

## Tefertiller, Ryan

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**From:** sw1119@aol.com  
**Sent:** Monday, February 3, 2025 1:31 PM  
**To:** Tefertiller, Ryan  
**Subject:** 300 ft. apartment building

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**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 Ryan,

My husband and I oppose the construction of the 300 ft. apartment building being proposed for the downtown area. Firstly, apartment space is overbuilt at this time. Secondly, the building height is inconsistent with the appearance and feel of downtown Colorado Springs. We are not Houston, Dallas, or Denver.

Susan and Hugh Wallnutt

## Tefertiller, Ryan

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**From:** jrsherk@aol.com  
**Sent:** Tuesday, February 4, 2025 4:38 AM  
**To:** Tefertiller, Ryan  
**Subject:** One Vela Skyscraper (Opposed)

**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 Mr. Tefertiller,

Our city is growing way too fast and will become another Denver before we know it. Stop this rapid development and for God's sake, DO NOT BUILD A SKYSCRAPER in our beautiful downtown!

Jeff Sherk  
Col. USAF (Ret)

## Tefertiller, Ryan

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**From:** Sharon <sdehalas@gmail.com>  
**Sent:** Tuesday, February 4, 2025 1:23 AM  
**To:** Tefertiller, Ryan  
**Subject:** One VeLa Apartments

**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 would like to comment on Item 8B, the luxury skyscraper One VeLa Development on February 4th, roughly 9AM. I will be watching remotely so if my name is called, remember what we hear is up to 15 seconds behind the meeting. This needs to be fixed because it is an outdated delay put in when the networks could beep unacceptable words.

Sharon de Halas

## Tefertiller, Ryan

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**From:** Craig McKessy <cmckessy@gmail.com>  
**Sent:** Monday, February 3, 2025 10:08 PM  
**To:** Tefertiller, Ryan  
**Subject:** Building height limit

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'm writing to oppose the proposed development of a high rise building in the downtown area of Colorado Springs.

One of the things that made this town attractive to me when I moved here 30 years ago were the unrestricted views of the front range from nearly anywhere in town. It was a big city that retained its small town character. Allowing a high rise to be built will be yet another small step toward ruining the character that this town is known for.

Colorado Springs is known around the world for its natural beauty and many people visit the region each year to experience it. A building of the size proposed would be a detriment to the view those visitors are looking for and it will undoubtedly impact tourism in a negative way.

Regards,  
Craig McKessy, CPA

## Tefertiller, Ryan

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**From:** Dana Duggan <danaannduggan@gmail.com>  
**Sent:** Monday, February 3, 2025 10:17 PM  
**To:** Leigh Westin  
**Cc:** Integrity Matters; Tefertiller, Ryan; All Council - DL; Chelsea Brentzel; Breeanna Jent; Brennen Kauffman; talkshow; news63\_contact; EXTERNAL KRCC News; Andrea Chalfin; KOAA; news@cpr.org; news@krdo.com; Fred Fox; Lauren Watson; KKTV - News; newsroom@coloradosun.com; newsroom30\_contact; DIANNE; Tim Leigh; Tim Hoiles; Pam McLeod; Lisa Bigelow; Kat Gayle; Scott Hiller; Meinig, Kathy; Kent Obee; Ruth Obee; Jim Shirey; Greg Biscione; Greg Edwards; Rich Sevcik; matt.Coleman@hubinternational.com; Stevo Parrish; Jamie Nau; Omar Wyman; Andrew Dalby; gerald.e.cummins.jr@gmail.com; Lara Rowell; Karen Ray  
**Subject:** Re: Defend Integrity & Fairness. Respect the Will of the People – Oppose One VeLa Luxury Apartment Skyscraper

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Excellent observation, Leigh. Perhaps if we blight the entire city, the taxpayers can fund parking lots that we will need as safe spaces when we get trapped evacuating in a dire fire from all the overbuilding and density and are forced to flee on foot due to our non-survivable evacuation routes. We will have to create our own maps identifying those areas and times because those are secrets.

### leadership contraire à l'éthique

On Mon, Feb 3, 2025, 6:48 PM Leigh Westin <[leighwestin@gmail.com](mailto:leighwestin@gmail.com)> wrote:

Why is parking even mentioned, relating to ONE VeLa (460 spaces) when no one gives a hoot about parking relating to ADUs throughout the entire city?

Es macht keinen Sinn.

Is this Council suffering mental inconsistencies and complete misunderstanding of what parking is?

No one is supposed to have a vehicle, right?

*Leigh Westin*

On Mon, Feb 3, 2025 at 1:54 PM Integrity Matters <[integritymatterscos@gmail.com](mailto:integritymatterscos@gmail.com)> wrote:

Dear Mr. Tefertiller and Councilmembers,

Integrity Matters strongly opposes the One VeLa skyscraper project and urges you to **halt any approvals until the legality of the blight designation is fully resolved in the courts.**

As Thomas Jefferson aptly observed, *"The will of the people is the only legitimate foundation of any government, and to protect its free expression should be our first object."* Yet here we are, watching **the people's voices being pushed aside** while a flawed and misused **blight designation** is used to funnel taxpayer dollars into private luxury skyscraper development.

Colorado Springs now holds the **troubling distinction of having the most Urban Renewal Authorities (URAs) in the state**. This should raise serious concerns. The **blight law** was never meant to subsidize high-end developments—it was meant to revitalize genuinely struggling areas. Instead, it is being abused to shift public money toward private luxury projects. In this case, taxpayers are being forced to fund a **parking garage** for a **luxury apartment skyscraper** that serves only an elite few.

The abuse of blight law and the manipulation of URAs must be investigated before even more taxpayer dollars are siphoned away from true community needs.

Moreover, there are number concerns with skyscrapers and this process, or lack thereof:

#### **Key Concerns**

1. **Public Voice Ignored**

The City Council's refusal to allow a public discussion or vote on reasonable building height restrictions contradicts democratic principles. The voices of thousands of residents have been ignored, despite widespread opposition.

2. **Environmental and Infrastructure Impacts**

High-rise developments near the mountains trap pollution, increase traffic congestion, and contribute to the urban heat island effect, worsening air quality in an already ozone-polluted city.

3. **Gentrification and Loss of Historic Character**

The One VeLa development will displace affordable housing, drive up costs, and push out long-time residents. Skyscrapers of this scale will erode the historic and cultural character of Colorado Springs.

4. **Conflicts of Interest and Lack of Ethical Oversight**

The campaign contributions from the developer to City Council members raises ethical concerns and undermines public trust. Specifically:

- Councilmember Lynette Crow-Iverson: \$10,000
- Councilmember Brian Risley: \$10,000
- Councilmember Dave Leinweber: \$10,000
- Councilmember Nancy Henjum: \$2,000
- Councilmember Mike O'Malley: \$2,000

This totals **\$34,000 of financial influence from the O'Neil Group represented on the dais**.

According to City Code:

#### **1.3.114: CONFLICTS OF INTEREST - APPEARANCE OF**

**IMPROPRIETY:** An appearance of impropriety is created when a covered person will or may take a direct official action that, although not constituting

a conflict of interest, will or may create a reasonable perception that the covered person's ability to carry out his or her official duties with integrity, impartiality and competency is impaired, **even the "appearance of a conflict of interest" requires recusal.**

**Therefore, Councilmembers Risley, Leinweber, Lynette Crow-Iverson, Henjum and O'Malley should recuse themselves from voting** on the One VeLa development to ensure public trust and uphold ethical standards.

**Request for Due Process and Public Hearing before Elected Representatives**

We ask that the Downtown Review Board and City Council vote NO on the One VeLa development and provide a formal public hearing before any final approvals. The people of Colorado Springs deserve transparency and an opportunity to voice their concerns before such a transformative decision is made.

**This project must not proceed until:**

- **The courts determine the legality of the blight designation.**
- **A full public review is conducted at the City Council level, where elected officials—not just City staff—must answer to the people.**
- **The URA system in Colorado Springs is properly investigated to prevent further misuse of taxpayer funds.**
- **Commit to a ballot measure allowing residents to vote on future building height limits.**

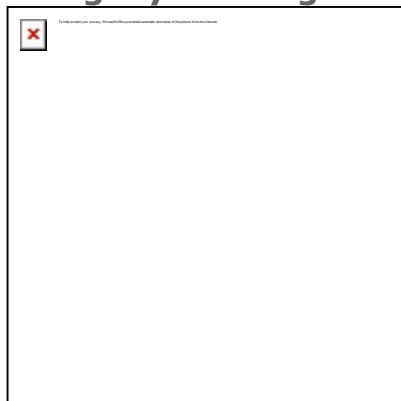
**Integrity matters. Transparency matters. Fairness matters.** We urge you to **reject this project** at this stage and ensure that the people of Colorado Springs—not just powerful and wealthy developers—have a say in shaping our city's future.

Sincerely,

Integrity Matters

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**Integrity is doing the right thing when no one is watching.**



## Tefertiller, Ryan

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**From:** Alycia Elkins-Smith <sympi3@gmail.com>  
**Sent:** Monday, February 3, 2025 8:05 PM  
**To:** Tefertiller, Ryan; All Council - DL  
**Cc:** integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; breeanna.jent@gazette.com; brennen.kauffman@gazette.com; talkshow@aol.com; news@kktv.com; news@krcc.org; achalfin@krcc.org; news@koaa.com; news@cpr.org; news@krdo.com; news@fox21news.com; lwatson@kktv.com; kktv-news@graymedia.com; newsroom@coloradosun.com; newsroom@denverpost.com  
**Subject:** Vote NO on the One VeLa Development & Allow Public Input

**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 Mr. Tefertiller and Members of the Colorado Springs City Council,

I am writing to formally object to the One VeLa development and to urge the Downtown Review Board and City Council to vote NO on this project.

The City's refusal to allow public discussion regarding the impacts of high-rise developments, despite a petition signed by 6,745 citizens demonstrates a failure to represent the will of the people.

### Key Concerns:

#### Public Voice Ignored

The City Council's refusal to allow a public discussion or vote on reasonable building height restrictions contradicts democratic principles. The voices of thousands of residents have been ignored, despite widespread opposition.

#### Environmental and Infrastructure Impacts

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Councilmember Nancy Henjum: \$2,000

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Therefore, Councilmembers Risley, Leinweber, Lynette Crow-Iverson, Henjum and O'Malley should recuse themselves from voting on the One VeLa development to ensure public trust and uphold ethical standards.

Request for Due Process and Public Hearing

I ask that the Downtown Review Board and City Council vote NO on the One VeLa development and provide a formal public hearing before any final approvals. The people of Colorado Springs deserve transparency and an opportunity to voice their concerns before such a transformative decision is made.

I urge the Downtown Review Board and City Council to:

Vote NO on the One VeLa development.

Pause all approvals related to this and any skyscraper development until comprehensive public input has been gathered.

Commit to a ballot measure allowing residents to vote on future building height limits.

The citizens of Colorado Springs deserve a say in shaping the future of our city. I look forward to your response and to a commitment to transparency and public engagement.

Sincerely,

Alycia Elkins-Smith  
2040 Avalon Ct, Colorado Springs, CO 80919  
[Symbi3@gmail.com](mailto:Symbi3@gmail.com)

## Tefertiller, Ryan

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**From:** Gina Dellinger <g\_dellinger@yahoo.com>  
**Sent:** Monday, February 3, 2025 7:40 PM  
**To:** Tefertiller, Ryan; All Council - DL  
**Cc:** integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; breeanna.jent@gazette.com; brennen.kauffman@gazette.com; talkshow@aol.com; news@kktv.com; news@krcc.org; achalfin@krcc.org; news@koaa.com; news@cpr.org; news@krdo.com; news@fox21news.com; lwatson@kktv.com; kktv-news@graymedia.com; newsroom@coloradosun.com; newsroom@denverpost.com  
**Subject:** Vote NO on the One VeLa Development & Allow Public Input

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Dear Mr. Tefertiller and Members of the Colorado Springs City Council,  
I am writing to formally object to the One VeLa development and to urge the Downtown Review Board and City Council to vote NO on this project. The City's refusal to allow public discussion regarding the impacts of high-rise developments, despite [a petition signed by 6,755 citizens](#) demonstrates a failure to represent the will of the people.

### **Key Concerns**

#### **Public Voice Ignored**

The City Council's refusal to allow a public discussion or vote on reasonable building height restrictions contradicts democratic principles. The voices of thousands of residents have been ignored.

#### **Environmental and Infrastructure Impacts**

High-rise developments near the mountains trap pollution, increase traffic congestion, and contribute to the urban heat island effect, worsening air quality in an already ozone-polluted city.

#### **Gentrification and Loss of Historic Character**

The One VeLa development will displace affordable housing, drive up costs, and push out long-time residents. Skyscrapers of this scale will erode the historic and cultural character of Colorado Springs.

#### **Conflicts of Interest and Lack of Ethical Oversight**

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Therefore, **Councilmembers Risley, Leinweber, Lynette Crow-Iverson, Henjum and O'Malley should recuse themselves from voting on the One VeLa development to ensure public trust and uphold ethical standards.**

#### **Request for Due Process and Public Hearing**

I ask that the Downtown Review Board and City Council vote NO on the One VeLa development and provide a formal **public hearing with elected representatives**, City Council, before any final approvals. The people of Colorado Springs deserve transparency and an opportunity to voice their concerns before such a transformative decision is made.

I urge the Downtown Review Board and City Council to:

- **Vote NO on the One VeLa development.**
- **Pause all approvals related to this and any skyscraper development until comprehensive public input has been gathered.**
- **Commit to a ballot measure allowing residents to vote on future building height limits.**

The citizens of Colorado Springs deserve a say in shaping the future of our city. I look forward to your response and to a commitment to transparency and public engagement.

Sincerely,

Gina Dellinger  
911 N Hancock Avenue, CSC 80903  
g\_dellinger@yahoo.com

## Tefertiller, Ryan

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**From:** Jane Hilberry <jhilberry@gmail.com>  
**Sent:** Monday, February 3, 2025 9:14 PM  
**To:** Tefertiller, Ryan; All Council - DL  
**Cc:** integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; breeanna.jent@gazette.com; talkshow@aol.com; achalfin@krcc.org; news@cpr.org  
**Subject:** Subject: Vote NO on the One VeLa Development & Allow Public Input

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Dear Mr. Tefertiller and Members of the Colorado Springs City Council,

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### Key Concerns

#### 1. Public Voice Ignored

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#### 2. Environmental and Infrastructure Impacts

High-rise developments near the mountains trap pollution, increase traffic congestion, and contribute to the urban heat island effect, worsening air quality in an already ozone-polluted city.

#### 3. Gentrification and Loss of Historic Character

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**Request for Due Process and Public Hearing**

I ask that the Downtown Review Board and City Council vote NO on the One VeLa development and provide a formal public hearing before any final approvals. The people of Colorado Springs deserve transparency and an opportunity to voice their concerns before such a transformative decision is made.

**I urge the Downtown Review Board and City Council to:**

- **Vote NO on the One VeLa development.**
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The citizens of Colorado Springs deserve a say in shaping the future of our city. I look forward to your response and to a commitment to transparency and public engagement.

Sincerely,

**JANE HILBERRY**

*Professor Emeritus of Creativity and Innovation*

*Professor of English*

**Creativity & Innovation at Colorado College**

[jhilberry@coloradocollege.edu](mailto:jhilberry@coloradocollege.edu)

o (719) 389-6501

c (719) 460-5241

f (719) 389-6833

**COLORADO COLLEGE**

14 E. Cache La Poudre St.

Colorado Springs, Colorado 80903

[www.coloradocollege.edu](http://www.coloradocollege.edu)

## Tefertiller, Ryan

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**From:** Colo Json <crisleahjohnson@gmail.com>  
**Sent:** Monday, February 3, 2025 8:10 PM  
**To:** Tefertiller, Ryan; All Council - DL  
**Cc:** integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; breeanna.jent@gazette.com; brennen.kauffman@gazette.com; talkshow@aol.com; news@kktv.com; news@krcc.org; achalfin@krcc.org; news@koaa.com; news@cpr.org; news@krdo.com; news@fox21news.com; lwatson@kktv.com; kktv-news@graymedia.com; newsroom@coloradosun.com; newsroom@denverpost.com  
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Sincerely,

Leah Johnson

1330 Pike Drive, Colorado Springs, CO 80904

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

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**Sent:** Monday, February 3, 2025 6:18 PM  
**To:** Tefertiller, Ryan; All Council - DL  
**Cc:** integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; breeanna.jent@gazette.com; brennen.kauffman@gazette.com; talkshow@aol.com; news@kktv.com; news@krcc.org; achalfin@krcc.org; news@koaa.com; news@cpr.org; news@krdo.com; news@fox21news.com; lwatson@kktv.com; kktv-news@graymedia.com; newsroom@coloradosun.com; newsroom@denverpost.com  
**Subject:** Vote NO on the One VeLa Development & Allow Public Input

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The citizens of Colorado Springs deserve a say in shaping the future of our city. I look forward to your response and to a commitment to transparency and public engagement.

Sincerely,

Virginia Kral  
1612 Sunrise Lane  
80906

## Tefertiller, Ryan

---

**From:** Ardith Hanson <ardithmarie@gmail.com>  
**Sent:** Monday, February 3, 2025 5:54 PM  
**To:** Tefertiller, Ryan  
**Subject:** No! to 27 stories in Colorado Springs!

**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!**

As a 40 year resident of Colorado Springs and who owns a home on Nevada, I ask that Colorado Springs be kept "low" and attractive to tourists. We DO NOT NEED TO BE ANOTHER DENVER. Let's join the many communities with lower buildings and lower signs... to stay attractive as a tourist town.

I hope the City Council and Planning Commission will consider making an overall law to Keep Colorado Springs buildings at no higher than 8 stories.... with a few buildings grandfathered in until their next major rebuild.

Ardith Hanson / Colo Spgs, CO  
719-330-1966 (cell) / 636-2022 (land)

## Tefertiller, Ryan

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**From:** jennifer folaron <folaron@gmail.com>  
**Sent:** Monday, February 3, 2025 5:03 PM  
**To:** Tefertiller, Ryan; All Council - DL  
**Cc:** integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; breeanna.jent@gazette.com; brennen.kauffman@gazette.com; talkshow@aol.com; news@kktv.com; news@krcc.org; achalfin@krcc.org; news@koaa.com; news@cpr.org; news@krdo.com; news@fox21news.com; lwatson@kktv.com; kktv-news@graymedia.com; newsroom@coloradosun.com; newsroom@denverpost.com  
**Subject:** Vote NO on the One VeLa Development & Allow Public Input  
**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 Mr. Tefertiller and Members of the Colorado Springs City Council,  
I am writing to formally object to the One VeLa development and to urge the Downtown Review Board and City Council to vote NO on this project. The City's refusal to allow public discussion regarding the impacts of high-rise developments, despite [a petition signed by 6,755 citizens](#) demonstrates a failure to represent the will of the people.

### **Key Concerns**

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The City Council's refusal to allow a public discussion or vote on reasonable building height restrictions contradicts democratic principles. The voices of thousands of residents have been ignored.

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High-rise developments near the mountains trap pollution, increase traffic congestion, and contribute to the urban heat island effect, worsening air quality in an already ozone-polluted city.

#### **Gentrification and Loss of Historic Character**

The One VeLa development will displace affordable housing, drive up costs, and push out long-time residents. Skyscrapers of this scale will erode the historic and cultural character of Colorado Springs.

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**1.3.114: CONFLICTS OF INTEREST - APPEARANCE OF IMPROPRIETY:** An **appearance of impropriety** is created when a covered person will or may take a direct official action that, although not constituting a conflict of interest, **will or may create a reasonable perception that the covered person's ability to carry out his or her official duties with integrity, impartiality and competency is impaired, even the "appearance of a conflict of interest" requires recusal.**

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#### **Request for Due Process and Public Hearing**

I ask that the Downtown Review Board and City Council vote NO on the One VeLa development and provide a formal **public hearing with elected representatives**, City Council, before any final approvals. The people of Colorado Springs deserve transparency and an opportunity to voice their concerns before such a transformative decision is made.

I urge the Downtown Review Board and City Council to:

- **Vote NO on the One VeLa development.**
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- **Commit to a ballot measure allowing residents to vote on future building height limits.**

The citizens of Colorado Springs deserve a say in shaping the future of our city. I look forward to your response and to a commitment to transparency and public engagement.

Sincerely,

Jennifer and Robert Folaron

1002 West Cheyenne Road

Colorado Springs, CO 80906

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

## Tefertiller, Ryan

---

**From:** christy craemer <christyciss@gmail.com>  
**Sent:** Monday, February 3, 2025 5:59 PM  
**To:** All Council - DL; Tefertiller, Ryan  
**Cc:** chelsea.brentzel@krdo.com; breeanna.jent@gazette.com; brennen.kauffman@gazette.com; talkshow@aol.com; news@kktv.com; news@krcc.org; achalfin@krcc.org; news@koa.com; news@cpr.org; news@krdo.com; news@fox21news.com; lwatson@kktv.com; kktv-news@graymedia.com; newsroom@coloradosun.com; newsroom@denverpost.com; integritymatterscos@gmail.com  
**Subject:** Vote NO on the One VeLa Development & Allow Public Input

**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!**

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The City Council's refusal to allow a public discussion or vote on reasonable building height restrictions contradicts democratic principles. The voices of thousands of residents have been ignored, despite widespread opposition.

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- **Commit to a ballot measure allowing residents to vote on future building height limits.**

The citizens of Colorado Springs deserve a say in shaping the future of our city. I look forward to your response and to a commitment to transparency and public engagement.

Sincerely,

[Your Name]

[Your Address]

[Your Email]

Regards,

Christy Craemer

## Tefertiller, Ryan

---

**From:** Patricia Anderson <rapa2@comcast.net>  
**Sent:** Monday, February 3, 2025 5:43 PM  
**To:** Tefertiller, Ryan; All Council - DL  
**Cc:** integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; breeanna.jent@gazette.com; brennen.kauffman@gazette.com; talkshow@aol.com; news@kktv.com; news@krcc.org; achalfin@krcc.org; news@koaa.com; news@cpr.org; news@krdo.com; news@fox21news.com; lwatson@kktv.com; kktv-news@graymedia.com; newsroom@coloradosun.com; newsroom@denverpost.com  
**Subject:** Vote No on the One Vela Development  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Sincerely,

P Anderson  
80906  
[rapa2@comcast.net](mailto:rapa2@comcast.net)



## Tefertiller, Ryan

---

**From:** M Solstice <vignery2@gmail.com>  
**Sent:** Monday, February 3, 2025 4:17 PM  
**To:** Tefertiller, Ryan; All Council - DL  
**Cc:** integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; breeanna.jent@gazette.com; brennen.kauffman@gazette.com; talkshow@aol.com; news@kktv.com; news@krcc.org; achalfin@krcc.org; news@koaa.com; news@cpr.org; news@krdo.com; news@fox21news.com; lwatson@kktv.com; kktv-news@graymedia.com; newsroom@coloradosun.com; newsroom@denverpost.com  
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Sincerely,  
Derek Vignery  
Colorado Springs

## Tefertiller, Ryan

---

**From:** Steve Pelican <spelican@jaginc.com>  
**Sent:** Monday, February 3, 2025 4:48 PM  
**To:** Tefertiller, Ryan  
**Subject:** The higher-rise

**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 Ryan,

As an ONEN member, I am disappointed to read that our organization has chosen to take “no position” this issue. True, it will not “shadow” us directly but it will dominate views of the entire city by its clear incongruity with existing downtown structures. Castle Concrete is in the process of “remediating” the second “scar” it created in the course of its gravel mining operation. Once built, if our citizens find this building to be a mistake, what possible remediation of it could there be?

Bottom line: Without taking a position on the issue itself, shouldn't/couldn't ONEN at least support the grass roots movement now afoot to put the “Build or Not” issue on the ballot? Put another way, Isn't this in principle, a decision that is best and most fairly made by our voters directly, rather than indirectly, by the nine members of City Council?

Thank you for any consideration you may give to this letter.

Sincerely,

Steve Pelican

## Tefertiller, Ryan

---

**From:** Karen Ray <meandroot@gmail.com>  
**Sent:** Monday, February 3, 2025 2:33 PM  
**To:** All Council - DL; Tefertiller, Ryan  
**Subject:** One vela

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**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 council and Ryan Tefertiller, I'm writing to encourage you to let the citizens of Colorado Springs vote for this gigantic building project. Not only will it block views, but will be the only thing you will see , like a sore sticking up in our town. Karen Raymond 1619 Cheyenne blvd. Thank you

## Tefertiller, Ryan

---

**From:** Mark Moss <markmoss@ix.netcom.com>  
**Sent:** Monday, February 3, 2025 3:31 PM  
**To:** Tefertiller, Ryan; All Council - DL  
**Cc:** integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; breeanna.jent@gazette.com; brennen.kauffman@gazette.com; talkshow@aol.com; news@kktv.com; news@krcc.org; achalfin@krcc.org; news@koaa.com; news@cpr.org; news@krdo.com; news@fox21news.com; lwatson@kktv.com; kktv-news@graymedia.com; newsroom@coloradosun.com; newsroom@denverpost.com  
**Subject:** Vote NO on the One VeLa Development & Allow Public Input  
**Importance:** High  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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The citizens of Colorado Springs deserve a say in shaping the future of our city. I look forward to your response and to a commitment to transparency and public engagement.

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Sincerely

Mark Moss  
2134 Wildwood Drive  
Colorado Springs, CO 80918-1123

(719)262-0250

## Talking points, 4 Feb DRB on OneVeLa Dev Plan

Dianne Bridges, from the Historic Neighborhoods Partnership. We represent close to 20,000 citizens in older communities across the city.

We are passionate about our city, our surrounding natural beauty and believe our skyline is a community shared value.

We support the establishment of downtown building heights and believe all citizens have the right for a voice.

We appreciate how City Council committed to robust stakeholder engagement in determining height limits. The issue is, that has not yet occurred.

The DRB should not move forward with a new proposed high-rise that exceeds the current height (by 68 feet...315 ft less 247 ft).

Council committed to having citizens engaged in determining building heights. For the DRB to review & decide on this development submittal prior to the citizens input makes a mockery of the entire process.

If that wasn't enough reason to not move forward, there are two other reasons.

1. the proposed high-rise does not conform with at least two key areas of PlanCOS, our community's plan for the development of Colorado Springs: Renowned Culture and Majestic Landscapes, and more than likely Unique Places.
2. citizens presented legal challenges to the urban renewal, questioning the assignment of the area as blighted. Bottom line:

In a nutshell, there are three reasons to not move forward:

- 1) there has not yet been stakeholder engagement,
- 2) there are conformance issues with PlanCOS and
- 3) there are open legal concerns with the URA..

Vote no, It is premature to move this proposal forward. Vote no.



## Tefertiller, Ryan

---

**From:** karen standridge <karenstandridge2001@yahoo.com>  
**Sent:** Monday, February 3, 2025 1:35 PM  
**To:** Tefertiller, Ryan  
**Subject:** NO on Skyscrapers

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**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 have a home in the Old North End and a business on Tejon Street downtown. Colorado's mountain ranges are the heart and soul of this city. We do NOT want skyscrapers blocking the view. Mountains NOT buildings!

Karen Standridge, Ph.D.  
[www.karenstandridgeartist.com](http://www.karenstandridgeartist.com)

President, Gallery 113  
[www.gallery113cos.com](http://www.gallery113cos.com)  
Pikes Peak Watercolor Society - Signature Member  
Western Colorado Watercolor Society - Signature Member

,

## Tefertiller, Ryan

---

**From:** Integrity Matters <integritymatterscos@gmail.com>  
**Sent:** Monday, February 3, 2025 1:55 PM  
**To:** Tefertiller, Ryan; All Council - DL  
**Cc:** Chelsea Brentzel; Breeanna Jent; Brennen Kauffman; talkshow; news63\_contact; news@krcc.org; Andrea Chalfin; KOAA; news@cpr.org; news@krdo.com; Fred Fox; lwatson@kktv.com; kktv-news@graymedia.com; newsroom@coloradosun.com; newsroom30\_contact; DIANNE; Tim Leigh; Leigh Westin; Tim Hoiles; Pam McLeod; Lisa Bigelow; Kat Gayle; Scott Hiller; Dana Duggan; Meinig, Kathy; Kent Obee; Ruth Obee; Jim Shirey; Greg Biscione; Greg Edwards; Rich Sevcik; matt.Coleman@hubinternational.com; Stevo Parrish; Jamie Nau; Omar Wyman; Andrew Dalby; gerald.e.cummins.jr@gmail.com; Lara Rowell; Karen Ray  
**Subject:** Defend Integrity & Fairness. Respect the Will of the People – Oppose One VeLa Luxury Apartment Skyscraper  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Dear Mr. Tefertiller and Councilmembers,

Integrity Matters strongly opposes the One VeLa skyscraper project and urges you to **halt any approvals until the legality of the blight designation is fully resolved in the courts.**

As Thomas Jefferson aptly observed, *"The will of the people is the only legitimate foundation of any government, and to protect its free expression should be our first object."* Yet here we are, watching **the people's voices being pushed aside** while a flawed and misused **blight designation** is used to funnel taxpayer dollars into private luxury skyscraper development.

Colorado Springs now holds the **troubling distinction of having the most Urban Renewal Authorities (URAs) in the state.** This should raise serious concerns. The **blight law** was never meant to subsidize high-end developments—it was meant to revitalize genuinely struggling areas. Instead, it is being abused to shift public money toward private luxury projects. In this case, taxpayers are being forced to fund a **parking garage** for a **luxury apartment skyscraper** that serves only an elite few.

The abuse of blight law and the manipulation of URAs must be investigated before even more taxpayer dollars are siphoned away from true community needs.

Moreover, there are number concerns with skyscrapers and this process, or lack thereof:

### Key Concerns

- 1.

2.

### **3. Public**

#### **4. Voice Ignored**

5. The City Council's refusal to allow a public discussion or vote on

6. reasonable building height restrictions contradicts democratic principles. The voices of thousands of residents have been ignored, despite widespread opposition.

7.

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9.

#### **10. Environmental**

#### **11. and Infrastructure Impacts**

12. High-rise developments near the mountains trap pollution, increase

13. traffic congestion, and contribute to the urban heat island effect, worsening air quality in an already ozone-polluted city.

14.

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16.

#### **17. Gentrification**

#### **18. and Loss of Historic Character**

19. The One VeLa development will displace affordable housing, drive up

20. costs, and push out long-time residents. Skyscrapers of this scale will erode the historic and cultural character of Colorado Springs.

21.

22.

23.

#### **24. Conflicts**

#### **25. of Interest and Lack of Ethical Oversight**

26. The campaign contributions from the developer to City Council members

27. raises ethical concerns and undermines public trust Specifically:

28.

○

○

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○

○ Councilmember Brian Risley: \$10,000

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○

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○ Councilmember Dave Leinweber: \$10,000

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- 
- Councilmember Nancy Henjum: \$2,000
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- 
- 
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**Therefore, Councilmembers Risley, Leinweber, Lynette Crow-Iverson, Henjum and O'Malley should recuse themselves from voting** on the One VeLa development to ensure public trust and uphold ethical standards.

**Request for Due Process and Public Hearing before Elected Representatives**

We ask that the Downtown Review Board and City Council vote NO on the One VeLa development and provide a formal public hearing before any final approvals. The people of Colorado Springs deserve transparency and an opportunity to voice their concerns before such a transformative decision is made.

**This project must not proceed until:**

- 
- 
- **The courts determine the legality of the blight designation.**
- 
- 
- 
- **A full public review is conducted at the City Council level, where elected officials—not just City staff—must answer to the people.**
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- 
- 
- **The URA system in Colorado Springs is properly investigated to prevent further misuse of taxpayer funds.**
-

- 
- 
- **Commit to a ballot measure allowing residents**
- **to vote on future building height limits.**
- 

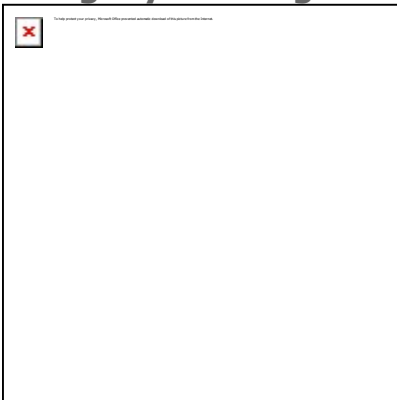
**Integrity matters. Transparency matters. Fairness matters.** We urge you to **reject this project** at this stage and ensure that the people of Colorado Springs—not just powerful and wealthy developers—have a say in shaping our city’s future.

Sincerely,

Integrity Matters

--

**Integrity is doing the right thing when no one is watching.**



## Tefertiller, Ryan

---

**From:** sgregg1962@aol.com  
**Sent:** Monday, February 3, 2025 3:20 PM  
**To:** Tefertiller, Ryan; All Council - DL  
**Cc:** integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; breeanna.jent@gazette.com; brennen.kauffman@gazette.com; talkshow@aol.com; news@kktv.com; news@krcc.org; achalfin@krcc.org; news@koaa.com; news@cpr.org; news@krdo.com; news@fox21news.com; lwatson@kktv.com; kktv-news@graymedia.com; newsroom@coloradosun.com; newsroom@denverpost.com  
**Subject:** Vote NO on the One VeLa Development & Allow Public Input  
  
**Follow Up Flag:** Follow up  
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High-rise developments near the mountains trap pollution, increase traffic congestion, and contribute to the urban heat island effect, worsening air quality in an already ozone-polluted city.

#### Gentrification and Loss of Historic Character

The One VeLa development will displace affordable housing, drive up costs, and push out long-time residents. Skyscrapers of this scale will erode the historic and cultural character of Colorado Springs.

#### Conflicts of Interest and Lack of Ethical Oversight

The campaign contributions from the developer to City Council members raises ethical concerns and undermines public trust. Specifically:

- Councilmember Lynette Crow-Iverson: \$10,000
- Councilmember Brian Risley: \$10,000
- Councilmember Dave Leinweber: \$10,000
- Councilmember Nancy Henjum: \$2,000
- Councilmember Mike O'Malley: \$2,000

This totals \$34,000 of financial influence from the O'Neil Group represented on the dais. According to City Code:

**1.3.114: CONFLICTS OF INTEREST - APPEARANCE OF IMPROPRIETY:** An **appearance of impropriety** is created when a covered person will or may take a direct official action that, although not constituting a conflict of interest, **will or may create a reasonable perception that the covered person's ability to carry out his or her official duties with integrity, impartiality and competency is impaired, even the "appearance of a conflict of interest" requires recusal.**

Therefore, **Councilmembers Risley, Leinweber, Lynette Crow-Iverson, Henjum and O'Malley should recuse themselves from voting on the One VeLa development to ensure public trust and uphold ethical standards.**

#### **Request for Due Process and Public Hearing**

I ask that the Downtown Review Board and City Council vote NO on the One VeLa development and provide a formal **public hearing with elected representatives**, City Council, before any final approvals. The people of Colorado Springs deserve transparency and an opportunity to voice their concerns before such a transformative decision is made.

I urge the Downtown Review Board and City Council to:

- **Vote NO on the One VeLa development.**
- **Pause all approvals related to this and any skyscraper development until comprehensive public input has been gathered.**
- **Commit to a ballot measure allowing residents to vote on future building height limits.**

The citizens of Colorado Springs deserve a say in shaping the future of our city. I look forward to your response and to a commitment to transparency and public engagement.

Sincerely,

Susan M. Gregg  
3209 Pennsylvania Avenue, Colorado Springs CO 80907  
sgregg1962@aol.com

## Tefertiller, Ryan

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**From:** Dianne Bridges <diannebridges@msn.com>  
**Sent:** Monday, February 3, 2025 1:42 PM  
**To:** Tefertiller, Ryan  
**Subject:** Re: ONE Vela Stakeholder Emails To Downtown Review Board  
**Attachments:** Talking Points 4 Feb DRB v1.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**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, Ryan -

Please accept the attached written statements as input from Historic Neighborhoods Partnership wrt the ONE Vela project. Please pass this along to the DRB members.

Thank you so kindly.

Dianne

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**From:** Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>  
**Sent:** Monday, February 3, 2025 1:18 PM  
**To:** Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>  
**Cc:** Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>  
**Subject:** ONE Vela Stakeholder Emails To Downtown Review Board

Hello Stakeholders,

I'm writing to confirm receipt of your email regarding the ONE Vela project and tomorrow's public hearing at the Downtown Review Board. Your email was received after completion and publication of the meeting agenda and staff report. However, that does NOT mean the DRB members won't have access to your input. I will be providing the DRB members with copies of all ONE Vela stakeholder emails that are received by staff prior to tomorrow's meeting.

Thanks for your interest and participation in this project,  
Ryan



**Ryan Tefertiller** (he/him)  
*Planning Manager, AICP*  
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