

## Stocker, Allison D

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**From:** C. Alex Mateos <camateos17@gmail.com>  
**Sent:** Saturday, November 2, 2024 4:59 PM  
**To:** Stocker, Allison D  
**Subject:** Cottages at Spring Creek Rezone

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

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To whom it will concern,

I believe I speak for everyone that has had the misfortune of driving past similar housing developments in the area (Southeast Colorado Springs) when I say that there is literally no uglier way of housing people. The Soviet Union built more humane ways of housing its citizens than the ticky tacky pre-manufactured double occupied barely not mobile homes seen at other 'Cottages' neighborhoods.

Unlike the very well done and not aesthetically vomit inducing Mosaica apartments that this development will be near, the 'Cottages' will almost certainly affect my property values in a negative way.

Undoubtedly, there is a dearth of affordable housing in the State of Colorado, but human filing boxes made of the cheapest possible materials by the lowest bidder will not do anything to resolve that in a meaningful way. Home ownership is the only avenue for building generational wealth and escaping the cycle of poverty that renting reinforces. What Colorado Springs needs is affordable *to buy* housing that is barred from investment ownership. Not more rental snares for families to pass on their destitution to their children.

The current unit limit on that particular PDZ of 5.37 per acre might lead to houses and lots that are out of reach for many, I concede that. But to more than double that allowance to 12 is a blatant and transparent ploy to stack the impoverished on top of themselves in an obvious attempt to transfer the contents of those same renters' wallets to the bank accounts of developers and investors that would never deign themselves to live in one of their own properties for even a single day.

I know that this email will fall on deaf ears stuffed with developers dollars, but I know that my concerns are shared amongst every man and woman I've had has the displeasure of discussing the 'Cottages' developments since they started popping up.

Respectfully yours,  
C. Alex Mateos, J.W.  
Homeowner, the Bluffs at Spring Creek  
(719) 419-1647

## Stocker, Allison D

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**From:** Todd Wheeland <twheeland@hotmail.com>  
**Sent:** Wednesday, October 30, 2024 4:07 PM  
**To:** Stocker, Allison D  
**Subject:** Cottages at Spring Creek Rezone

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

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Hi Allison,

Just giving my two cents on the rezoning proposal regarding the project above. I'd say no to that rezone myself, that's way to large of an increase in units/acre. Maybe 8-9 units/acre max but not 12. That's going to be way too tight, crowded and lead to more parking and traffic issues.

Don't buy the developers statements that they need denser zoning to make it work for them. If this developer can't make it work financially suggest they sell it off to someone that can make it work. Just because they can't make the amount of money they want to make off of the property doesn't mean the City needs to cave in to their requests for greater density. The City has been doing that for the last several years and residents are now stuck with developments that have zero yards and no privacy. Not only do these developments look bad, they are difficult to live in. Let's get away from caving in to the developers and go back to creating communities that people are proud to live in.

Thanks,  
Todd Wheeland

## Stocker, Allison D

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**From:** DeAnna Castaneda <dcastaneda101@icloud.com>  
**Sent:** Monday, November 11, 2024 6:47 PM  
**To:** Stocker, Allison D  
**Subject:** PDZZ-24-0004 & LUPL-24-0014

**Follow Up Flag:** Follow up  
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Hi Allison,

I would like to learn more about this anticipated project and the changing landscape.

I am opposed to the rezoning request for this project increasing the maximum gross density from 5.37units per acre to 12 units per acre. There are several areas of concern. First and foremost, the impacts of the request doubles in size of the original zoning parameters which would cause increased traffic in addition to strain on existing infrastructure. Secondary, has due diligence been conducted to analyze the impact of rezoning this area to 12 units per acre? Lastly, I am highly concerned of the maximum building height at 30 feet; this height would impact and impede the views of the mountains which makes southeastern Colorado Springs so beautiful.

I am further inclined to learn if a townhall or public forum has been presented to community members to weigh in and provide public comment outside of the mailer received?

Any information you can provide would be greatly appreciated.

**DeAnna Castañeda**

**Pronouns: *She, Her, Hers, Ella***