

Baxter, Tamara

From: Chris Peissig <chrispeissig@yahoo.com>
Sent: Friday, April 12, 2024 9:22 AM
To: Baxter, Tamara
Subject: Re: ZONE-23-0028_Central Bluffs Zone Change

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!

Tamara

Living in this neighborhood, this seems like a very bad decision for all involved. The location of the new substation has already displaced many business, and will cause the demolition of two homes. While updating the electrical grid is good for the city, the repercussions of this project are immense. The construction involved will be a nuisance for the homeowner's in the area, as well as for traffic traveling along Austin Bluffs. The long term effects for the neighborhood can't be understated. Children live and play in this area. No one wants to grow up around an industrial space. The areas they currently play in will be destroyed to the point they can no longer enjoy them. All so people can have more electricity? That does not seem like a fair trade. Housing values will diminish. Homes that families have owned for generations and are part of someone's retirement, will lose massive value. Do you want to be responsible for someone's loss of retirement income? The increased presence of commercial vehicles will also be a nuisance for the neighborhood. Whether it is during the construction phase, or just for servicing after the project is complete is unacceptable. Kids and families should not have to deal with these vehicles on their neighborhood streets. We can't even get a snow plow to come down our road (Goldenrod Drive), but these large commercial vehicles are ok?

The open space behind our home will now be subject to development if the city thinks it is needed. A nice, quiet neighborhood where children play and ride their bikes should not be destroyed by this project. Think long and hard if you would want this in your neighborhood. Please reconsider your decision and move this project elsewhere.

Regards

Chris Peissig
4010 Goldenrod Drive

On Wednesday, April 3, 2024 at 11:54:47 AM MDT, Baxter, Tamara <tamara.baxter@coloradosprings.gov> wrote:

Hello,

You are receiving this email as you have expressed interest in this zone change application off Austin Bluffs, or you attended the neighborhood meeting.

The application team has made a resubmittal.

You can view the resubmitted documents on ACA. I have attached some brief steps to view the documents submitted.

Please note that no development plan has been submitted or is under review by the planning department, just the zone change application is currently being reviewed.

When that application is submitted, residents that live within 1000' of the property boundary will be notified with a postcard and the property will also be posted.

Please note that when this application moves forward to City Planning Commission (CPC), which the date has not yet been set, all public comments received by me through email or mail between the initial review of this project and up to CPC will be made available at the public hearing and to the Commissioners.

Once the public hearing has been set, I will reach out again to provide meeting details.

In addition, per the Unified Development Code, the property will be posted and notification (postcards) will be mailed out to residents that reside 1000' from the property boundary.

The process of a rezone application includes internal review by city departments.

Once all comments have been successfully addressed by the applicant, the application request will be scheduled to City Planning Commission.

Public comment is accepted during this public hearing.

CPC will make a recommendation to City Council.

The first reading (no formal presentation) at City Council will be to set the second reading at which time a full presentation by staff and the application team will be provided.

Please note that at each step, CPC and 1st reading at City Council, the property will be posted and postcards mailed out to residents within 1000' of the property boundary.

Please let me know if you have any questions.



Tamara Baxter

Senior Planner

Planning and Development – Land Use Review

City of Colorado Springs

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Links:

[Planning and Neighborhood Services](#)

[Look at Applications Online \(LDRS\)](#) [before August 8, 2022]

[Look at Applications Online](#) [after August 8, 2022] | [ACA Guide](#)

[Pre-Application Meeting Request](#)

[Application & Checklists](#)

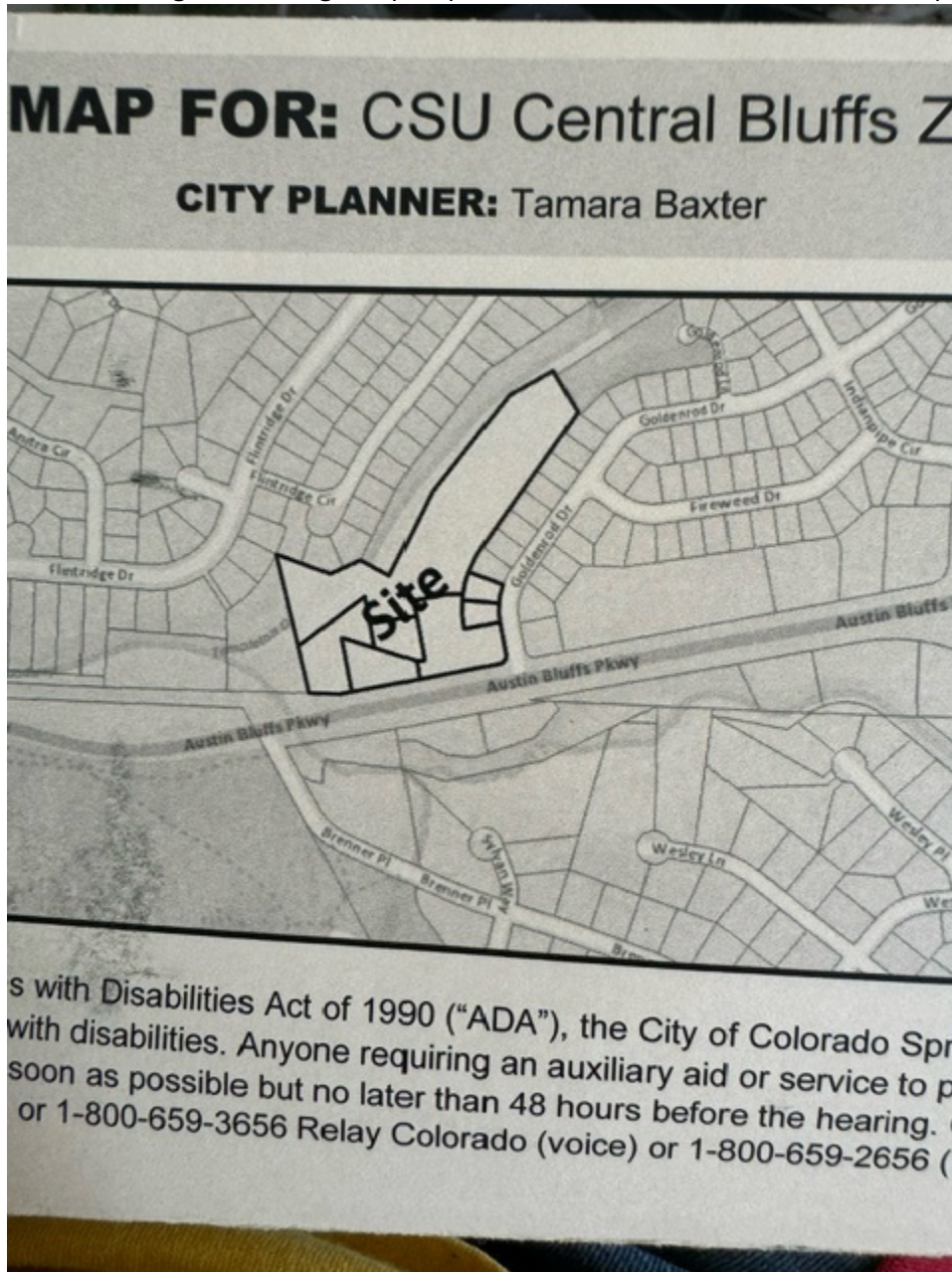
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Baxter, Tamara

From: Rich Flores <richflo22@hotmail.com>
Sent: Tuesday, April 23, 2024 4:37 PM
To: Baxter, Tamara
Subject: CSU Central bluffs zone change

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Good morning I'm reading this pamphlet that was mailed to me about this proposed project.



The area of the site has more than doubled since the original proposal. Roughly 45 years ago, I created a trail down the side of the waterway that ends where the two creeks meet below the current buildings. Just to the west of them.

The trail is physically right next to the water, within 20 feet of the actual water/creek.

Such a unique creek, as it comes out of a natural spring up by Grant Park.

With the increase in development land taken, I am now concerned that I will not be able to take my morning walks with my dogs any longer.

Is this true?

I look forward to your response.

Thank you,

Rich Flores

Concerned citizen

Sent from my iPhone

Baxter, Tamara

From: John Bolt <john@rockytopresources.com>
Sent: Sunday, May 5, 2024 3:11 PM
To: Baxter, Tamara
Subject: CSU Central Bluffs Zone Change.

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Hello Board Members, My name is John Bolt and I reside at 3019 Fireweed Dr. Due to our Post office my letter did not arrive, and was very damaged , until May 2. I have made all but one neighborhood meeting but will not be able to attend in person or by audio conferencing the upcoming meeting. I am FOR the needed change for the electric sub-station. Just please do everything in your control, as so I have only to give compliments to who all are involved, and I do not have to see people in person or call to complain. I know a lot of the final plan is still being worked on by engineering, But PLEASE ask stormwater enterprise to clean up the creeks and maintain the stormwater basins close by. If this substation is cared for like the basins and streams, you guys are in for a lot of Trouble. Thank You John Bolt 719-359-7857

Baxter, Tamara

From: Cora Lea Chittenden <coralea711@comcast.net>
Sent: Sunday, May 5, 2024 12:15 PM
To: Baxter, Tamara
Subject: Public Hearing on May 8, 2024 ID 375 704 624#

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 Tamara Baxter, Please forward the following questions and comments to the City Planning Commission from the residents of Flintridge Circle. Thank you.

Wall around the Central Bluffs substation:

We are requesting that the wall around the substation be a rock wall as was done at the Flying Horse substation. The Central Bluffs substation will be larger which will create more of an eyesore. The rock would blend with the end of the bluffs. Please Comment.

Substation Footprint:

We are requesting that the substation be lowered into the ground to create a smaller Profile. This would contribute to less of an eyesore, which was done at flying horse.

Since trees are to be removed, can we get a commitment to replace the trees on a 3 to 1 ratio? Evergreens would be preferable since deciduous trees lose their leaves. Also, additional foliage and trees be added to the side of the creek that is not being built on to create a better sound buffer. Please comment.

Property Values:

A concern was raised that this substation will lower home values. Allison Caley, a realtor, stated in general when zoning changes away from residential the property value will decrease. If anyone wants to sell their home, they will have to disclose about the project and the construction. Allison Caley conducted a real estate analysis at Flying Horse and it showed that the homes with the greatest view of the substation lost value. These values were assigned by the city of Colorado Springs. Jason Slater reported that other cities' lawsuits have set precedent for utilities being responsible to pay depreciation to homeowners after projects like this including in Douglas County.

Please comment.

Wildlife Study:

Colorado Springs Utilities said a wildlife study will be done. Who will be performing the study? What animals will be studied? When will this be done? Can we have the results? Residents have observed a great deal of wildlife in this area. Please comment.

Sound Study:

We would like a sound study to be conducted to determine whether the car noise will increase when the buildings are removed from Flintridge Drive. Please comment.

Demolition:

Resident would like to be notified prior to the demolition so accommodations can be Made for pets who have anxiety around loud noises. Please comment.

Rendering:

Residents would like to receive renderings of what the site will look like from Flintridge Circle and Flintridge Drive looking towards Austin Bluffs. Please Comment.

Citizen Advocate:

Jason Slater, 2715 Flintridge Drive, 719-749-8401, was appointed as our Citizen Advocate.

Respectfully submitted,

Cora Lea Chittenden

Sent from my iPad