

Wintz, Katelynn A

From: Sharon de Halas <sdehalas@gmail.com>
Sent: Saturday, January 23, 2021 4:46 AM
To: Wintz, Katelynn A
Subject: katelynn wintz #NotMeUs (@kate_wintz) / Twitter

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https://mobile.twitter.com/kate_wintz

I accidentally going KateLynn Wings twitter when looking for her email.

Naughty girl. She tested positive for covid and went to work and meetings. She took her mask off.

Interesting she is covered with Tattoo's. Also she has a terrible potty mouth. F this F that. Very opinionated about politics. Not sure I want a city employer blabbing so childishly like this. Very unprofessional. At Kaman we had to sign employment agreements where we would not do things that could reflect badly on the company. She would have been fired for this.

She admits she is too sick to do her job. That is important! How do we know if she said and did things correctly?

Wintz, Katelynn A

From: nannette amodeo <nannette9@hotmail.com>
Sent: Thursday, January 21, 2021 8:54 AM
To: Wintz, Katelynn A
Subject: GOG development

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

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Wintz, Katelynn A

From: Debbie Anderson <debs4wine@gmail.com>
Sent: Thursday, February 18, 2021 1:47 PM
To: Wintz, Katelynn A; Lobato, Elena
Subject: 2424 Garden of the Gods

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I am writing to you to respectfully ask you to reject the rezoning change. This proposes a master plan change of Mountain Shadows. Why ever have a master plan if it can be changed at any given time?

I would like to express my opposition to the rezoning proposal of 2424 Garden of the Gods. I have lived in this house since 1986. I love this area and moved here with the understanding there would be NO more development. This proposal would more than double the population of Mountain Shadows. Also it would have a severe impact on the things I have listed below. PLEASE don't let this happen. I believe this would be a breach of contract for the home owners in Mountain Shadows to rezone this property.

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
2540 Ramsgate Ter.

Wintz, Katelynn A

From: Linda Blado <liblado@yahoo.com>
Sent: Thursday, January 21, 2021 7:51 AM
To: Wintz, Katelynn A
Subject: 2424 Garden of the Gods Development

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I am sending this to affirm our total objection to the plans for developing the area at 2424 Garden of the Gods. This is a bad idea in all aspects and will have a very negative impact on the community in the Mountain Shadows area and beyond.

Al and Linda Blado
6425 Wilson Road

Wintz, Katelynn A

From: joy braunlich <joybraunlich@gmail.com>
Sent: Monday, January 25, 2021 12:58 PM
To: Wintz, Katelynn A
Subject: I oppose OPPOSE ALL new development @ 2424 GOG road!

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Dear Katelynn, To develop that area would pose a significant threat to the life and safety of families on the west side. The dangers associated with FIRE are well documented. Also, it would be tragic for the wildlife that lives in the area. I adamantly OPPOSE the development of 2424 Garden of the Gods Road!

My best,
Joy Braunlich, LCSW

Wintz, Katelynn A

From: Jackie B. Carr <jackieb.carr@gmail.com>
Sent: Thursday, January 21, 2021 8:28 AM
To: Wintz, Katelynn A
Subject: Oppose Zoning Change

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I oppose the zoning change in Mountain Shadows.
Jackie B. Carr

Wintz, Katelynn A

From: cindy socoins.com <cindy@socoins.com>
Sent: Friday, February 5, 2021 3:15 PM
To: Wintz, Katelynn A
Subject: RE: 2424 GOTG Project - Open Space Consideration

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That is good news. Thank you for sharing and updating. I appreciate it and would have assumed it would have been considered but wanted to make sure. Thank you! Cindy

From: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Sent: Friday, February 5, 2021 2:47 PM
To: cindy socoins.com <cindy@socoins.com>
Subject: RE: 2424 GOTG Project - Open Space Consideration

Hi Cindy –

Thank you for your emails. I'm not sure where you found the map you attached but you'll notice the area in the aqua blue color is noted as mouse habitat which is shown to end North of Woodmen Road. The US Fish & Wildlife Service handles & studies the known habitats of endangered species. The study you attached was conducted and published in 2000; since then the US Fish & Wildlife has released updated data on the critical habitat of the mouse. This data was updated in 2010. I've attached their website for your review. <https://www.fws.gov/mountain-prairie/es/preblesMeadowJumpingMouse.php>

In 2010 the critical habitats were established for the mouse and Unit 11 covers the northern area of Colorado Springs. There is no indication that the Preble's Jumping Mouse has significant critical habitat near the proposed project location based on the US Fish & Wildlife most recent data.

City Planning Staff reviews all applications to identify if a development or proposed project area is part of any mouse critical habitat. In this case, it is determined by staff that per the US Fish and Wildlife 2010 Critical Habitat maps, that the project location is not near any identified Preble's Jumping Mouse critical habitat and no further analysis was required.

Thank you
Kate

From: cindy socoins.com <cindy@socoins.com>
Sent: Friday, February 5, 2021 2:06 PM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: 2424 GOTG Project - Open Space Consideration

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Katelynn,

Hello. I have shared views of the importance retaining Open Space with the council members but also wanted to add something to the conversation if it has not been already.

In addition to being home of a herd of Big Horn Sheep, has any part of the development plan included an assessment and investigation into the Preble's Jumping Mouse? I am attaching the Garden of the Gods Restoration Report from 2000 and GOTG does have a presence of the mouse. The ongoing recommendation in this report is: Conduct a live-

trapping survey to determine presence or non-presence of the Preble's meadow jumping mouse, a federally protected species, prior to any development of trails and/ or other Park infrastructure in or near areas of potential habitat.

I am also attaching a map showing areas of the City where the mouse is present.

Since this animal is on the endangered species list and is known to live and have habitat very close by. If this has not been fully explored and investigated than I think it is absolutely our responsibility as stewards of natural resources to explore this fully and keep in mind as a consideration when evaluating open space.

Thank you! Cindy

Cindy

Cindy@socoins.com

719-237-8049

Wintz, Katelynn A

From: Tracynda <tracynda@yahoo.com>
Sent: Thursday, January 21, 2021 9:54 AM
To: Wintz, Katelynn A
Subject: development proposal 2424 GOG

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Hi Katelynn,

Per your request for written comments by January 21, I am not in favor of the proposed development . The traffic "study" does not address the new amazon building on 30th. The impact of the increased population, traffic(both 30th and Flying W are currently 2 lane roads) and the environmental impact on the land, flora, fauna and wildlife in the area are a major concern . If the big horn sheep are affected because they lose their habitat by disruption and land decimation, it will be a monumental loss to our neighborhood ,community and our city.

I implore the city to make the wise decision to deny the proposal. The city should not be bought and paid for by developers. What you and the city decide will have lasting impacts to this area and will never be able to repair the damage you will impose.

Thank you,

Tracynda Davis

Wintz, Katelynn A

From: Larry L'Hotta <llhotta@gmail.com>
Sent: Thursday, January 21, 2021 9:06 AM
To: Wintz, Katelynn A
Subject: objection for this zoning change to the City Planner

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Strongly object to the building proposal 2424 Garden of the Gods Rd development project, because the height of the building proposed would be an eye soar to residents of Colo. Springs, as well as the millions of out of town and state visitor to the Garden of the Gods area, preventing full view and obstruction to the Pikes Pead mountain range and surroundings.

Most people visiting this area come from I 25 West on Gdn of the Gods Rd towards 30th St. in route to the Gdn of the Gods area and visitors center, which is a major tourist revenue generator for the city. Out of towners don't approach this beaufiful place from old Colorado City area on 30th. St., There is plentiful properties along Centennial suited for building, which one can see now being constructed, with no more that 3 stories, but in a valley that doesn't obstruct the view of the foothills. None of the existing buildings in this proposed area is over 2 stories, and doesn't hinder the view of the Pikes Peak foot hills.

This type of dwellings also would add to the already congested area from tourists.

ALSO, the Mountain Shadows area is finally getting some property values returning after the devastating fires of 2012.

Please modify this building or reject this proposal.

Larry L'Hotta
SAFE-pHix LLC.
5470 Wilson Rd.
Colorado Springs, CO 80919
719-265-9141
719-661-8200
llhotta@gmail.com

From: dottt1@comcast.net
Sent: Friday, February 26, 2021 3:05 PM
To: Lobato, Elena
Cc: president@mscaweb.com; Knight, Don; Geislinger, David; Skorman, Richard; Avila, Yolanda; Gaebler, Jill; O'Malley, Mike J; Murray, Bill; Strand, Tom; Williams, Wayne; Friedman, Samuel
Subject: Proposed Development at 2424 Garden of the Gods

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Categories: CPC

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February 26, 2021

Planning Commissioners
City of Colorado Springs
In care of PC Administrator Elena Lobato

Subject: Proposed Development at 2424 Garden of the Gods

Dear Commissioners,

Recently I put in a request through the Colorado Open Records Act (CORA) for documents from the Colorado Parks and Wildlife (CPW) to include correspondence relating to the rezoning request currently under your consideration for 2424 Garden of the Gods Road. I was denied documents that could help myself and other citizens' understanding as to why the CPW inexplicably denies this rezoning (and proposed development) will impact the Bighorn sheep, their habitat, and other wildlife despite vast evidence that the impact to the resident herd may be substantial and irreversible. 1300+ more new apartment residents in that dense location walking with dogs or visiting/encroaching on their nearby lambing area 1400 feet away, are actual real detrimental concerns raised in the CPW "Colorado Bighorn Sheep Management Plan" under Human Disturbance on page 50.

[ColoradoBighornSheepManagementPlan2009-2019.pdf \(state.co.us\)](#)

As to why the CPW is denying release of certain documents including correspondence, they cite Colo. Rev. Stat. § 24-72-204(3)(a) (XIII); City of Colorado Springs v. White, 967 P.2d 1042 (Colo. 1998) and claim that the release of these documents " would stifle honest and frank communication within government agencies and hinder the formulation of agency positions and final decisions."

But what about how NOT releasing these documents stifles citizen understanding of and trust in the rezoning process? The CPW also maintains that the information contained in the denied documents "was not incorporated by reference or expressly adopted in any final decision." But then why not let the citizens see for themselves that was the case by releasing the documents? We have many of our neighbors here in Mountain Shadows who can witness as to the presence of Bighorn on or around this 2424 Garden of the Gods property on a weekly, if not a daily basis. The documents are still relevant to a citizen's understanding of the process whether or not they were directly incorporated into final decisions. For example, they could be very helpful in understanding perceptions of citizen opposition to the rezoning by government officials.

Without full disclosure, there cannot be full understanding for citizens like myself. The holding back of documents can only leave citizens distrustful of the process. Government transparency and citizen trust of government go hand in hand. Citizens will be left wondering about the existence of improprieties including collusion between government agencies and the developer. Full disclosure and complete transparency need to be given to ALL parties including citizens of Colorado Springs in order to ensure that the Public Interest is being served. Please look into this CORA document denial for yourselves and encourage CPW to fully disclose to the details to concerned citizens like myself before any decision is made on approving the 2424 Garden of the Gods residential rezoning and development.

Sincerely,

Dorothy Macnak
1135 Point of the Pines Drive
Colorado Springs, CO 80919-8148
719-598-1292

cc: Colorado Springs City Council, Bill Wysong MSCA President

Wintz, Katelynn A

From: Chuck Moore <cw_moore@hotmail.com>
Sent: Thursday, January 21, 2021 8:42 AM
To: Wintz, Katelynn A
Subject: Objection to Proposed Zoning Change to 2424 Garden of the Gods Road

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Ms. Wintz,

I wanted to send a brief note to offer my strong opposition to the proposed zoning changes currently being evaluated at 2424 Garden of the Gods Road.

While I recognize the city has a responsibility to hear the developer's plans to build an apartment complex at the proposed location, I believe such development would ultimately fail in achieving what the city ultimately desires: an economically viable city, an attractive city for visitors, and maximum safety for its residents.

Such a development would increase traffic in an area that is already congested and would disrupt the "natural beauty" that makes the west side of town so appealing. Not only would big-horn sheep be impacted by the growth, but the wildfire danger would surely be worth considering before adding several hundred more residents to the region (there was a grass fire just yesterday that threatened 10 homes along the 30th Street corridor)... and Mountain Shadows residents are all too familiar with the fire that destroyed the community in 2012. The risk of fire along the front range is real threat that should not be dismissed.

Furthermore, the Garden of the Gods park is a significant tourist attraction in Colorado Springs (and getting more popular each year). The main thoroughfare for the Garden of the Gods (30th Street) has restrictions that prevent any use of traffic lights (or other similar traffic control traffic measures). As such, any additional growth of residents in that area can have significant impacts to residents and visitors alike.

I will be dialing into Thursday's 8:30 AM meeting to hear more about the proposed zoning changes and look forward to seeing the city make a wise decision on this issue.

Thank you for your service to the city and carefully considering all sides of the issue.

Chuck Moore
2427 Lyons View Point
Colorado Springs, CO 80904

Wintz, Katelynn A

From: Steve Netherton <netherton5@msn.com>
Sent: Thursday, January 21, 2021 1:54 AM
To: Wintz, Katelynn A
Subject: Stop the Zone Change at 2424 Garden of the Gods Rd.

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Dear Katelynn Wintz,

We strongly oppose the re-zoning of 2424 Garden of the Gods Road. We believe the negative impacts to our community due to re-zoning would be many.

I'm a native of Colorado Springs. My husband and I moved to Mountain Shadows in 1989. Since then we've seen the population of our community explode because of the increased construction of houses and multi-family units in our area.

Traffic on Garden of the Gods Road is already extremely heavy. This is partially due to the El Paso County Citizen's Service Center located at 1675 Garden of the Gods Road. If the proposed 450 multi-family units are built at 2424 Garden of the Gods Road, we are very concerned that the increased population will cause increased traffic congestion and an increased number of traffic accidents. This will put an increased burden on our police and firefighters that serve our area. This will also inhibit their ability to respond to emergencies in our Mountain Shadows community.

On June 26, 2012 we found ourselves fleeing from our homes to escape the Waldo Canyon fire. We were in bumper to bumper traffic from the moment we left our home. It took us an hour to travel from our home at 6040 Ashton Park Place to Garden of the Gods Road, which is a distance of approximately 1 mile. We feared that we might be burned alive in our car as we sat waiting to get out of the area. If the 450 multi-family units are approved and constructed, and there is another fire, there will be no escaping. Please be aware that 30th Street south of 2424 Garden of the Gods Road narrows down to one lane each direction all the way to Uintah Street and is not capable of handling any more traffic than it does today.

We lost our home at 6040 Ashton Park Place in the Waldo Canyon Fire. We chose to re-build a home at 5785 Linger Way in Mountain Shadows because of our connection to this beautiful area and wonderful community.

We are also concerned that if the rezoning is approved and the 450 multi-family units are built, the increased population will put an increased burden on the schools in our community.

The increased traffic could negatively affect the tourists' experience that come to visit our beautiful Garden of the Gods.

There are already hundreds of existing multi-family units in Mountain Shadows. Some are located at the northeast corner of Garden of the Gods Road and 30th Street – immediately across from 2424 Garden of the Gods Road. Our community can't accommodate any more.

Maribeth and Steve Netherton

Dear Commissioner Martin Rickett,

February 14, 2021

Subject: Incorrect & Misleading Information Provided to You at the Last Hearing

First of all, thank you and the other Planning Commissioners for conducting the hearing on the **proposed 2424 Garden of the Gods development** on Thursday, January 21st. We are 29-year residents of Mountain Shadows and we and hundreds of other concerned Citizens took great interest in the proceedings during this 5 hour and 40 minute marathon hearing. We appreciate you all giving the Mountain Shadows residents the opportunity to express our many concerns over this ill-proposed multi-family residential Rezoning and associated Major Amendment to our Mountain Shadows Master Planned Community. Among the many other concerns discussed during this hearing, the Hillside Overlay Ordinance (HSO) [Hillside Overlay | Colorado Springs](#) and its implementing Manual requirements were brought up on several occasions.

The Developer's agent has repeatedly dismissed our Mountain Shadows Community concerns about the HSO rightfully limiting this proposed development. She has stated that the new proposed residential development is simply "building on top of the already developed parking lots" along 30th street and not further disrupting the hillside, and that any additional development is not a concern.

During the hearing, you raised questions twice on this topic and were provided incorrect and misleading information by the Planning & Development Department staff on behalf of the Developer.

Specifically, you asked for clarification concerning existing PIP1/HS (Hillside Overlay) zoning height restrictions on this property: "If I'm correct, the current PIP1 has height restriction of 45 feet and the current owner could go build 45-foot office buildings on this site without any issues?" The Planning & Development staff response was "That is correct."

Later during your deliberations, you asked City Planning staff a more specific question whether the Hillside Overlay Ordinance addressed "views." The direct response to your question was that she was "not aware of any specific criteria in the code."

Here is what you and the other Commissioners should have been told starting with the City of Colorado Springs **Hillside Overlay webpage**:

- The Hillside Overlay seeks to **conserve the aesthetic qualities of hillside areas** within the City.
- The predominant development type in hillside areas is **single family detached housing**.
- Developing within the Hillside Overlay zone district **requires an environmental sensitivity above and beyond** that applied to general property within city limits.
- Development within the Hillside Overlay zone **requires additional attention** to slopes, grading, vegetation and **building height**.

COS Hillside Overlay Ordinance (96-80 14.1-2-504) & HSO City Code (7.3.504):

- Certain areas of the City are characterized by significant natural features that include ridgelines, bluffs, rock outcroppings, vegetation...wildlife habitat...and slopes that contribute to the **attractiveness of the community**
- For multi-family uses, height shall be determined **at the time of zoning** and development plan review...based on considerations of site factors including, but not limited to, **visual analysis**,...
- For multi-family residential and nonresidential development proposals...requirements and review criteria shall be addressed, recognizing that these requirements will apply on a site-wide rather than a lot-by-lot basis
- **Visual impacts** upon offsite areas are to be reduced or reasonably mitigated including increased setbacks from ridgelines and special height restrictions
- Proposal **meets the spirit and intent of the Hillside Design Manual**

Applicable Hillside Design Manual Objectives (see attached Manual page 5):

- To **enhance the quality of life of existing and future residents** by the preservation and protection of the City's most significant natural features.
- To preserve and protect the unique and special natural features and **aesthetic qualities** of the hillside areas.
- To preserve and protect wildlife habitat.
- To **respect the existing views to the mountains and foothills**, and privacy of the adjacent homes.
- To **recognize community concerns** related to development and its impact upon **visually significant hillsides**, ridgelines, bluffs, and landforms.

Applicable Design Manual Standards & Guidelines (Manual, pages 22-23) in siting multi-family, commercial, office or industrial projects within Hillside Areas:

- For building sites in proximity to ridgelines, **additional height restrictions** may be necessary to **ensure that rooflines will be located below the natural ridgeline**.
- The roofline, based upon maximum permitted height, **should not extend above the line of sight between a ridgeline and any public right-of-way**, whether the ridgeline is above or below the right-of-way.
- **Significant views of the natural ridge silhouette from public rights-of-way and other public spaces should be retained.**

Obviously, the Hillside Overlay Ordinance, Code and Design Manual do in fact clearly state that preserving and protecting hillside and ridgeline **views** is a key factor relative to limiting any new PUD/HS multi-family OR existing PIP1/HS office building height at this key 2424GOTG location. The HSO Ordinance, Code and Manual do apply even to the existing zoned property as it did when the original 45-foot tall office/commercial buildings were first constructed requiring many hundreds of feet of setback from the 30th Street and Flying W Ranch Road right-of-ways and strategic placement in the center of the property. This was the same point that Commissioner John Almy made

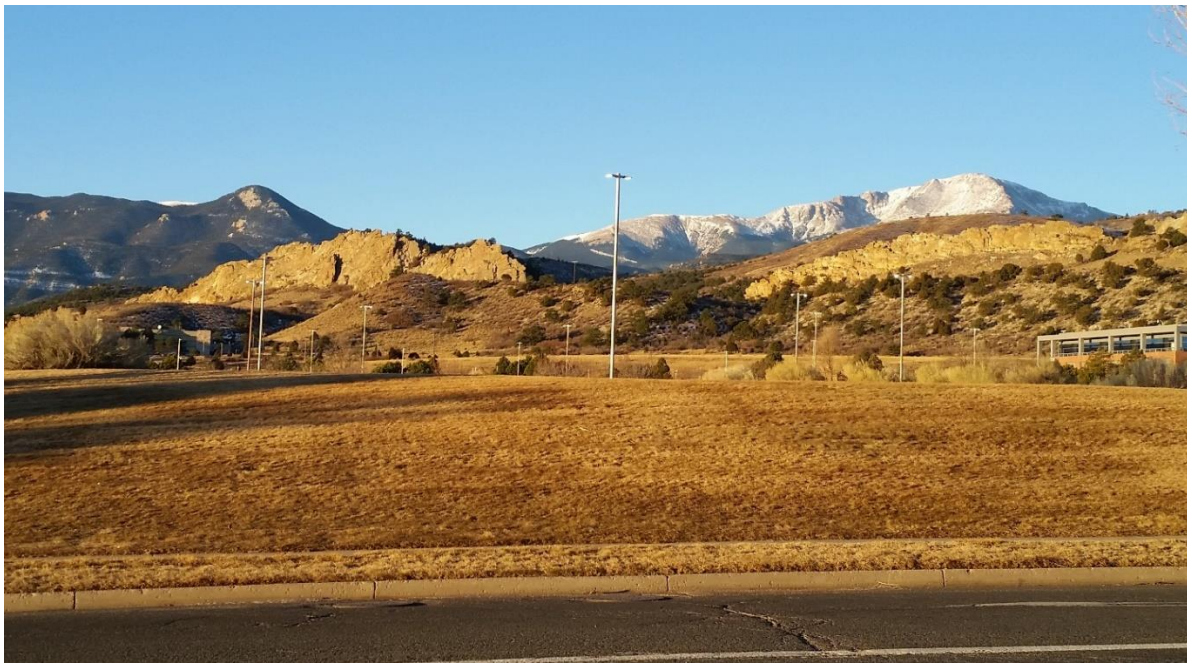
during your deliberations. Contrary to what you were told by Staff, the current property owner would be subject to the same HSO Design Objectives, Standards and Guidelines for siting any new additional office/commercial building on this property--just as they would be for any new high-density multi-family apartment construction. **Based on code, views and street-level perspective at this location do matter.**

Please see the attached photo taken from Flying W Ranch Road just off of 30th Street looking southwest across the center of the proposed 'Area B' 45 foot tall multi-family residential development. The parking lot light pole in the foreground is 32 feet tall and setback from the Flying W Ranch Road right-of-way by approximately 225 feet. The developer's plan will fail to preserve these significant natural features and view corridors. Furthermore, it is inconsistent with the PlanCOS Majestic Landscapes goals, policies and recommendations by NOT "protecting our views" and "limiting development encroachment" at this impressive Mountain Shadows location.

In summary, during the Planning Commission meeting on January 21st, you and the other Commissioners were provided incomplete/misleading information that would negatively impact the quality-of-life and public interest of the Citizens of Mountain Shadows and that of the millions of annual visitors to this gateway location to Garden of the Gods. It troubles us and many other residents of Mountain Shadows that the Planning Department failed to correct these serious misconceptions during the hearing that bear directly and significantly on the legitimacy of this proposed development.

Respectfully,
Jeff & Nicole Norton
2455 Jenner Court, Mountain Shadows

cc: Planning Commission, City Council, Planning & Development, President MSCA



From: tom.pigorsh@comcast.net
Sent: Thursday, February 18, 2021 9:50 AM
To: Lobato, Elena
Cc: Dawn Pigorsh
Subject: Rezoning of 2424 Garden of the Gods Rd

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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City Planning Commissioners and To Whom It May Concern,

We live in Mountain Shadows, and are very concerned with the proposed rezoning of 2424 Garden of the Gods Rd.

What would adding that many families mean to class sizes at Chipeta, traffic, home resale values. Etc? Our main concerns are traffic increases, congestion (especially at 30th and GoG where it already gets heavy, especially in the summer), increased class sizes for Chipeta Elementary, noise, and other issues associated with adding so many families to the area.

We understand that city expansion happens. However, there was an expectation that expansion was extremely limited by geography / pike forest. The reason people try so hard to buy homes in this area is the gorgeous scenery, the peaceful / quiet atmosphere, non-overcrowded neighborhoods, decent size lots, and very importantly home resale value.

We would ask that the rezoning of 2424 Garden of the Gods be disapproved, and the location remain zoned for business vs residential.

Thanks,

Tom and Dawn Pigorsh

Wintz, Katelynn A

From: Brian Pohl <brianpohlmtnbum@gmail.com>
Sent: Monday, January 25, 2021 4:10 PM
To: Wintz, Katelynn A
Subject: Re: 2424 Garden of the Gods Project Updates

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Katelyn
I continue to oppose this development.
Brian

Sent from my iPhone

On Jan 25, 2021, at 3:26 PM, Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hi –

Thank you all for participating in the meeting on Thursday to discuss the 2424 Garden of the Gods project. I'm following up to the listserv to let you know the result of the meeting and what will be happening moving forward:

On Thursday January 21st, City Planning Commission voted to **postpone** the hearing to a date certain, **MARCH 18, 2021**, and requested the applicant revise the plans to provide additional information and clarification to address outstanding questions the Commissioners had regarding the applications. When revised plans are received by staff they will be uploaded to the plan tracking website and a notification will be sent to this group that the plans are available for review. There is a deadline in place for the applicant to provide the revised plans which will allow plenty of time for anyone interested to review prior to the next hearing.

The applicant and Mountain Shadows Community Association leadership agreed to participate in a meeting coordinated by Planning staff to further the dialogue between the community and the applicant.

In regard to the **MARCH 18th 2021** Planning Commission meeting, further conversation and action on this item has been deferred to this date as noted. Because the item is postponed to a date certain there will be no additional public notification in the form of postcards or posting the site. I will, however, be providing updates through this listserv and will send out a notification 10 days in advance of the new hearing date to be consistent with the posting standards as a courtesy to all interested residents.

As always, thank you for your continued participation and interest in this project. If you have any questions or concerns please feel free to email me.

Thank you
Katelynn Wintz

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.

<image001.png>

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

<image004.png>

From: Gerri Anne Reed <greed@coloradocollege.edu>
Sent: Thursday, February 18, 2021 12:30 PM
To: Lobato, Elena
Subject: Please share this opposition letter to the 2424 GOCR Project

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Elena et al,

I want to submit a letter directly opposing the placing of any new, obstructive, high tenant structure in our beautiful route into the Garden of the Gods territory of Colorado Springs. I oppose the way the developers have presented details purporting low traffic volume by pulling their data during the same time as Covid-19 quarantine. Their gauges are purposefully inaccurate and this behavior has created a first impression of untrustworthy and unethical behavior.

This is not just felt and believed by me, but by every homeowner of District 1 and so forth who has heard and responded to the CS City Council on this topic, and/or attended previous City Council meetings about this topic. To make matters worse, the developers are petitioning City Planning that if they are approved to build, that they wish to be even less responsible for the amount of open land/preserved space than they were initially asked to support. These developers do not have the best interests of the citizens of the west side of Colorado Springs at heart. They do not have the best interests of the citizens of any part of Colorado Springs at heart. And, it hurts MY heart that City Planning is continuing to entertain this idea.

Why is the City Planning still considering this plan? Money? What would be the monetary value for why any resident of Colorado Springs, including (and probably most importantly those voted in and/or working as stewards of our city) want to say yes to blocking the beautiful views of and obstructing our view to and along our western conveyance to one of the most famous natural monuments in the world, with (potentially) 125 acres of developed high-density, multi-family dwelling units? Why would any of these same citizens/stewards of our city want higher crime rates, more difficulty getting children to highly effective, cherished magnet schools, more difficulty and danger getting families out with the potential of a future forest fire, more traffic (and resources needed to fix) to our quiet two-lane roads, more noise pollution and vehicle pollution to drown out and dispose of and run off the beauty of the incredible wildlife in the area that Colorado Springs is so well-known for? Why would any citizen, especially those voted in or employed as stewards of the city, invite more traffic accidents and safety concerns of not just west-side homeowners and residents, but also visitors and tourists to the area? Why would we want to run off the tourists who bring and spend their money, too?

My husband and I and my son live on the west side and purchased our home on the west side because we LOVE it here, without the concerns and challenges this developer would bring. We adore the wildlife and the quiet roads, we love our magnet schools and the children in them - and we want continued safety for them and our bicyclists and joggers on our beautiful 2-lane roadways. We cherish the wild-open spaces which Colorado Springs already lacks by comparison to most major cities in the nation. Why

would the Colorado Springs City Planning stewards invite strangers to dismantle what beauty is left? If I were voted in as a City Council member, I would vehemently oppose this action and let the developers know their money is not welcome here where they have already proven they are not interested in preserving any of the historic beauty for which Colorado Springs is known – not to mention they have proven themselves as untrustworthy and unethical.

As a homeowner in the Oak Valley Ranch area, and a dog lover, I am out walking my dogs often...more often than not, actually. One route I tend to take is down the Allegheny hill that leads from the rock quarry to White Buffalo St., adjacent to/across the street from Wilson Ranch park and Wolfe Ranch. Have you ever walked that path? You should give it a try sometime. I'm guessing the homeowners on White Buffalo, whose houses face the man-made water run-off "ditch"/transfer and the multi-family units adjacent on the west side, are besides themselves with disgust...as I am every time I walk through there. The multi-family units there are disregarded by their owners. Garbage and waste thickly line the paved ditch and the margin of bushes, shrubs and wild grasses that grow there on those units' backsides - which directly faces the homes on the east side of White Buffalo. There have been days I've gone out there myself and picked up the trash. It's disgusting and (here's the best part) I, personally in the years I have lived here, have never seen any effort on the part of the owners of those multi-family units to clean up or care for their surrounding environment on behalf of their tenants.

I and my family love the pathway through there and my dogs do too, except the trash and obvious lack of care. In my mind, and in addition to all the other concerns stated above, I am concerned about the eventual owners of 2424 disregarding that property too, after time. Many of our city's multi-family dwelling properties devolve to being disregarded – especially when the owners do not live in this city.

How can we, all of us as great stewards of this city, allow developing strangers to build their buildings to cover up our existing beauty - and crowd the gateway to our city's naturally beautiful monument - the beauty of which we, as a city, have promised to share with the whole world...forever?

Because I care for the City of Colorado Springs, because I pay taxes here for the upkeep of our beauty, wildlife, and our safety, because I love my neighbors and their children, and because I love my own son and want him to grow up safe *and* to understand what it means to fight for something important and relevant, I implore each city council member and each city planning member to listen not only this, my own personal request, but to that of every citizen of this city who has submitted a letter or who has joined in on the City Council meetings as standing vehemently against this developer and their plans to destroy such cherished aspects of our citizenhood. It's my understanding that more citizens than ever before (as noted at previous City Council meetings), have voiced their opposition to this plan. Please stand for us and with us and let's work together instead, to build a true gateway to the Garden of the Gods announcing its beauty as well as that of the surrounding neighborhoods. Let's declare that this beauty stands sure and sound and is never to be tampered with. Let's illustrate to the world that as a City we stand in unison with one another to keep what's still wild, wild, and to preserve what is best about the existing neighborhoods on the west side.

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and I understand it is not an easy task to be in the shade of such a tenuous subject. My hat is off to you, truly.

Most sincerely and gratefully,
Gerri Anne Reed
2635 Front Royal Drive
Colorado Springs, CO 80919
(719) 684-4732
GerriAnne68@gmail.com

Gerri Anne Reed | Academic Administrative Assistant | Economics & Business Dept. | The Colorado College
p. 719.389.6444 | m. 719.684.4732 | e. GReed@ColoradoCollege.edu

Wintz, Katelynn A

From: Gerri Anne Reed <greed@coloradocollege.edu>
Sent: Thursday, February 18, 2021 12:43 PM
To: Wintz, Katelynn A
Subject: Please share: 2424 GoGR Re-Zoning

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 Katelyn,

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Most sincerely and gratefully,
Gerri Anne Reed
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Gerri Anne

GERRI ANNE REED
Academic Administrative Assistant
GReed@ColoradoCollege.edu
☎ (719) 389-6444 | ☎ (719) 684-4732

COLORADO COLLEGE
www.coloradocollege.edu

Wintz, Katelynn A

From: Don Schott <dschott@mindspring.com>
Sent: Wednesday, January 20, 2021 10:47 PM
To: Wintz, Katelynn A
Subject: Rezoning Proposal for 2424 Garden of the Gods Rd

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,

We are writing today to say **we are opposed to the rezoning request for 2424 Garden of the Gods Rd.**

This rezoning request dramatically changes the use profile of this property and affects the neighboring residential areas in a negative way.

Best Regards,

Donald and Julie Schott
6260 Wilson Rd
Colorado Springs, CO 80919
dschott@mindspring.com

Wintz, Katelynn A

From: Renee Sidman <renee@sidman.com>
Sent: Friday, January 29, 2021 11:49 AM
To: Avila, Yolanda; Gaebler, Jill; Geislinger, David; Knight, Don; Murray, Bill; Skorman, Richard; Strand, Tom; Williams, Wayne; Wintz, Katelynn A; Lobato, Elena
Subject: Mountain Shadows Master Plan & Re-zoning at 2424 Garden of the Gods Road

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 County Commissioners and Planning Commission members,

I commend El Paso County's new proposed master plan. I understand it is a guideline, an "advisory text," but one that should not be easily cast aside over the next decades. This is why I am perplexed that half of the Colorado Springs Planning Commission appears prepared to negate the Mountain Shadows master plan, despite overwhelming and passionate neighborhood opposition. Did not Mountain Shadows also have a "vision for the community, land use" etc. that was encapsulated in its master plan and zoning? Overturning the Mountain Shadows master plan will set a dangerous precedent for future councils. It begs the question whether master planning is a worthwhile pursuit if it can so easily be ignored.

My husband and I are 40+ year residents of Colorado Springs and have lived in Mountain Shadows for 32 of those years, including through the Waldo Canyon fire. Prior to buying, we looked at scores of houses in virtually every Colorado Springs neighborhood. We chose Mountain Shadows in large part due to its master plan, zoning, covenants and overall vision that assured and prioritized the natural feel of the neighborhood from the moment one arrives at the end of Garden of the Gods Road. Like many of our neighbors, we relied on the master plan in making our home purchase.

This brings me to the issue of property rights. Why is Council now even considering subjugating my property rights and those of hundreds of my neighbors to an out of state landowner? If the current landowner was negligent in understanding the process of rezoning and fundamentally altering a master plan and did not do their due diligence to research the impact on the neighborhood, then shame on them. It is not reasonable for a new landowner to come in after the fact and plead ignorance. We current residents relied on this plan before making the primary decision for their households - where to purchase a home. Our rights are paramount and should not be dismissed. The owner of a relatively small sliver of land does not have the right to change the character of our neighborhood and impose hardships on hundreds of existing homeowners.

I was one of those hundreds of concerned citizens on the January 21 Planning Commission hearing call. Although I did not have an opportunity to speak, I agree with most of those who raised legitimate and well thought out concerns and felt that these concerns were largely brushed off by the developer.

I am asking that the city development review staff oppose this master plan amendment and zoning change and that they include this letter in the development review packet ahead of the March 18 Planning Commission hearing. Additionally, I ask the Planning Commission and City Council to honor and maintain the existing Mountain Shadows master plan during any future vote. Please do not turn the entire master planning process into a farce. Doing so would likely come back to haunt all of us.

Regards,
Renee Sidman

--

Renee Sidman
(719) 210-4277
renee@sidman.com

From: Barbara Wood <barbaralwood@gmail.com>
Sent: Wednesday, February 17, 2021 6:03 PM
To: Lobato, Elena
Subject: Regarding Proposed Rezoning of 2424 Garden of the Gods Road

Follow Up Flag: Follow up
Flag Status: Flagged

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ATTENTION: City Planning Commissioners

Drought and fire hazard

Our community of Mountain Shadows is currently in drought and no doubt, 2021 will be marked by serious wildfires in conjunction with tremendous wind speeds. We have already experienced the trauma and very panicked exodus evoked as a result of the Waldo Canyon wildfire entering our neighborhood June 26, 2012; the stress endured, the traffic delays, bottlenecks, lives lost and an ensuing evacuation that lasted for weeks. It will never be forgotten.

Just recently, January 20, 2021, careless action, irresponsible behavior and a failure to extinguish a cigarette butt thrown from a car resulted in a one acre grass fire near Garden of the Gods.

Traffic concerns

In Mountain Shadows, bottlenecks can easily occur. Flying W Ranch creates excessive tourist traffic to the north with large numbers of cars turning south onto Flying W Ranch Road. Just a bit further to the south, cars emerging from The Navigators, trying to turn onto N30th Street in either direction, can barely find a break in traffic in order to do so. Garden of the Gods visitors also create a large amount of traffic in the neighborhood.

Additional hazards

On Flying W Ranch Road, mule deer and other wildlife are a regular occurrence. No one complies with the 30 mph set speed limit heading south down the steep hill, thereby increasing the possibility of traffic accidents and deadly wildlife encounters. This scenario and excessive speeding also creates a dangerous situation for pedestrians, especially when walking pets and encountering wildlife. Inadvertently disturbing panicked deer can send them into oncoming, speeding traffic creating hazards or, in the process of trying to avoid any such encounters with unpredictable wildlife, pedestrians are forced to walk into the road, attempting to cross this busy street quickly while facing the oncoming, speeding cars. Nor is there a pedestrian crossing at Chuckwagon Road that would permit a safe crossing where traffic from the Flying W Ranch turns out onto Flying W Ranch Road.

Overused, overtaxed, inadequate, already confined, limited space; climate change effects and consequences

Our local Mountain Shadows park is a very small one, already overtaxed with various user groups. Chipeta Elementary, the local school, cannot accommodate the resulting influx of students the proposed rezoning and a subsequent multi-plex housing development would create. As previously

mentioned, this area of Mountain Shadows is already bottle-necked, north and south, both Flying W Ranch road and North 30th St. excessively busy during peak rush hours with drivers ignoring the set 30 mph speed limit on Flying W. It is only a matter of time before there is a human fatality. Heaven help us if impending climate change, drought, high winds and wildfires force us to once again have to evacuate this neighborhood. The prognosis for this very scenario to be actualized in the near future is a very likely one.

Benefits to the community?

In short, this proposed rezoning and the inevitable urban development that would follow, **benefits no one with the exception of the developer and perhaps inevitable, future opportunistic crime.** For everyone else, the proposed rezoning and development is unwanted and unthinkable, a detriment, providing no benefit whatsoever to the community.

Mountain Shadow's current populace, its already inadequate park, the current congested traffic and disrespectful, speeding drivers the neighborhood endures; its fire threatened, fire ravaged landscape, proliferate wildlife, trails, aesthetics, elementary school etc., **all** of these, would only be **NEGATIVELY** impacted by development of this kind, marred by further overuse; existing resources and means already inadequate and insufficient to cope with the current demands being placed upon them.

The Rezoning Proposal of 2424 at Garden of the Gods Rd. should immediately be rejected and quashed by City Council; for the sake of the land and impending climate change, for the sake of the protected wildlife that depends on this habitat and for the safety of the community itself. Indeed, the fact that this proposal was surreptitiously "ramrodded" upon our Mountain Shadows community without proper notice or consideration given, nor input from the community and is already currently under review by OUR Representative City Council is both appalling and deeply disturbing.

Thank you for the opportunity to provide feedback for this important upcoming legislation.

Sincerely,

Barbara Wood
Mountain Shadows resident
Stoneridge Drive