entering the 2nd phase to continue building. Please review my reasons for OPPOSING this negatively impactful development. They are:

> 1. Traffic on N. 30th St., Garden of the Gods Rd, and Flying W. Ranch Road will be a bigger problem.

> 2. The approved traffic study was taken during Covid-19 when people were staying home and tourists were not visiting the area. In reality, traffic is a challenge, especially on Garden of the Gods Rd.

> 3. The 45' tall multi-family units will block the views of this natural extension of Garden of the Gods and The Navigators and Glen Eyrie land.

> 4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.

> 5. The proposal does not include recreational space for the residents.

> Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.

> 6. Wildlife, especially the bighorn sheep, will be eliminated from their current free-range area.

> 7. Safety for pedestrians, hikers, joggers, and bicyclists will be at a higher risk.

> 8. The massive increase of residents in this area will accelerate the building of a 4 lane highway from 24th St. to Garden of the Gods Rd.

> 9. The already overcrowded schools in this area will be challenged.

**PUBLIC COMMENTS**

> 10. Noise levels will increase.

> 11. The roofs will be 70' off of the road surface blocking the views of our City's landscape assets.

>

> I plan to attend the virtual neighborhood meeting on 10/7 at 530-730 pm on WebEx meeting ID 1463688191 password VKm3tJJxj6.

>

> I received this info from the Mountain Shadows Community Association.

> Thank you for considering this request to block this development during your deliberations on this issue!

Pamela S. Maier  
3365 Blodgett Drive  
COS CO 80919

**From:** Norm Black <spaceflightcol@earthlink.net>  
**Sent:** Sunday, October 4, 2020 1:10 PM  
**To:** Wintz, Katelynn A  
**Subject:** I oppose all new development at 2424 Garden of the Gods Road.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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The traffic study that was done in support of building high density living at 2424 Garden of the Gods road, was flawed because the information collected was during the lockdown due to the pandemic. The traffic on Garden of the Gods road and surrounding roads of the proposed development is already bad and this new high density development will only make it worse.

The Mountain Shadows area already has a high crime rate and this new development will only make it worse. If the city thinks there is a need for high density living on the west side of town, then I recommend the city and county tear down the buildings used for the DMV and other county offices and build the 40 foot high rises there.

The schools in and around the Mountain Shadows area are already over crowded and now you want to have them burst at the seams with putting even more families in a compact and high density living environment.

Think before you go down this road please!

Norm Black  
Mountain Shadows Resident since 1997

**From:** David J <fastdave100@hotmail.com>  
**Sent:** Sunday, October 4, 2020 5:18 PM  
**To:** Wintz, Katelynn A  
**Subject:** I oppose all new development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

I live close to the proposed building project on 2424 Garden of the Gods Road. It will unacceptably increase traffic congestion, pollution, eliminate open space and add unwanted crowding to our neighborhoods.

Please DO NOT allow this proposal to destroy this community. I oppose all new development at 2424 Garden of the Gods Road.

Sincerely,  
David Jablonski  
1525 Golden Hills Rd  
Colorado Springs, CO 80919

**From:** Christy Craemer <christyciss@gmail.com>  
**Sent:** Sunday, October 4, 2020 1:24 PM  
**To:** Wintz, Katelynn A  
**Subject:** I oppose all new development at 2424 garden of the gods rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Regards,

Christy Craemer  
Mountain Shadows resident

**From:** Pam Maier <pamela.s.maier@gmail.com>  
**Sent:** Sunday, October 4, 2020 12:01 PM  
**To:** Wintz, Katelynn A  
**Subject:** I oppose the all NEW 2424 Garden of the Gods Road development proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Other

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Dear Ms. Wintz,

I did not cut any of this out because it is all important.  
Thank you for carrying this message forth for me.

Sincerely,  
Pamela S Maier  
3365 Blodgett Drive  
COS CO 80919

Time Sensitive Post!!🚫🚧. Please read. There is a very important zoning change and development proposal in the works for the Verizon building property at 2424 Garden of the Gods. The proposal is to build 45 foot high multi family units along N 30th and part way up Flying W Rd. They are planning 30 units per acre for an estimated total of 572 residential units! This is just the initial proposal and they are already entering the 2nd phase to continue building. The community needs your help! Please oppose this and email Katelynn Wintz, City planner, at [katelynn.Wintz@coloradosprings.gov](mailto:katelynn.Wintz@coloradosprings.gov) BEFORE next Wednesday, Oct 7 (the next scheduled neighborhood meeting). Simply say "I am opposed to ALL NEW development at 2424 Garden of the Gods Rd". Even better, list your reasons. The reasons submitted so far are:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.

**PUBLIC COMMENTS**

13. The roofs will be 70' off of the road surface blocking the views.

Currently 60 people have opposed this in phase 1 and that isn't enough. This will drastically change our neighborhood, for all of the reasons listed above. Consider just the enormous amount of traffic this will create and how that will impact our wildlife, especially the deer in the roads 😞 You can attend the virtual neighborhood meeting on 10/7 at 5:30-7:30 pm on WebEx meeting ID 1463688191 password VKm3tJJxj6

I received all of this info from the Mountain Shadows Community Association.

**From:** Dorian <dorianclee@gmail.com>  
**Sent:** Sunday, October 4, 2020 3:06 PM  
**To:** Wintz, Katelynn A  
**Cc:** Dorian Lee  
**Subject:** Mountain Shadows development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

Please add my name to the list of homeowners who are concerned about the proposed zoning change at the corner of 30th and Flying W.

There are so many reasons for this concern, among them:

1. Limited roadways into Mtn Shadows. As a survivor of the Waldo Canyon Fire, I can personally tell you it was horrendous trying to get out of my neighborhood due to the panic. We simply don't have the space to accommodate so many more people.
2. Our wildlife. One of the reasons we chose to live here was because of the habitat that make up the interface between forest and town. We have a large bobcat population which helps with our thriving bunny population. We have deer which roam the area as well as as the occasional mountain lion. Bears, coyotes, wild turkeys are frequently seen. Perhaps the most amazing site is the herd of male big horn sheep which roam the area between Verizon and the Flying W Ranch. They mate with the females which live in the Garden of the Gods, and I would hate to see their range disturbed because of this proposed expansion. What a treat it is to live amongst these beautiful creatures. Please consider the impact that adding hundreds of additional homes/apartments would do to this delicate balance.
3. Property values. As a home owner, I don't want any additional apartment housing in this area. We maintain a high standard of living, with covenants in place to ensure that our neighborhood remains an extremely desirable place to live. As a rule, Mtn Shadows is not a neighborhood for first time home owners because of the cost of our homes. I know I speak for many when I say I don't want to live next door to high density apartments.
4. Increased crime. Moving in hundreds of people into apartments will undoubtedly increase the number of crimes in our area. Please compare our crime rate to areas with high rentals - there is a difference.

I could go on to list more factors that would affect the Mtn Shadows area, but I think you get my point. Please honor the feelings of homeowners over the development companies that are looking to make a profit. This is not the area for high density apartments.

Thank you,

**PUBLIC COMMENTS**



Dorian Lee  
2650 Rossmere St.

dorianlee@gmail.com

Sent from my iPhone

**From:** ccabell463@aol.com  
**Sent:** Sunday, October 4, 2020 5:38 PM  
**To:** Wintz, Katelynn A  
**Subject:** Mountain Shadows rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 Ms. Wintz,

The proposed Mountain Shadows rezoning plan is a truly terrible idea. There are very few N/S routes on the northwest side. Putting this many new residents astride 30th St, especially right at Garden of the Gods, will be disastrous. I vote a resounding NO!

Charles P. Cabell Jr.

Brig. Gen. (USAF, Ret,)

2615 Tamora Way

Mountain Shadows

**From:** Brittany Hugill <brittanyhugill@yahoo.com>  
**Sent:** Sunday, October 4, 2020 1:27 PM  
**To:** Wintz, Katelynn A  
**Subject:** Mountain shadows OPPOSITION of new housing project!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am writing to express my STRONG view on the development plans to build new housing units in the mountain shadows neighborhood (Verizon building).

Please DO NOT build this in our neighborhood. It would be catastrophic to the surrounding area, garden or the gods and to all of our wildlife.

Brittany

Sent from my iPhone

**From:** Halle Friedman <Halle@robertandrewsmedical.com>  
**Sent:** Sunday, October 4, 2020 4:01 PM  
**To:** Wintz, Katelynn A  
**Subject:** New Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I oppose all new development at 2424 Garden of the Gods Road.

Thank you,

Halle D Friedman, RN, CANS, CEN,BSN,MBA  
CEO, Co-Owner  
Robert Andrews Cosmetic Surgery and Aesthetics  
719-434-3075  
Halle@robertandrewsmedical.com

**From:** mark acosta <markxcel07@gmail.com>

**Sent:** Sunday, October 4, 2020 12:43 PM

**To:** Wintz, Katelynn A

**Subject:** New Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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"I oppose all new development at 2424 Garden of the Gods Road."

**From:** Terri Dieckhaus <terri@hardwiremarketing.com>

**Sent:** Sunday, October 4, 2020 1:15 PM

**To:** Wintz, Katelynn A

**Subject:** New Residential Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

Ms Wintz,

I strongly oppose any and all new development at 2424 Garden of the Gods Road.

Please consider that this has long been a single family residential area and we moved here for that very reason.

Sincerely,

Teresa Dieckhaus

**PUBLIC COMMENTS**

**From:** JD <operations@soireetravel.com>

**Sent:** Sunday, October 4, 2020 1:15 PM

**To:** Wintz, Katelynn A

**Subject:** New Residential Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 Ms Wintz,

I strongly oppose any and all new development at 2424 Garden of the Gods Road.

Please consider that this has long been a single family residential area and we moved here for that very reason.

Sincerely,

Dan Dieckhaus

--

**Dan Dieckhaus**

*Director of Operations*

**PUBLIC COMMENTS**

[operations@soireetravel.com](mailto:operations@soireetravel.com)

+1.719.641.7745





**From:** Carolyn McBroom <mcbroom.carolyn@gmail.com>  
**Sent:** Sunday, October 4, 2020 5:19 PM  
**To:** Wintz, Katelynn A  
**Subject:** New build 2424 GOG road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 Katelynn,

I am an 80919 resident and I want to express my opposition to the proposed high density housing for 2424 Garden of the Gods Road. I think the traffic study completed was inaccurate due to it being completed during the pandemic, when many are working from home and children are not attending school normally. The current, typical traffic in this area is already highly congested and adding additional housing would further impede the traffic situation.

I am also concerned about the wildlife in the area that use the surrounding area as their natural house. Please include my name as a person opposed to the current plan.

Thank you,  
Carolyn Sarda

Sent from my iPhone

**From:** Bobbi Price <bobbipriceteam@gmail.com>

**Sent:** Sunday, October 4, 2020 1:44 PM

**To:** Wintz, Katelynn A

**Subject:** New deveiopment

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I oppose any new development at Garden of the Gods and 30th for many reasons.

Barbara L. Price

--

**Bobbi Price Team**

**The Platinum Group**

**Bobbi Cell: 719-499-9451**

**Lori Cell: 719-330-5561**

**Jade Cell: 719-201-6749**

**[Bobbipriceteam@gmail.com](mailto:bobbipriceteam@gmail.com)**

**[www.bobbiprice.com](http://www.bobbiprice.com)**

**From:** ANNE & ENDRE BAKKEN <bakkenea@comcast.net>

**Sent:** Sunday, October 4, 2020 10:29 AM

**To:** Wintz, Katelynn A

**Subject:** New development 2424 GOG Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz,

We are opposed to ALL NEW development at 2424 Garden of the Gods Rd. We have just seen the application for this new proposed development. We are very upset that Colorado Springs would even consider such a proposal. We have lived in the Pinon Valley/Mountain Shadow area since 1983. We can attest to the growth that has occurred in the past 37 years. This proposal would take this area above and beyond the problems we see on a daily basis. I drive 30th street daily and the traffic patterns are already excessive and this proposal would certainly impact our roads. How does the city think it will be able to sustain such an increase in population? A development of this magnitude would totally change the neighborhood. The parking lot for Ute Valley Park on Vindicator is packed daily with cars circling to find a parking space. How would this large development impact our local parks and hiking trails? Much less the adverse impact on schools and views of the mountains enjoyed by nearby residents, and the wildlife that live in this area. This could greatly increase crime. We live on a no outlet street and have already had garage, car and home break ins just recently. This high-density housing does not fit in with the overall theme of this beautiful area which is what attracted us to this area in the first place. Please add our names to the list of those highly opposed to this proposal.

Sincerely

Endre and Anne Bakken

**PUBLIC COMMENTS**

**From:** Caitlin Henderson <caitlinalyssephotography@yahoo.com>  
**Sent:** Sunday, October 4, 2020 12:37 PM  
**To:** Suthers, John; Wintz, Katelynn A; bartbedsole@hotmail.com  
**Subject:** No to new development at 2424 Garden Of the Gods Road!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Other

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Dear Katelynn, I just want to make a few points the city needs to consider before granting any zoning changes.

- The proposal is so sweeping it would involve abandoning the master plan for Mountain Shadows in its entirety, not simply making an amendment as stated in the application form.
- Traffic on Garden of the Gods Road can be a problem during the week. The traffic survey notes that it was done during Covid 19 and may not be accurate.
- There is no undeveloped land in the area for infrastructure improvements. The redevelopment would involve a large increase in the population. Schools, parks, fire protection, etc. has not been addressed.
- Last but not least the eventual build out could involve up to 3,750 multi-family housing units. Assuming a conservative estimate of 2 individuals per unit the redevelopment would involve adding 7,000 additional residents. Per the city's own website, the entire current population of Mountain Shadows is only 2,695. The current redevelopment plan would increase the population of the neighborhood by more than 250%

#### MOUNTAIN SHADOWS

Area: 2.059 square miles Population: 2,695 Population density: Mountain Shadows: 1,309 people per square mile

Read more: <http://www.city-data.com/neighborhood/Mountain-Shadows-Colorado-Springs-CO.html>

I am opposed to the current request for rezoning.

Thank you for reading,

Cait

Sent from my iPhone

**From:** Georgia Moen <gmoen@coloradocollege.edu>  
**Sent:** Sunday, October 4, 2020 1:14 PM  
**To:** Wintz, Katelynn A  
**Subject:** OPPOSED!!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms. Wintz--

I am opposed to any new development at 2424 Garden of the Gods Road. This is a TERRIBLE IDEA!! Garden of the Gods Road can't accommodate the traffic volume as it is now and wildlife would be terribly, negatively impacted. PLEASE DO NOT DO THIS!!!

Georgia Moen  
2565 Hot Springs Court  
Colorado Springs, CO 80919-3533

**From:** Audra Chapleski <audra.chapleski@gmail.com>

**Sent:** Sunday, October 4, 2020 3:30 PM

**To:** Wintz, Katelynn A

**Subject:** OPPOSED

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms Wintz;

I fully agree with the following statement:

I am writing to you to voice my objection to the request for zoning change for 2424 Garden of the Gods Road. My reasons for my objection are; -Gateway to Garden of the Gods Park - As we all know, the Garden of the Gods Park is the crown jewel of our local parks and tourist attractions. The main entrance into the park is along 30th Street which is primarily accessed from Garden of the Gods Road. The city should be considering how to create a proper gateway entrance to the park rather than considering a zoning change that will lead to the area being over developed which will take away from the natural beauty of the area. Protecting our local crown jewel should be a priority to the City. -Pedestrian & bicyclist safety along 30th Street - Allowing the zoning change will create greater population density in the area which will lead to more traffic accidents with pedestrians and cyclists along 30th Street. The section of 30th Street from Garden of the Gods Road all the way south to Colorado Avenue is too narrow for the current volume of traffic and is a major safety hazard for pedestrians near the Visitor's Center and even worse for those riding their bikes on this section of road. Additionally, increased traffic on Flying W Ranch Road will also create more risk for K-5 students crossing the street at Chipeta Elementary School. These are safety issues now and I urge those making the decisions on this development proposal to simply observe these areas now to see just how bad the risk is now for pedestrians and cyclists alike. Allowing more density at this site will lead to more pedestrian and bicycle accidents with automobiles. -Overall neighborhood safety if another evacuation were necessary - We all remember the Waldo Canyon Fire of 2012. The evacuation that occurred the day the fire came into Mountain Shadows created complete gridlock and only "by the grace of God" were there not more fatalities - if you recall, about 50% of the neighborhood had already been evacuated days before. Mountain Shadows only has 2 major arteries for evacuation (Centennial and 30th

**PUBLIC COMMENTS**

Street) and it was proven in 2012 that these roads already cannot handle the volume required to ensure the safety of our residents. -Potential negative impact to the Big Horn Sheep Habitat and other wildlife - 2424 Garden of the Gods Road is a parcel of land which is also part of the local Big Horn Sheep herd habitat. This herd is very unique to this immediate area and 2424 is right in the middle of their habitat. Since Big Horn Sheep do not migrate, allowing significant development within their current habitat will put the herd at risk. Additionally, this area is frequented by deer, bobcats, bear and mountain lions which will create more automobile vs animal accidents as well as force them to move to new areas. -Traffic Congestion - This intersection is already over utilized during rush hour every weekday and during the tourist season, (Memorial Day - Labor Day) the volume of traffic is significantly greater than what the intersection and 30th Street are built to handle. By adding residences, shops, and restaurants - this problem will be completely unmanageable. Lastly - the current owner of this building has proven they are not interested in being good neighbors. They have received many complaints about the noise their ventilation system creates, simply responding that they are within the noise limits set forth by the city. As a large building owner within a residential neighborhood, the proper response should be to try and determine a solution...or at least make us think they considered one. The previous owner of this building and parcel was a "good neighbor", they worked with MSCA to enhance our neighborhood and they supported us greatly. Sincerely,

Audra Chapleski

2770 Rossmere St.

Mountain Shadows Homeowner

719-600-7954

Sent from my iPhone-

Please forgive errors.

**From:** Ron Bear <ronbear01@hotmail.com>  
**Sent:** Sunday, October 4, 2020 1:47 PM  
**To:** Wintz, Katelynn A  
**Subject:** Object to zoning changes for multi-family properties

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Where can I send my objection to these zoning changes on Garden of the Gods?

Ronald F. Bear



**From:** Zayra <zvgarrison@yahoo.com>  
**Sent:** Sunday, October 4, 2020 1:58 PM  
**To:** Wintz, Katelynn A  
**Subject:** Objection to Proposed Zoning Change Request - 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Ms. Wintz,

I am writing to you to voice my objection for the proposed Zoning Change for 2424 Garden of the Gods Rd.

The below was also sent to you by Mr. Eddie Hunt. I am restating what Mr. Hunt has stated to you as well as I completely agree with all the reasons he has outlined:

-Gateway to Garden of the Gods Park - As we all know, the Garden of the Gods Park is the crown jewel of our local parks and tourist attractions. The main entrance into the park is along 30th Street which is primarily accessed from Garden of the Gods Road. The city should be considering how to create a proper gateway entrance to the park rather than considering a zoning change that will lead to the area being over developed which will take away from the natural beauty of the area. Protecting our local crown jewel should be a priority to the City.

-Pedestrian & bicyclist safety along 30th Street - Allowing the zoning change will create greater population density in the area which will lead to more traffic accidents with pedestrians and cyclists along 30th Street. The section of 30th Street from Garden of the Gods Road all the way south to Colorado Avenue is too narrow for the current volume of traffic and is a major safety hazard for pedestrians near the Visitor's Center and even worse for those riding their bikes on this section of road. Additionally, increased traffic on Flying W Ranch Road will also create more risk for K-5 students crossing the street at Chipeta Elementary School. These are safety issues now and I urge those making the decisions on this development proposal to simply observe these areas now to see just how bad the risk is now for pedestrians and cyclists alike. Allowing more density at this site will lead to more pedestrian and bicycle accidents with automobiles.

-Overall neighborhood safety if another evacuation were necessary - We all remember the Waldo Canyon Fire of 2012. The evacuation that occurred the day the fire came into Mountain Shadows created complete gridlock and only "by the grace of God" were there not more fatalities - if you recall, about 50% of the neighborhood had already been evacuated days before. Mountain Shadows only has 2 major arteries for evacuation (Centennial and 30th Street) and it was proven in 2012 that these roads already cannot handle the volume required to ensure the safety of our residents.

-Potential negative impact to the Big Horn Sheep Habitat and other wildlife - 2424 Garden of the Gods Road is a parcel of land which is also part of the local Big Horn Sheep herd habitat. This herd is very unique to this immediate area and 2424 is right in the middle of their habitat. Since Big Horn Sheep do not migrate, allowing significant development within their current habitat will put the herd at risk. Additionally, this area is frequented by deer, bobcats, bear and mountain lions which will create more automobile vs animal accidents as well as force them to move to new areas.

-Traffic Congestion - This intersection is already over utilized during rush hour every weekday and during the tourist season, (Memorial Day - Labor Day) the volume of traffic is significantly greater than

**PUBLIC COMMENTS**

what the intersection and 30th Street are built to handle. By adding residences, shops, and restaurants - this problem will be completely unmanageable.

Lastly - the current owner of this building has proven they are not interested in being good neighbors. They have received many complaints about the noise their ventilation system creates, simply responding that they are within the noise limits set forth by the city. As a large building owner within a residential neighborhood, the proper response should be to try and determine a solution...or at least make us think they considered one. The previous owner of this building and parcel was a "good neighbor", they worked with MSCA to enhance our neighborhood and they supported us greatly after the Waldo Canyon Fire.

I am not opposed to development, but I am opposed to giving a commercial landowner in an urban environment "carte blanche" to do whatever they like.

Sincerely,

Zayra Garrison

**From:** GARY SCHUYLER <grschuyler@msn.com>  
**Sent:** Saturday, October 3, 2020 10:19 PM  
**To:** Wintz, Katelynn A  
**Subject:** Objection to Rezoning of former Verizon facility to multi-family complex

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Please know that **we object** to the proposed rezoning and development of multi-family units at 2424 Garden of the Gods Rd.

We agree with the concerns that have already been given and feel that proposing this project during a pandemic and to the limited number of residences who were informed is beyond irresponsible.

We feel that crime is already at a deplorable level in our neighborhoods and increasing the density of population will only make it worse. Just seeing the daily postings on the Next-door app of car break ins and theft is appalling.

Property values will go down. Our community will become less attractive to new buyers. People move to Mountain Shadows and the West side to enjoy the views, the wildlife and the easy access to trails. The mountain view will be destroyed, the wildlife will be endangered and our access to trails will be compromised with this proposed development.

**PUBLIC COMMENTS**

Additionally, 30th St. is already too small for the traffic that uses it and doing a traffic study during this time is not going to yield an accurate result. People are not driving as much during the pandemic. Even now with the pandemic and more people staying home the traffic on 30th Street is horrible, especially on weekends. This proposed multi-family complex will endanger wildlife and peoples lives, with the large increase in automobile traffic. Looking at an initial increase of two cars per unit with phase one, the daily traffic increases by over 1100 cars per day. With the possible expansion of the entire 125 acres we could be looking at possibly **7500 new cars per day**. The damage this development will do to our community, the wildlife and our roads will be inexcusable!

One final concern is the already over used trails in our neighborhoods. Visit Garden of the Gods or Ute Valley park and note the ever widening and poor condition of the trails from the ever increasing foot/bike traffic. This development would dramatically worsen the trails due to the increase of more than 7500 people taking into account of only two people per unit. In all likelihood this number will be much closer to over 10,00 people.

These are reasonable concerns:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourists were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed which will worsen all of our concerns.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area. Where can they go?
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.

10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.

11. The already overcrowded schools in this area will be challenged.

12. Noise levels will increase.

13. The roofs will be 70' off of the road surface blocking the views.

Please keep our West side safe and beautiful!

Sincerely,

Gary and Lisa Schuyler

2215 Capstone Ct.

Colorado Springs, CO 80919

**From:** Barbara Kalbli <bwkalbli@gmail.com>  
**Sent:** Sunday, October 4, 2020 8:42 AM  
**To:** Wintz, Katelynn A  
**Cc:** Suthers, John; Council Members - DO NOT USE - OLD GROUP; Avila, Yolanda; Gaebler, Jill; dgeislinger@coloradosprings.gov; Murray, Bill; Pico, Andy; Skorman, Richard; tstrand@coloradosprings.gov; Williams, Wayne  
**Subject:** Objection to proposed zoning request

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms Wintz,

I am writing to you to voice my objection to the request for zoning change for 2424 Garden of the Gods Road. My reasons for my objection are; -Gateway to Garden of the Gods Park - As we all know, the Garden of the Gods Park is the crown jewel of our local parks and tourist attractions. The main entrance into the park is along 30th Street which is primarily accessed from Garden of the Gods Road. The city should be considering how to create a proper gateway entrance to the park rather than considering a zoning change that will lead to the area being over developed which will take away from the natural beauty of the area. Protecting our local crown jewel should be a priority to the City. -Pedestrian & bicyclist safety along 30th Street - Allowing the zoning change will create greater population density in the area which will lead to more traffic accidents with pedestrians and cyclists along 30th Street. The section of 30th Street from Garden of the Gods Road all the way south to Colorado Avenue is too narrow for the current volume of traffic and is a major safety hazard for pedestrians near the Visitor's Center and even worse for those riding their bikes on this section of road. Additionally, increased traffic on Flying W Ranch Road will also create more risk for K-5 students crossing the street at Chipeta Elementary School. These are safety issues now and I urge those making the decisions on this development proposal to simply observe these areas now to see just how bad the risk is now for pedestrians and cyclists alike. Allowing more density at this site will lead to more pedestrian and bicycle accidents with automobiles. -Overall neighborhood safety if another evacuation were necessary - We all remember the Waldo Canyon Fire of 2012. The evacuation that occurred the day the fire came into Mountain Shadows created complete gridlock and only "by the grace of God" were there not more fatalities - if you recall, about 50% of the neighborhood had already been evacuated days before. Mountain Shadows only has 2 major arteries for evacuation (Centennial and 30th

**PUBLIC COMMENTS**

Street) and it was proven in 2012 that these roads already cannot handle the volume required to ensure the safety of our residents. -Potential negative impact to the Big Horn Sheep Habitat and other wildlife - 2424 Garden of the Gods Road is a parcel of land which is also part of the local Big Horn Sheep herd habitat. This herd is very unique to this immediate area and 2424 is right in the middle of their habitat. Since Big Horn Sheep do not migrate, allowing significant development within their current habitat will put the herd at risk. Additionally, this area is frequented by deer, bobcats, bear and mountain lions which will create more automobile vs animal accidents as well as force them to move to new areas. -Traffic Congestion - This intersection is already over utilized during rush hour every weekday and during the tourist season, (Memorial Day - Labor Day) the volume of traffic is significantly greater than what the intersection and 30th Street are built to handle. By adding residences, shops, and restaurants - this problem will be completely unmanageable. Lastly - the current owner of this building has proven they are not interested in being good neighbors. They have received many complaints about the noise their ventilation system creates, simply responding that they are within the noise limits set forth by the city. As a large building owner within a residential neighborhood, the proper response should be to try and determine a solution...or at least make us think they considered one. The previous owner of this building and parcel was a "good neighbor", they worked with MSCA to enhance our neighborhood and they supported us greatly after the Waldo Canyon Fire. I am not opposed to development, but I am opposed to giving a commercial landowner in an urban environment "carte blanche" to do whatever they like. Sincerely,

Barbara Kalbli

**From:** Marcena Springer <marcena@springer.net>  
**Sent:** Sunday, October 4, 2020 1:21 PM  
**To:** Wintz, Katelynn A; Knight, Don; Hester, Morgan; Wintz, Katelynn A  
**Subject:** Objections to Garden of the Gods development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I object to the beautiful park that enhances Mt Shadows subdivision turned into a batch of apartment buildings in front of the view we have of Pike's Peak. Please do NOT grant this change in zoning so these apartments cannot be built over there on that property, ruining our views of Pikes Peak and down grading our entire subdivision, and devaluing our home values.

If you require the next owner to keep the open space beautiful, our lots are large and as follows all older subdivisions, with a view people will begin to buy our large lots and get rid of our redone older homes and build larger and larger homes on these lots with the beautiful view of Pike's Peak. My house has view of Pikes Peak from all three levels, basement, main floor, and upper story, and that would be destroyed with this changed proposal. With my view from all 3 stories and large lot, this is worth a great deal for someone wanting to build a very luxurious home some day on it. This would give Colorado Springs more tax money when these sites begin to rebuild with more

**PUBLIC COMMENTS**



expensive homes, whereas the apartment buildings only go downhill over time and become not only an eyesore but dangerous to live near.

I can foresee a time when my house with its great view would become so worthless it would become a HUD home and low income occupied, then the houses across from me could not be sold for what they are now worth because no one wants to live near low income housing because of the kind of people that begin to hang out in the neighborhood where that housing is.

This is voice of experience. I lived in Ft Worth in an exceptionally nice neighborhood but adjacent to our lake and park they allowed an apartment building. Within the 10 years I lived there it went from an okay apartment complex to pure trash. They threw trash in the creek above the lake and the city had to hire wet suited maintenance of the lake every few months to try to keep it clean, and the park became unsafe because of the vagrant high schoolers from the apartments hanging out over there during the day. We could no longer use our own park

Please don't let this happen to Mt. Shadows. We have gone through enough with the fires! This would ruin all our property values and prevent any upgrades in larger homes being built on our very desirable larger lots, that would bring in good tax dollars for the city, not loss of income with trashed apartments. Marcena Springer Mt. Shadows

**From:** Monica Tyler <mtyler\_jacobson@hotmail.com>

**Sent:** Sunday, October 4, 2020 4:25 PM

**To:** Wintz, Katelynn A

**Subject:** Oppose 2424 Garden of the Gods development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I oppose the plan for the housing development on 2424 Garden of the Gods Rd. A structure of this magnitude that can potentially bring in thousands of people, will increase the traffic of this already busy area, the structure itself will block precious views, more people create more crime and overall is a bad decision for this area. Please build elsewhere....look to the East!

Monica Tyler

Chambrey Ct

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

**PUBLIC COMMENTS**

**From:** Dr. Ted Archdale <drted@archdaleeyecare.com>  
**Sent:** Sunday, October 4, 2020 2:22 PM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hi Katelynn

We have been long time Mountain Shadows residents and are concerned about the proposed development and rezoning at 2424 Garden of the Gods road. Traffic flow and space for a multi-family complex will make an undesired change in our peaceful west side neighborhood. Please know of our opposition.

Thank you

Ted and Renee Archdale

--



**From:** Julie Speetjens <julie.speetjens@nobiussolutions.com>

**Sent:** Sunday, October 4, 2020 1:58 PM

**To:** Wintz, Katelynn A

**Subject:** Oppose 2424 GofG Housing Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Good afternoon,

I am a local resident and I oppose the re-zoning and proposed development at 2424 GofG Rd.

High density housing belongs on the east side, not in this beautiful, natural area. My concerns include:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed. 5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.

**PUBLIC COMMENTS**

7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.

8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.

9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.

10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.

11. The already overcrowded schools in this area will be challenged.

12. Noise levels will increase.

13. The roofs will be 70' off of the road surface blocking the views.

Thank you,

Julie Speetjens

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**From:** Brent Botts <bobotts@icloud.com>  
**Sent:** Sunday, October 4, 2020 2:27 PM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose Development at 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I oppose the request to change the zoning ordinance to build additional housing on the property at [2424 Garden of The Gods Road](#). This property was to be for business not addition housing, the increased traffic and population will only put additional strain on the infrastructure of the Mountain Shadows community and prove a detriment to the neighborhood.

Brent Botts

Sent from my iPhone

**From:** Barbara Reichert <breichert@usfigureskating.org>  
**Sent:** Sunday, October 4, 2020 11:39 AM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose development at 2424 Garden of Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

As a longtime homeowner and taxpayer, I am strongly opposed to all new development at 2424 Garden of the Gods Road.

The west side is home to much of the city's recreational and beautiful open space, which includes the unique herd of bighorn sheep. The city is also looking at ways to lessen traffic in and around Garden of the Gods. Adding nearly 600 residential units with the likelihood of that increasing to 3,750 units does nothing to enhance the area, but rather create new environmental problems.

Our city continues to expand east, where there is much open prairie and gorgeous views of the mountains.

I ask that the City not grant a rezoning of the 2424 Garden of the Gods Road property.

Thank you,  
Barbara Reichert  
5325 Aubrey Way  
80919



Barbara Reichert  
SENIOR DIRECTOR, EXTERNAL RELATIONS  
20 First Street | Colorado Springs, CO 80906  
O: 719.228.3466 | C: 231.638.6502  
[breichert@usfigureskating.org](mailto:breichert@usfigureskating.org)



**From:** James Admire <admirejb@yahoo.com>  
**Sent:** Sunday, October 4, 2020 2:11 PM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose development at 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I oppose all new development at 2424 Garden of the Gods Road.

Regards,

James Admire



**From:** Deepa Luthra <luthradm@yahoo.com>  
**Sent:** Sunday, October 4, 2020 8:29 AM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose new development on Garden of Gods MCI buildings

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Katelynn:

I am opposed to ALL NEW development at 2424 Garden of the Gods Rd":

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. plus traffic on Rockrimmion , to feed the area .
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd. I work on Garden of the gods, do the study post Covid in the morning during office going hours and between 4 and 6 pm when people return from work.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed. Creating more trash company trucks, school buses, cars, on the roads . Also where are the kids of these new residents to go to school? They will crowd the schools in D11 nearby .
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.

Thanks,

Deepa Luthra  
2680 Saint Catherine Ct  
Colorado Springs, CO 80919

**From:** Carol Hammond <carolwilsonelkhorn@yahoo.com>

**Sent:** Sunday, October 4, 2020 3:29 PM

**To:** Wintz, Katelynn A

**Subject:** Oppose new development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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"I oppose all new development at 2424 Garden of the Gods Road."

Carol Hammond

Mission Ridge

**From:** Lauren Lindloff <laurenlindloff@gmail.com>  
**Sent:** Sunday, October 4, 2020 3:02 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to 2424 GOG development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Good afternoon,

I am OPPOSED to the building of the new multi family units at 2424 GOG road.

1. I have two young children who love going to the park and having all those extra people will cause over population of the local parks.
2. Also the traffic is already bad on GOG and this will only make things 10X worse.
3. Also you move to the west side for peace and already established homes, adding all of these units and people does not match the area.
4. The schools are already struggling with to many kids, this will NOT make it better.
5. This development will affect local wildlife critical to the area and all that is Colorado.

Thank you for your time.  
Lauren Lindloff

Sent from my iPhone

**From:** Andrew Lindloff <alindloff@gmail.com>  
**Sent:** Sunday, October 4, 2020 3:15 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to 2424 GOG development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Katelynn,

I just want to make a few points the city needs to consider before granting any zoning changes. • The proposal is so sweeping it would involve abandoning the master plan for Mountain Shadows in its entirety, not simply making an amendment as stated in the application form. • Traffic on Garden of the Gods Road can be a problem during the week. The traffic survey notes that it was done during Covid 19 and may not be accurate. • There is no undeveloped land in the area for infrastructure improvements. The redevelopment would involve a large increase in the population. Schools, parks, fire protection, etc. has not been addressed. • Last but not least the eventual build out could involve up to 3,750 multi-family housing units. Assuming a conservative estimate of 2 individuals per unit the redevelopment would involve adding 7,000 additional residents. Per the city's own website, the entire current population of Mountain Shadows is only 2,695. The current redevelopment plan would increase the population of the neighborhood by more than 250%

Regards,

Andrew Lindloff

**PUBLIC COMMENTS**

**From:** Rock the Kasbah <craig.loerzel@gmail.com>  
**Sent:** Sunday, October 4, 2020 5:45 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to 2424 zoning change

**Follow Up Flag:** Follow up  
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Thank you Ms. Wintz for accepting comments to the proposed zoning change at 2424 GOG Road.

Please add my name to the list of residents opposed to this change. I won't requote all the reasons already given by Mr Eddie Hurt, but I agree with his position and statements.

Sincerely,  
Craig Loerzel

**From:** Giselle Jenkins <thejenkinsfam13@icloud.com>  
**Sent:** Sunday, October 4, 2020 2:08 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to GOG Verizon zoning and construction

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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hello Ms. Wintz,

I own a home in the 80919 zip code and am opposed to the proposed construction of high density homes on Garden of the Gods and the Verizon property.

It is not the right type of construction and will have adverse effects on the wildlife, scenery, traffic and schools.

Thanks you.

David Jenkins  
2515 Oak Hills Drive

**From:** Gina Milne <ginamilne@hotmail.com>  
**Sent:** Sunday, October 4, 2020 10:01 AM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to New Development on 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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To Whom It May Concern,

My husband and I own a home in Oak Valley Ranch. We both are completely opposed to all new development at 2424 Garden of the Gods Road. We live on the west side of town because we love the peace and quiet, as well as all the wildlife, and we wanted to get away from the crowds. We fear that this would dramatically disrupt the reasons we have chosen to live where we do.

Thank you for your attention to this matter,

Gina Milne

**From:** jude Mars <bomie1954@gmail.com>

**Sent:** Sunday, October 4, 2020 3:56 PM

**To:** Wintz, Katelynn A

**Subject:** Opposed to Rezoning

**Follow Up Flag:** Follow up

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I oppose all new development at 2424 Garden of the Gods Road."



**From:** Keith Swanson <swansonkeith@hotmail.com>  
**Sent:** Sunday, October 4, 2020 3:07 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to Zoning Change at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms. Wintz,

I am writing to you to voice my objection to the request for zoning change for 2424 Garden of the Gods Road. I'll list a some of my concerns for this opposition:

-Garden of the Gods Road traffic. Since the opening of the El Paso County Service Center, the traffic on this road has increased significantly. Additional housing will impact the traffic on this road exponentially. And even more so during summer months, when the tourists are here, it's already overwhelmed.

-Traffic Congestion - The intersection at Garden of the Gods and 30<sup>th</sup> is already over utilized during rush hour every weekday and during the tourist season. The volume of traffic is significantly greater than what the intersection and 30th Street are built to handle. By adding residences, shops, and restaurants - this problem will be completely unmanageable.

-Pedestrian & bicyclist safety along 30th Street/Fly W Ranch Road - The zoning change will create greater population density in the area which will lead to more traffic accidents with pedestrians and cyclists along these streets. Additionally, increased traffic on Flying W Ranch Road will also create more risk for K-5 students crossing the street at Chipeta Elementary School.

-Schools. Schools in this area are already overcrowded and will be challenged by so many new housing units.

-Overall neighborhood safety if another evacuation were necessary – HUGE concern because we all remember the Waldo Canyon Fire of 2012. The evacuation that occurred the day the fire came into Mountain Shadows created complete gridlock...and that was with half of the households already evacuated.

-Potential negative impact to the Big Horn Sheep Habitat and other wildlife. 2424 Garden of the Gods Road is a parcel of land which is also part of the local Big Horn Sheep herd habitat. This herd is very unique to this immediate area and 2424 is right in the middle of their habitat. Since Big Horn Sheep do not migrate, allowing significant development within their current habitat will put the herd at risk. Additionally, this area is frequented by deer, bobcats, bear and mountain lions which will create more automobile vs animal accidents as well as force them to move to new areas.

**PUBLIC COMMENTS**

-Do we really want to overcrowd the main access to the city's crown jewel – Garden of the Gods Park? No.

-Do we want to block the views for folks that purchased their homes for those views? No.

-Do we really want to muck up the beautiful and geographically unique landscape with more housing in the foothills against America's mountain? No.

Keith Swanson

**From:** Leatha Reynolds Pierce <lradata@yahoo.com>  
**Sent:** Sunday, October 4, 2020 5:17 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms Wintz... I am writing because my husband and I are both very opposed to ALL NEW developments at 2424 Garden of the Gods Road. We also object to the zoning change. Besides bringing down property values we feel that it will have a negative impact on many areas including increasing traffic to unsafe levels, esthetics, overcrowding, safety for hikers, bikers, etc., noise levels, impact on wildlife, and overcrowding in local schools, to name a few. Please take these things into account. Don't re-zone and DON'T place a new development into this area. Thank you for considering all comments and concerns. Sincerely, Gerald and Leatha Pierce

**From:** Gmail Account <giselle.jenkins1@gmail.com>  
**Sent:** Sunday, October 4, 2020 2:07 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to new construction

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Ms. Wintz,

I own a home in the 80919 zip code and am opposed to the proposed construction of high density homes on Garden of the Gods and the Verizon property. It is not the right type of construction and will have adverse effects on the wildlife, scenery, traffic and schools. Thanks you. Giselle Jenkins  
2515 Oak Hills Drive

Sent from my iPhone

**From:** Samantha B <samantha@creativemedium.net>  
**Sent:** Sunday, October 4, 2020 3:01 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to new development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

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I am opposed to ALL NEW development at 2424 Garden of the Gods Road.

It has come to my attention there is a plan to develop land near the Verizon building.

This concerns me because it would increase the population density in the area. This will adversely affect the area due to the following:

- Increased traffic
- Increased crime
- Encroach on wildlife
- Block views

We would like to preserve the standard of living and natural habitat for all in this area.

Samantha Bachechi

Sent from my iPhone

**From:** Angela Webster <angela.webster@asd20.org>  
**Sent:** Sunday, October 4, 2020 3:10 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to the rezoning of 2424 Garden of the Gods road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello,

I am writing with deep concerns for the rezoning project of the old Verizon Building, 2424 Garden of the Gods. First off, I am truly worried about the amount of traffic that will be brought to the area; car, bike and foot traffic. This area is home to many children, families, and unique wildlife (Big Horn sheep), with all the new traffic brought but a lot of new residents, I am worried about the safety of children and wildlife. Also, as a resident of Colorado Springs for 16 years, I am shocked at the amount of houses that are being built but the lack of business that are moving in. This building is an amazing property that could work for a large cooperation that would bring jobs to better for our community overall then more houses, I do not want the West side to become like the East Side or Monument, overbuilt by houses and people.

Thank you for your consideration.

Angela Webster  
*7<sup>th</sup> grade Science Teacher*  
*Team 741*  
*Science Department Leader*  
*Mountain Ridge Middle School*  
*Angela.webster@asd20.org*

**From:** Tom Yeakley <Tom.Yeakley@navigators.org>  
**Sent:** Sunday, October 4, 2020 2:32 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to zoning change at Verizon property

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Katelyn,

As a homeowner in Mtn Shadows for 25 years I'm very opposed to a zoning change for the Verizon property. It will ruin our neighborhood!

Tom Yeakley

6445 Ashton Park Pl

80919

**PUBLIC COMMENTS**



**From:** hutchinsdandc@aol.com  
**Sent:** Sunday, October 4, 2020 12:11 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposing Development Project

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I oppose all new development at 2424 Garden of the Gods Road.

Cathy Hutchins

**From:** Alicia Posegate <aliciaposegate@gmail.com>  
**Sent:** Sunday, October 4, 2020 2:00 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposing all new development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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My husband Steve Posegate and I, Alicia Posegate oppose all new development at 2424 Garden of the Gods Road. There will be too many negatives that will impact the area and people in this community.

Thank you,  
Steve and Alicia Posegate

Sent from my iPad

**From:** sandy@woodflycamp.com  
**Sent:** Sunday, October 4, 2020 12:17 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition of 2424 GoG project

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I oppose ALL new development at 2424 Garden of the Gods Road.

Sandra Follador

719-459-0348

**From:** howard donaldson <HoDon46@msn.com>  
**Sent:** Saturday, October 3, 2020 2:14 PM  
**To:** Wintz, Katelynn A  
**Cc:** Strand, Tom; Knight, Don; Thomas Rollinger  
**Subject:** Opposition to 2424 Garden of the Gods Road Development Proposal

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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My wife and I are Mountain Shadows residents who made the commitment to the community by rebuilding the home we lost in the Waldo Canyon Fire. We are adamantly opposed to the subject development because it will make drastic changes to the character of the neighborhood and community to which we made that sincere commitment.

Howard L. Donaldson

2615 ROSSMERE STREET

COS 80919

**PUBLIC COMMENTS**

**From:** C. McGuire <cmack\_26@hotmail.com>  
**Sent:** Sunday, October 4, 2020 3:52 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to 2424 W. Garden of the Gods Rd. Rezoning/Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz,

I oppose the rezoning and project proposal regarding 2424 W. Garden of the Gods Rd. based on the following reasons:

- Traffic has steadily increased in the area, largely due to the relocation of the Citizen Service Center and increased tourism. Traffic along Garden of the Gods Rd. is terrible and additional residential units will further aggravate the issue.
- Crime has increased in our area. We have experienced an increase in petty crimes, attempted break-ins, vandalism, and mail theft. Increasing the population in this area could further exacerbate this issue.
- Increase in noise pollution. We already experience bothersome noises from the Verizon complex, as detailed in the many noise complaints that have been filed with the City.

**PUBLIC COMMENTS**

- Flooding and erosion are significant risks in our area. New construction disrupts the already fragile soil in our area and could cause additional risk from flash flooding.
- Displacement of the Big Horn Sheep and other local wildlife. The proposed project development falls within the range of the Big Horn Sheep and could disrupt their free-range routes.

I have been a resident of Mountain Shadows for more than 10 years. My family choose to live on the westside to enjoy the natural feel and amazing views the foothills have to offer. The proposed residential units are significantly taller than other nearby apartment complexes and would block the views we all love. The project would also increase population density and negatively impact the Mountain Shadows community.

This is not an appropriate addition our area.

Carrie McGuire

**From:** schnleea@aol.com  
**Sent:** Sunday, October 4, 2020 12:23 PM  
**To:** Wintz, Katelynn A  
**Cc:** schnleea@aol.com  
**Subject:** Opposition to All New Development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz. This email will serve as notification that my husband and I are opposed to ALL NEW development at 2424 Garden of the Gods Rd.

- The developer's request to rezone this property is not in step aesthetically with the current structure of the neighborhoods on the beautiful west side.
- This high-density housing proposal does not complement the original intent of the master plan for Mountain Shadows and this west side community.
- The proposed plan will significantly and negatively impact the current residents' quality of life.
  - Traffic on N. 30th, Garden of the Gods and Flying W are already a challenge and will be exasperated with the proposed influx by the sheer volume of estimated residential units. We don't believe the traffic study conducted during a pandemic gives an accurate picture of what we are currently dealing with on a daily basis.
- - The current noise level in this area is already too loud. Adding to it will obviously increase the levels to totally unacceptable.
- - Crime is on the rise in this area and the introduction of a proposed high-density housing complex has the tendency to add to this and have a negative impact on our existing community.

We emphatically and unequivocally object and oppose ALL New development at 2424 Garden of the Gods Rd.

Thank you for this opportunity to submit our concerns,

**PUBLIC COMMENTS**

Jeff and Leea Schneider

**PUBLIC COMMENTS**