

Wintz, Katelynn A

From: Jane Johnson <jjj.colospngs.co@gmail.com>
Sent: Sunday, March 14, 2021 7:04 PM
To: Wintz, Katelynn A
Subject: 2424 Garden of the Gods Road Rezoning opposition

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I am against this rezoning plan. This is a much bigger issue as one of the commissioners commented at the meeting last week. The point he was trying to make was citywide infrastructure. Suburban infill causes suburban catastrophes when areas become saturated with poorly planned infill projects. This happens when planners "**never think**". This is a great time for the city planners to finally become advocates of the health and welfare of the *citizens they are supposed* to represent.

Thank you.

J. Johns

Nov 19, 2020



oh okay...there's a grass fire across the street from my house. hoping the firefighters are able to get it contained...**never thought** i'd have to think about emergency fire evacuations



Possible intro for article. City planner worried that SHE wouldn't escape a grass fire. But the planning commissioners are OK with adding over a thousand people where an entire neighborhood barely escaped the Waldo Canyon inferno (and where two people didn't).



Waldo Canyon June 2012 Fox 21 News



Figure 38 Image showing structure to structure fire spread on primary structures ignited by 18:38.



President Obama inspecting the aftermath of Waldo Canyon fire 2012

Wintz, Katelynn A

From: jeff createclarity.com <jeff@createclarity.com>
Sent: Monday, March 8, 2021 7:29 PM
To: Wintz, Katelynn A
Subject: RE: 2424 Garden of the Gods Public Comment

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Thanks for the updates, Katelynn.

Dear City Planning Commission & City Council,

As a resident of this area, I am supportive of the zone change conditionally on the CP being option #2. I think they did a good job minimizing the scale of the buildings, in option 2, to satisfy my concerns about density and visual impact on the neighborhood.

Additionally, the zone change will restrict some of the high impact uses which are currently allowed on the site, resulting in more certainty as to what will eventually be developed there.

Sincerely,
Jeffrey S. Markewich
Former CPC Member
719-357-7747

From: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Sent: Monday, March 8, 2021 4:47 PM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: 2424 Garden of the Gods Project Process Update

Hi all –

The referenced projects are scheduled to be heard at City Planning Commission on **Thursday March 18th, 2021 at 8:30 AM**. You can call into the meeting using 720-617-3426 Conf ID: 815 137 01#, or find more meeting information at the following link: <https://coloradosprings.gov/planning-and-development/article/public-notice/planning-commission-0>

This application was presented at the January 21, 2021 City Planning Commission meeting. The Planning Commissioners requested additional information & plan revisions from the Applicant. The applicant has submitted revisions for the proposed Master Plan Amendment & PUD Concept Plan. The proposed PUD Zone Change information & graphics did not substantially change. You can review the plan revisions by using the following link & inputting the file numbers associated with the projects, https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm

CPC MP 06-00065-A1MJ20
CPC PUZ 20-00176
CPC PUP 20-00177

Any interested person may continue to submit comments to staff in relation to this application. These comments are part of the public record and will be reviewed by the Planning Commissioners. Staff advises that any person wishing to

submit comments for the Planning Commissioners review, submit comments no later than 5:00PM Monday March 15th. While staff will continue taking comments and compiling them as part of the record, the Planning Commissioners may not have adequate time to review any responses received after 3/15.

I thank all of you for your continued interested in the proposed applications & encourage you to share the information in this email to continue to spread the word about the upcoming hearing.

Thank you,
Katelynn

Effective November 18, 2020, many City employees are working remotely, and will be available via phone, email or by appointment. Planning & Community Development/Land Use Review will be open to the public in the lobby area of the City Administration Building, or by appointment only. Plans/Submittals can be left in the Planning & Community Development/Land Use Review dropbox on the first floor lobby level of the City Administration Building. Please ensure they are packaged and clearly addressed to Planning & Community Development/Land Use Review.



Katelynn Wintz, AICP

Senior Planner

Phone: (719) 385-5192

Email: katelynn.wintz@coloradosprings.gov

Land Use Review Division

City of Colorado Springs

30 S Nevada Avenue, Suite

701

Colorado Springs, CO 80903



Wintz, Katelynn A

From: Debbie Anderson <debs4wine@gmail.com>
Sent: Friday, March 12, 2021 3:05 PM
To: Wintz, Katelynn A
Subject: 2424 Garden of the Gods

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I am writing to you to respectfully ask that you reject the proposal of the Mountain Shadows master plan. I feel this is very unfair to the current homeowners of Mountain Shadows. I have lived in this same house since 1986. Please don't make this about the money.

I feel it is a huge infringement of our community. The current property owners bought this property with full knowledge of the current zoning. It would make a huge impact on traffic especially with the vacant land across 30th St. that has yet been developed. And in the event of another evacuation it would be horrible. Also the impact that would affect the items below.

1. Invade bighorn sheep and their migration area 2. Traffic congestion (approximately 7,000+ more vehicles) 3. Block view of the mountains with 4 story apartments 4. Double the population of mountain shadows 29 times our population density per acre 5. Evacuation problems in the event of a fire. During the Waldo Canyon fire my side of Flying W had already been evacuated. Which did not add to the evacuation efforts that were so tragic.

6. Increased crime and safety risk

7. Protect our city's crown jewel, Garden of the Gods park The impact this development would have on the natural environment and resources. Apparently we already have water issues since we are already on water restrictions permanently.

I would like to think you would want Colorado Springs to remain beautiful. Please don't make this about money but to keep this area beautiful. Additionally I don't think we are given truthful information from the developer as this is just a 'concept' and not what is going to really go in there. I understand that once a rezoning proposal is made, anything can be done.

Thank you in advance for rejecting this.

Sincerely
Deborah L Anderson

From: [Kelly Cain](#)
To: [Knight, Don](#); [Geislinger, David](#); [Skorman, Richard](#); [Avila, Yolanda](#); [Gaebler, Jill](#); Andy.Pico@Coloradosprings.gov; [Murray, Bill](#); [Strand, Tom](#); [Williams, Wayne](#); [Wintz, Katelynn A](#); [Lobato, Elena](#)
Cc: kellyacain@q.com
Subject: Opposition to Rezoning 2424 Garden of the Gods Road
Date: Saturday, March 13, 2021 1:24:58 PM

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We've lived in Mountain Shadows for over 20 years and are totally opposed to the rezoning to put in multi-family apartments -- not only does it crowd traffic and impede our mountain views, it negatively impacts our way of living and the many reasons we chose to build and live here -- it infringes on all our wildlife and especially the big horn sheep habitat area, creates more overcrowding of our parks, trails and schools, additional people add to an already burdened infrastructure and will likely further increase the crime in our area, but most importantly it impacts our safety. We were here during the Waldo Canyon fire and it took us over 2 hours to get out of our cul du sac and 2 side roads to Flying W to leave the neighborhood. We could see the fire beating down close and we weren't sure we would be able to get to safety. The fire did take out our neighbors' homes and we had significant damage. We rebuilt and repaired the damage because this is our home and we love all the benefits of living in Mountain Shadows. If there's another evacuation, adding to already existing traffic choke points makes an already dangerous situation worse -- why would anyone want that? We need to protect where we live, not make it more dangerous and crowded; preserve our beautiful views and wildlife. That's part of what makes Colorado Springs a great place to live. We support new business and growth but not by jamming it up against the mountains and taking away our quality of life and safety. Developers can go east, north or south - just don't let them destroy our quality of life and safety.

Regards,
Kelly and Don Cain
2220 Charing Court

From: [Kelly Cottos](#)
To: [Knight, Don](#); [Geislinger, David](#); [Skorman, Richard](#); [Avila, Yolanda](#); [Gaebler, Jill](#); Andy.Pico@coloradosprings.gov; [Murray, Bill](#); [Strand, Tom](#); [Williams, Wayne](#); [Wintz, Katelynn A](#); [Lobato, Elena](#)
Subject: GOTG rezoning
Date: Thursday, March 11, 2021 11:37:04 AM

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 writing to express my concern for the rezoning of 2424 Garden of the Gods.

I am opposed to the rezoning as it will impact the traffic, views of the ridgeline and create a chokepoint at 30th and GOTG if there was another need for evacuation.

Please consider this opposition,

Kelly Cottos
Mountain Shadows resident

Wintz, Katelynn A

From: intellaw@comcast.net
Sent: Sunday, March 14, 2021 11:39 AM
To: Wintz, Katelynn A
Subject: RE: NEW - 2424 Garden of the Gods - March meetings

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Hi Katelynn,

Thank you for your notice and invitation to the March 18th Planning Commission Meeting relating to the 2424 Garden of the Gods project.

Depending on what time this matter is taken up by the Planning Commission, I may not be able to attend.

Please forward my following comments to the City Planning Commission and City Council Members:

This proposed project should be rejected.

2424 Garden of the Gods is zoned and built for good paying jobs. Let's keep on that track as Colorado Springs continues to grow and prosper. If the owners are not on board with current zoning, why don't they sell the property to people who are committed to generating good paying jobs?

We already have a skilled but unemployed, underemployed, or Denver-commuting workforce living in nearby neighborhoods. Wouldn't it be better to develop good paying jobs closer to home?

Building new apartments in that area of Mountain Shadows endangers our neighborhood with congestion and reduced escape routes during evacuation emergencies. That alone should be common sense reason enough for rejecting this proposed project.

The existing parking lots on that property were originally designed for a real ongoing business. Keep them that way, instead of falling down to minimum building code standards that make no business sense for future occupancy of existing buildings.

We already have plenty of apartment complexes in this area, including existing ones directly across 30th Street and a new apartment complex now going up near Centennial & Mule Deer.

Please do not allow the West Side of Colorado Springs to be messed up with new apartments that do not fit with the original and sound intent of 2424 Garden of the Gods Road.

Thank you for your consideration of my comments.

Sincerely,

Anthony N. Woloch

2280 Vanreen Drive
Colorado Springs, Colorado 80919-5592
h: 719-264-9009
e: intellaw@comcast.net

From: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Sent: Wednesday, March 10, 2021 9:54 AM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: NEW - 2424 Garden of the Gods - March meetings

Hi Everyone –

First, I would like to apologize for sending this email earlier. As a practice, I send these messages as a “blind copy” to protect the privacy of the commenters on the listserv. I attempted to recall the message to remedy that issue, so I do apologize for that.

I tried attaching agendas for the March Planning Commission meetings but I received a large number of undeliverable messages so I am going to copy links to the separate meeting information below. There is an informal planning commission meeting tomorrow. This meeting is essentially an agenda setting meeting, as it relates to the 2424 Garden of the Gods project, the Planning Commissioners will receive a brief update about the proposed revisions and the Commissioners will discuss the appropriate course of action for how to handle the formal hearing set for March 18th as it relates to receiving public comment & the overall flow of the meeting. This meeting is open to the public to listen into if desired.

The formal meeting will be on March 18th and begin at 8:30 AM.

Informal Planning Commission:

<https://coloradosprings.legistar.com/DepartmentDetail.aspx?ID=33031&GUID=DA927817-8DD4-49CA-AF9D-A3D048D7CD98&R=b3af1c17-bdbd-4c7d-be27-5ef500b95a5b>

Formal Planning Commission: <https://coloradosprings.legistar.com/DepartmentDetail.aspx?ID=26376&GUID=03445EB2-ADC0-4E1E-A73D-8A0FF5E35326&R=f90922c1-3fc5-4a1f-b585-c125ae10096b>

Thank you
Kate

Effective November 18, 2020, many City employees are working remotely, and will be available via phone, email or by appointment. Planning & Community Development/Land Use Review will be open to the public in the lobby area of the City Administration Building, or by appointment only. Plans/Submittals can be left in the Planning & Community Development/Land Use Review dropbox on the first floor lobby level of the City Administration Building. Please ensure they are packaged and clearly addressed to Planning & Community Development/Land Use Review.



Katelynn Wintz, AICP

Senior Planner

Phone: (719) 385-5192

Email: katelynn.wintz@coloradosprings.gov

Land Use Review Division

City of Colorado Springs

30 S Nevada Avenue, Suite

701

Colorado Springs, CO 80903

WHAT CAN YOU DO TO HELP US STOP
THE SPREAD OF COVID-19?

SMALL ACTS BIG IMPACTS

coloradosprings.gov/smallacts

Wintz, Katelynn A

From: Sharon de Halas <sdehalas@gmail.com>
Sent: Thursday, March 11, 2021 7:49 AM
To: Wintz, Katelynn A
Subject: 2424 Rezone

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I am very much against the rezoning. I don't need to go into all the reasons, but the most shameful reason to do it this project is to let a developer get what he wants. It makes the planning department look weak.

I realize people are making 5 or 6 offers on houses and not getting them but this is not the time to let anxiety take over and convincing the city commissioners we need apartments, especially in a geologic wonder. We need houses out east, next to the jobs, not apartments.

Sharon de Halas

From: [Denise Farrar](#)
To: [Knight, Don](#); [Geislinger, David](#); [Skorman, Richard](#); [Avila, Yolanda](#); [Gaebler, Jill](#); Andy.Pico@coloradosprings.gov; [Murray, Bill](#); [Strand, Tom](#); [Williams, Wayne](#); [Wintz, Katelynn A](#); [Lobato, Elena](#)
Subject: 2424Garden of the Gods Rd
Date: Thursday, March 11, 2021 2:12:45 PM

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We have been extremely sad to see this rezoning that is being proposed. It will not only be an eyesore but impact our traffic significantly. We live on Braeburn Way, directly behind The Verizon Building. We have lived here since 1993. I believe 30th street will have to be widened to accommodate any change. If they must build, why not lower the density. Shorter "luxury" Townhomes/condos with garages would attract those of us in the area that want to downsize. I'm sure the wildlife will be affected as well. I hope some kind of compromise will be reached. Our beautiful town is being inundated with unsightly apartment buildings that tend to deteriorate quickly. That area has such great views along the road for tourists and locals to view as we ride our bikes (or drive) to The Garden of the Gods. Please do not let that be destroyed.

Sincerely,

Denise and Norman Farrar

Denise Farrar, BS RDH

Licensed Dental Hygienist
DaVinci Whitening by Denise



t. (719) 510-0768

e. dwfarrar1@gmail.com

.

From: [Caitlin Henderson](#)
To: [Wintz, Katelynn A](#); [Lobato, Elena](#); [Friedman, Samuel](#); [Knight, Don](#); [Knight, Don](#); [Geislinger, David](#); [Skorman, Richard](#); [Avila, Yolanda](#); [Gaebler, Jill](#); [Murray, Bill](#); [Strand, Tom](#); [Williams, Wayne](#); [Suthers, John](#)
Subject: Fact checking
Date: Friday, March 12, 2021 10:32:27 AM

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Dear city staff,

I am a resident of mountain shadows and sacrificed a lot to buy a home here for my growing family. I have been heavily involved in this proposed 2424 Garden of the Gods rezoning and am fully against this horrible development. With the next meeting coming up on March 18th I want to know if there will be a THIRD PARTY there to fact check. There is complete bias from city planning and of course the developers. During the last meeting there was many instances where no one knew the answers and things were completely brushed over. It makes no sense to me that there wouldn't be a third party there, with NO BIAS. From what I can tell, the city is completely on the side of the developer and the one holding the meeting. We need a third party fact checker. Why hold these meetings for the community that RESIDES in the neighborhood if there is no middle man?

Thanks for listening to my thoughts. The behavior I have seen concerning this proposed rezoning is corrupt in every way. I will be attending the meeting and sharing my thoughts and will specifically address why there is not an outside party FACT CHECKER.

Cait

Sent from my iPhone

From: [Caitlin Henderson](#)
To: [Knight, Don](#); [Geislinger, David](#); [Skorman, Richard](#); [Avila, Yolanda](#); [Gaebler, Jill](#); Andy.Pico@coloradosprings.gov; [Murray, Bill](#); [Strand, Tom](#); [Williams, Wayne](#); [Lobato, Elena](#)
Subject: Against 2424 Rezoning
Date: Friday, March 12, 2021 12:48:28 PM

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Dear city staff and officials,

I am a resident of mountain shadows. I worked hard for ten years so I could purchase a forever home in this neighborhood for my young family. I purchased my home behind this area fully aware of the way it was zoned for office NOT residential. I am fully against the rezoning of 2424 garden of the gods road. I have been heavily involved in this opposition. I have never seen such corrupt behavior from city planning and officials. Just because something can be done, doesn't mean it is right.

There is ZERO concern for the members of this community—who have been through something horrific like the Waldo Canyon fire. This is a traffic choke point and if there were an evacuation and an addition 1500 people in this small area that is a recipe for disaster.

We have a petition with over 6000 signatures of residents and other neighboring communities that are FULLY AGAINST this development. No one I have spoken to is for this development. NOT ONE PERSON. Shouldn't that count for something?

Unlike years ago when MCI was developing the area, NES had failed to provide us with balloons that showcase the height of the buildings and the blocked views. Folks pay an average of 40% more to live here. To obstruct these views is awful and a violation of people's hard work. Not to mention, tall apartments are all you will see as you drive into the Garden of the Gods corridor. And they are to be built so close to 30th, which is a disaster in the case of a fire or evacuation to be so close to road. The developers don't want to put up balloons because then we will see how the views will completely be obstructed.

Just a few months ago there was a fire on 30th due to a cigarette. It burned all the way to the road and up the ridge to the houses. Folks sat in their cars at a stand still for over an hour. And this was a small fire during the day! This just goes to show what can happen! What happens if the same happens at the 500 unit apartment complex? What if the fire burns down Garden of the Gods? Huge impacts.

Why isn't the city following the Hillside Overlay Ordinance? Protecting majestic views and landscapes? City planning has COMPLETELY DISREGARDED THIS.

I have create a Facebook page to inform the public on this rezoning issue. A woman reached out to me when she requested a CORA because she suspected corrupt behavior—favoring this project, overlooking things for the sake of the development. And it reigns true. There is bias from city planning making it so the community has no chance. We will FIGHT THIS CORRUPTION.

This community is completely against this abhorrent development. Cramming almost 500 apartments into this area is detrimental to this communities well being.

You have an opportunity as city leaders to protect this longstanding community and the CROWN JEWEL OF COLORADO SPRINGS—Garden of the Gods. Do the right thing PLEASE or it's a disaster waiting to happen.

“Don't it always seem to go that you don't know what you've got until it's gone. They paved paradise and put up a parking lot”

Thank you for reading.

Caitlin Henderson
2434 Ramsgate Terrace

Sent from my iPhone

Wintz, Katelynn A

From: kathy knuffke <kathy101knuffke3@gmail.com>
Sent: Saturday, March 13, 2021 11:53 AM
To: Wintz, Katelynn A
Subject: Mt Shadows

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After 20 years of teaching at a high school I know that teenagers need to have outlets to occupy their free time. So if the development is approved, what will they do? There are no amenities for teens on this side of town . I see an increase in vandalism, crime, wild life harassment, gangs, Garden of the Gods destruction, car racing , noise, and general chaos. We do not have the infrastructure to handle extra traffic. And I am not a pessimist, just a realist. And I like teenagers. But 20 years has taught me a great deal. Please do not let this development plan pass. Kathy Knuffke. 710 266 6165

Sent from my iPhone

Wintz, Katelynn A

From: kathy knuffke <kathy101knuffke3@gmail.com>
Sent: Saturday, March 13, 2021 9:37 AM
To: Wintz, Katelynn A
Subject: Mt Shadows

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I have great concern about the purposed development on the Verizon land. There is nothing in the area for entertainment for young people. I see only desecration of the Garden of the Gods park, vandalism of the area, wildlife harassment, increase in crime, and more people than the area can handle. Please rethink the proposal. I am not a pessimist but a realist. Kathy Knuffke

Sent from my iPhone

From: [Rikelle](#)
To: [Knight, Don](#); [Geislinger, David](#); [Skorman, Richard](#); [Avila, Yolanda](#); [Gaebler, Jill](#); Andy.Pico@coloradosprings.gov; [Murray, Bill](#); [Strand, Tom](#); [Williams, Wayne](#); [Wintz, Katelynn A](#); [Lobato, Elena](#)
Subject: I OPPOSE THE REZONING OF 2424 GOG!!!!
Date: Thursday, March 11, 2021 11:54:56 AM

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To whom this may concern of the City Council and Planning Committee:

I am a homeowner in Mountain Shadows and I completely oppose the massive intrusion of multi-family apartments that will impact the traffic, views of the ridgeline and create a chokepoint at 30th and GOTG if there was another need for evacuation.

We don't need ANY MORE apartment buildings in the area. Please don't do this to the residents of Mountain Shadows.

Sincerely,
Rikelle MacGregor

Sent from my iPhone

Wintz, Katelynn A

From: Jonni McCoy <jonni.mccoy@gmail.com>
Sent: Wednesday, March 10, 2021 10:34 AM
To: Wintz, Katelynn A
Subject: Re: NEW - 2424 Garden of the Gods - March meetings

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Will do, thanks!
Here is what I tried to send.....

Dear city council and planning committee,
As a resident of Colorado Springs as a whole, I am very concerned about the development plan currently being reviewed for 2424 Garden of the Gods Road. Colorado Springs has been in a drought and looks like we will continue to be in a drought and cannot sustain constant new development. We are already experiencing some water rationing so to add so many new homes throughout the City of Colorado Springs is going to make this burden even more difficult. If any development would take place on that corner it should be single family homes to lessen the demands of water. Our concerns for traffic are the same. That intersection is not able to sustain the amount of traffic that the current planning development would propose. All traffic studies were done during the pandemic and are an unrealistic study.

Please deny the current development plan for 2424 Garden of the Gods Road

Jonni McCoy
,

On Wed, Mar 10, 2021, 10:22 AM Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hi Jonni –

If you would like to submit written comments, you can send them in an email to me. That's the best way to ensure I receive them!

Thanks for your continued interest & involvement in the project!

Kate

From: Jonni McCoy <jonni.mccoy@gmail.com>
Sent: Wednesday, March 10, 2021 10:19 AM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: Re: NEW - 2424 Garden of the Gods - March meetings

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Hi Kate

Are there some links as to how we can send an email registering our concerned? I tried to follow a link you sent in the previous email and it didn't appear to receive my input. So I want to make sure I email the right people.

Thank you

Jonni

On Wed, Mar 10, 2021, 9:54 AM Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hi Everyone –

First, I would like to apologize for sending this email earlier. As a practice, I send these messages as a “blind copy” to protect the privacy of the commenters on the listserv. I attempted to recall the message to remedy that issue, so I do apologize for that.

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Formal Planning Commission:

<https://coloradosprings.legistar.com/DepartmentDetail.aspx?ID=26376&GUID=03445EB2-ADC0-4E1E-A73D-8A0FF5E35326&R=f90922c1-3fc5-4a1f-b585-c125ae10096b>

Thank you

Kate

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Katelynn Wintz, AICP

Senior Planner

Phone: (719) 385-5192

Email: katelynn.wintz@coloradosprings.gov

Land Use Review Division

City of Colorado Springs

30 S Nevada Avenue, Suite
701

Colorado Springs, CO 80903

From: [CONNIE MUNSON](#)
To: [Knight, Don](#); [Geislinger, David](#); [Skorman, Richard](#); [Avila, Yolanda](#); [Gaebler, Jill](#); Andy.Pico@Coloradosprings.gov; [Murray, Bill](#); [Strand, Tom](#); [Williams, Wayne](#); [Wintz, Katelynn A](#); [Lobato, Elena](#)
Subject: Rezoning of 2424 Garden of the Gods Road
Date: Friday, March 12, 2021 12:30:36 PM

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Let me start this by saying that I am **opposed** to the rezoning of 2424 Garden of the Gods Road. You have heard many of the reasons already yet here are my top two.

1. Building high density apartments on the west side of town doesn't make sense. According to the Colorado Springs Master Plan, the majority of the growth will be on the eastern side of the county. That is where the jobs are and will continue to be. As you know, there are many empty buildings along Garden of the Gods and on 30th between Centennial and Garden of the Gods. The developer cannot fill the office buildings that they own as it is now. Why build apartments - high density buildings - where the people will most likely have to travel across town to work? Build the apartments where the need will be the greatest to the east. The apartments will add to traffic that often is a "bottleneck" according to an article where the head of the road services commented about the known issue.

2. How can we be assured that even if the zoning is changed, that this developer will not stretch the building policies and guidelines and make the building process miserable for those of us in the neighborhood much less the visitors who will come to the Garden of the Gods? The developer and current owner of the property has not been a good neighbor thus far. When ownership changed, the outside HVAC systems got really loud. The neighbors complained and the owner stated that the noise was in the limits as set by the policies of the city and it is. The developer was not willing to make any changes or work with the neighbors to try to reduce the noise. And yes, the noise is as loud as a jet airplane flying overhead. There was not this problem with the previous ownership. The developer has already shown to not be a good neighbor. Is that really what we want in Colorado Springs?

Developers in this town have mostly gotten what they want. I am hopeful that you will consider the impacts that rezoning will have on the neighborhood and deny the request at least for now. This is our homes.

Thank you,
Connie Munson

Wintz, Katelynn A

From: Courtney Olson <courtneyjean4@hotmail.com>
Sent: Sunday, March 14, 2021 10:24 AM
To: Williams, Wayne; Wintz, Katelynn A; Avila, Yolanda; Gaebler, Jill; Geislinger, David; Murray, Bill; Richard.Skorman@coloradospings.gov; Strand, Tom
Subject: Leave 2424 Garden of the gods alone

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!

From Audrey 10 years old

https://docs.google.com/document/d/1D-JVfaZPC19kqdiMnBoti1KEw5l0tGsf-SS7-J_KZtA/edit?usp=sharing

From Alayna 8 years old



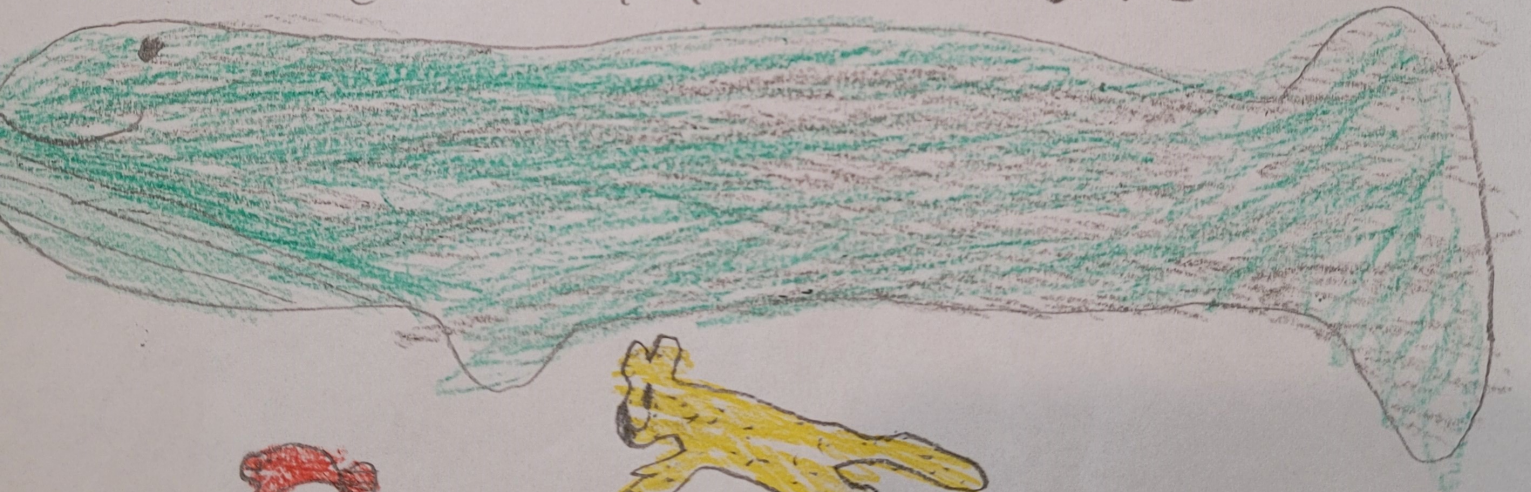
Dear CITY Council,



I think you should not
build that because it is already
a home for animals. That would
be taking down a building to
rebuild it. and you could hurt
animals. from an ant to a whale



you should respect them.
This is for the world not just
that area. You will see it one
day. and if a little kid like me
can you can. Love Alayna Olson



From: [Dennis Pendleton](#)
To: [Knight, Don](#); [Geislinger, David](#); [Skorman, Richard](#); [Avila, Yolanda](#); [Gaebler, Jill](#); Andy.Pico@Coloradosprings.gov; [Murray, Bill](#); [Strand, Tom](#); [Williams, Wayne](#); [Wintz, Katelynn A](#); [Lobato, Elena](#)
Subject: 30th & Flying W Ranch Road
Date: Monday, March 15, 2021 6:12:01 PM

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Sirs & Madams of the Colorado Springs City Council:

We live in the area that will be affected by the planned development at and along 30th & Flying W Ranch Road. The traffic congestion in times of emergency evacuation would be higher than during the Waldo Canyon fire and no matter what the fire marshal or the traffic engineers may say they are wrong if they think there would be no problem. The line of sight of the hills, mountains and geological structures would be ruined as they are along Centennial Blvd from 30th to Flying W Ranch Road. During the tourist season which will return eventually traffic to and from our popular Garden of the Gods and restaurants in this area including walking, running and biking on all these busy streets should give pause to those planning to increase use which the proposed development implies. The added human congestion in this development site is an added pressure on the wild life we enjoy in this area including the big horned sheep that frequent the hills above the area in question. In short, we are opposed to the development and ask that you pay attention to those of us who already live in this neighborhood and are advising you that high density dwellings in this site are a detriment to the neighborhood and to Colorado Springs in general. Developers have too much influence in our community and you are the only ones who can direct their efforts to more appropriate sites in Colorado Springs.

Respectfully,
Dennis Pendleton
Barbara Porter

From: [Kristen Petersen](#)
To: [Lobato, Elena](#)
Subject: 2424 Garden of the Gods Rezoning Application
Date: Thursday, March 11, 2021 10:47:51 AM

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March 11, 2021

Mountain Shadows Community Association
C/O Bill Wysong, President
2650 Rossmere St.
Colorado Springs, CO 80918

CC: City Council Members
CC: Colorado Springs Planning Commission Members

Dear Mountain Shadows Community Association,

The Peregrine Master Association recognizes the challenges your community is facing as the developers at 2424 Garden of the Gods Rd. attempt to re-zone this parcel of property with the intention of developing the corner into three-story apartment buildings, hotels and other high-density uses. The Peregrine Master Association supports your view that this re-zoning change would negatively affect the west side of Colorado Springs by doing the following:

- Creating traffic issues with limited egress out of the Mountain Shadows corridor, especially during peak times of the day and during high tourist season.
- Fire safety evacuation issues due to hundreds more cars and people consistently living and driving in this region with limited exit opportunities.
- Destruction of views and natural surroundings that attract people to live on the west side of Colorado Springs by creating multiple 3-story buildings that block the views of Pikes Peak (a violation of the Hillside Overlay Ordinance).
- Disturbance of big horn sheep breeding grounds and habitat.
- Reduced quality of life for current residents due to underdeveloped services to meet the needs of this many dwellings in this part of the city (infrastructure issues including school impacts and general road, water, and sewer issues).

As one of the largest master planned developments on the west side of Colorado Springs, the Peregrine Master Association opposes the re-zoning application for 2424 Garden of the Gods Rd. Our community recognizes the importance of the natural hillside environment that adds numerous recreational opportunities to our City. We also realize the compounded danger in escaping fire by

adding more than 1,000 residents to one piece of property. We support our neighboring Mountain Shadows Community Association in their view that this re-zoning change presents numerous issues for current and future residents to the west side of Colorado Springs.

Sincerely,

The Peregrine Master Association Board of Directors

From: [happytrails88](#)
To: [Lobato, Elena](#)
Subject: 2424 G of the G rezoning meeting
Date: Tuesday, March 16, 2021 2:26:57 PM

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Dear Planning Commissioners,

I am writing to voice my strong opposition to the proposed change to the Mountain Shadows Master Plan and subsequent development of the 2424 property. I agree with the many reasons officially stated in opposition to the development but wanted to touch on additional aspect.

Quite simply, the proposed 450 - 550 apartment units are not fitting with the profile of the Mountain Shadows area. The proposed development greatly exceeds several apartment complexes that are near the area:

- The Arbors - 140 units (which are now individually owned units)
- Artemis - 292 units
- Grand Centennial - 392 units

450 - 550 proposed units will dramatically change and affect the profile of our neighborhood. It plainly does not fit.

The Mountain Shadows community is a safe, close-knit area comprised of a large percentage of long term residents. People who move to Mountain Shadows, put down roots and stay. My husband and I have owned our home in the area for 28 years. We have invested in and desire to keep our community the safe and lovely area it is . The stability and community cohesiveness will certainly be disrupted by bringing in a large, more transient population who is not concerned nor invested in the overall quality and long term vision of our neighborhood. This is where negative effects on traffic, crime, schools, open space/parks, increased fire hazards, natural beauty/wildlife come into play.

I realize that some sort of redevelopment of the 2424 property - that FITS into the neighborhood - is inevitable but THIS particular proposal is not appropriate whatsoever. Please listen to the local voices before the voice of the out-of-the-area developer and vote NO on a change to the Mountain Shadows Master Plan and a NO on the proposed development.

Thank you for your time and consideration,
Sincerely,

Kathleen Swart

Sent from my Galaxy Tab® S2