

Mountain Shadows Community Association

Planning Commission Hearing
Response to Development Proposal for
2424 Garden Of The Gods
January 21, 2021

Title page for MSCA Appendices



Appendices for MSCA Presentation

A – MSCA Position

B - Bighorn Sheep

C - Hillside Overlay

D - Majestic Landscapes

E - Safety

MSCA Position - Appendix A



Credit: KKTV

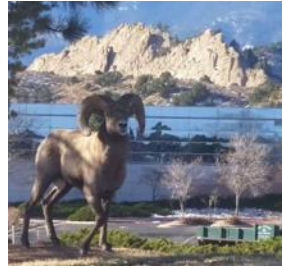
9,500-446,279 SF
FOR LEASE

2424

CBRE

In 2017, The Owners of 2424 GOTG had plans to build apartments

MSCA Position - Appendix A



Credit: KKTV



Reference CBRE – 2017 brochure

In 2017, The Owners of 2424 GOTG had plans to build apartments

Bighorn Sheep – Appendix B



RECOMMENDATION: Based on the proposed 450 multi-family residential units, there will be an estimated 1,100 residents; therefore, the application for a Master Plan Amendment, Zone Change, and Concept Plan should be denied in order to ensure the protection of the Rampart Range Bighorn Sheep herd and their habitat at this location according to the “Colorado Bighorn Sheep Management Plan” and the Governor’s Executive Order, and the City’s desire to have a place for tourists to visit with the hopes of seeing bighorn sheep.



Bighorn Sheep – Appendix B

Governor Polis Executive Order, D 2019 011

- ORDER: “to conserve Colorado’s big game winter range and migration corridors”.
- BACKGROUND AND PURPOSE:

Identifies the importance of iconic wildlife (bighorn sheep) to Colorado’s economy & quality of life.

1. That **habitats are vital** to ensuring that Colorado’s wildlife populations continue to thrive.
2. That habitat loss and fragmentation affects wildlife populations.
3. Coordination with government agencies ... and private landowners is critical to the safe migration of wildlife.
4. This Executive Order will ensure that future generations of Coloradans will enjoy a safe, prosperous relationship with the natural world and Colorado’s native wildlife species.
5. REF

Bighorn Sheep – Appendix B

Governor Polis Executive Order, D 2019 011

- DIRECTIVES:
 - A. DNR (Dept. of Natural Resources) **shall** compile a status report ... for the Governor **by April 1, 2020**.
 1. Information regarding the **location and known threats** ...; {NOTE: Adding high-density housing in the identified Rampart Range herd area is a known threat according to the Colorado Bighorn Sheep Management Plan. Page 50 warns that **human disturbance and walking with dogs may be most detrimental.**}
 2. Data gaps ... to identifying the location and known threats ...; and
 3. A recommended time-frame ... how frequently CPW will need to update its list of high-priority big game ... habitats {NOTE: If CPW overlooked this area, this is an opportunity to update the Governor.}
 - B. DNR **shall** identify policy... to ensure the ongoing conservation of ... habitat DNR **shall** compile a report of such opportunities for the Governor **by July 1, 2020** that includes:
 1. Opportunities to include big game migration corridors in new or existing division policies ...; {NOTE: The **Rampart Range herd** is already identified in the Colorado Bighorn Sheep Management Plan.}
 2. Opportunities to work with private landowners, local governments,... through existing or other voluntary, non-regulatory programs to sustain migration corridors.
 - C. DNR **shall** work with CPW ... and **shall** meet with stakeholders ... **to implement this Executive Order**

Bighorn Sheep – Appendix B

Colorado Bighorn Sheep Management Plan, 2009-2019

- EXECUTIVE SUMMARY: Bighorn sheep ... are likely the most iconic of Colorado's wildlife species. ...state mammal and ... the symbol of the Division of Wildlife... ...bighorn sheep ... are among the most sought after watchable wildlife species in the state. Given this high level of interest and status **it is imperative** that the DOW develop ... guidelines ... that are designed to maintain and, ... increase Colorado's bighorn populations.
- PREDATION: “is ... considered much less of a limiting factor ... than disease and **habitat.**”
- HUMAN DISTURBANCE:
 - “Wild sheep have habituated to human activity ... where the activity is somewhat **predictable temporally and spatially...**”. [NOTE: The current office environment is predictable – people go into the building and then leave, typically 5 days a week, 8 to 10 hours. High-density housing significantly increases human and dog populations to 7 days a week, 16 to 18 hours.]
 - “... **walking with dogs, and activity near lambing areas may be most detrimental...**” [NOTE: A resident of Mountain Shadows has special permission to hike on the Flying W. property that is adjacent to 2424 Garden of the Gods Rd. She knows of nearby lambing locations.”]

Bighorn Sheep – Appendix B

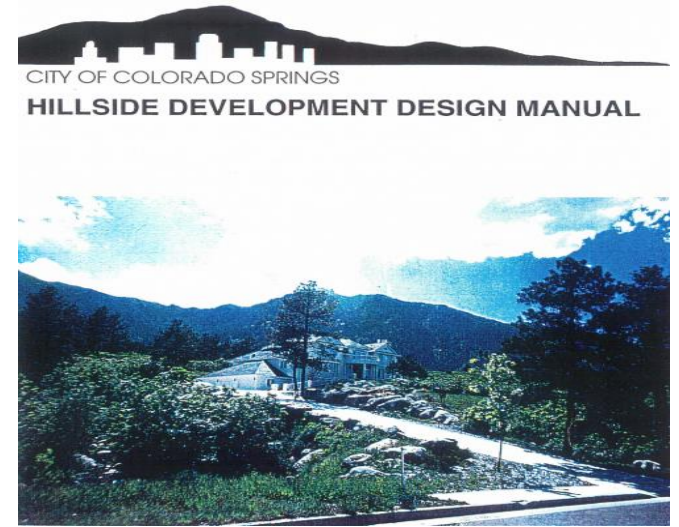
Mountain Shadows Community Association POSITION

- MSCA submitted a document, “Bighorn Sheep, Mountain Shadows Testimony” along with the “Colorado Bighorn Sheep Management Plan” to the Planning Commission which rebuts the CPW claim that “...there have been no observations of the sheep being on or using the proposed project area”. The Testimony discloses the birthing area and there are many photos of the bighorn sheep on and around the property.
- MSCA is expecting the City to abide by the Governor’s **Executive Order** (found in “Exhibit C” of the Testimony) to protect the bighorn sheep in the area of 2424 GOG Rd. that contributes to our quality of life. This Rampart Range herd extends south to the north side of Garden of the Gods Park which is important to our economy and the 6 million tourist that visit the park each year. This herd is also important since it is used to replenish declining herds in other parts of Colorado.
- Furthermore, MSCA is expecting the City to follow the guidelines in the CO Bighorn Sheep Management Plan by maintaining the current habitat which is currently predictable to the bighorn sheep in this area.
- We believe it would be disrespectful to the Governor and a disappointment to the citizens of Colorado and the millions of tourist that visit Colorado each year if the Master Plan amendment, Zone Change, and Concept Plan are approved.

COS Hillside Overlay Ordinance

Multi-Family Design Standards and & Guidelines

Appendix C



BUILDING MULTI-FAMILY: Multi-family, commercial, office and industrial projects can also be appropriate if care is taken in the design of these projects to **insure that important hillside characteristics are maintained.**

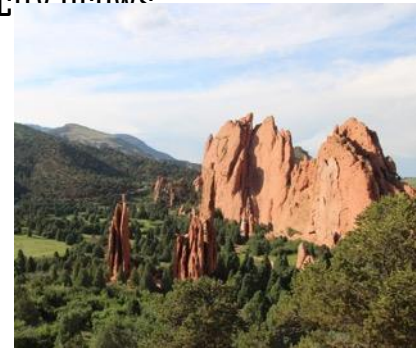
The following is a specific list of design standards and guidelines which should be addressed in siting multi-family within Hillside Areas:

- For building sites in proximity to ridgelines, additional height restrictions may be necessary to **insure 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 & other public spaces should be retained.**

Majestic Landscapes – Appendix D

PlanCOS & Majestic Landscapes

- PlanCos was adopted January 2019
- PlanCOS Vision “We will build a great city that matches our scenery”
- 6 Themes of which Majestic Landscapes is one “Values our natural and man-made outdoor spaces and celebrates our location at the base of America’s Mountain by designing a city oriented around our iconic landmarks.”
- “we do expect to build and design our streets, parks and public places to respect and share our beautiful vistas. Maintaining the integrity of our natural environment means we have a goal of determining and implementing the most effective ways to be stewards of our environment, as our city grows”



Majestic Landscapes – Appendix D



PlanCOS & Majestic Landscapes

- Importance of Landscapes - Our citizens and City government place a high priority on the natural environment—protecting natural features, minimizing impacts of environmental hazards, and conserving natural resources. These designated areas, including riparian areas, foothills, bluffs and mesas, and mature vegetation, provide a regional asset on which people and wildlife depend. Open spaces, parks, streetscapes ... provide wildlife habitat, help shape growth, maintain scenic vistas...
- Goal ML-4 - Provide stewardship for our majestic natural landscapes through improved preservation, resource conservation, air quality, and protection of our viewsheds.



Majestic Landscapes – Appendix D

PlanCOS & Majestic Landscapes

- By allowing this type of high-density development along the primary route to the main entrance into Garden of the Gods Park and Glen Eyrie will greatly diminish the first impression.
- The increase of residents in this immediate area will threaten the surrounding natural landscapes, wildlife habitat, and archaeological features found on this site and the immediate areas surrounding it.
- This zoning change request is inconsistent with PlanCOS Majestic Landscapes Theme – What good is a plan if it is not enforced?
- I would suggest it also goes against General Palmer’s and Mr. Perkins expectations of stewardship.
- How do 3-story apartment buildings and a hotel enhance our natural resources and the preservation of them?



Majestic Landscapes

– Appendix D



Artist rendering
based on scale

Safety – Traffic Study

Appendix E

Traffic Study did not account for Non-Residential Additional Sq. Ft

Area A, B, C = 430,000 sq. ft.

This equals an additional 61% Build Out NOT Accounted For in the Traffic Study



P5. While the ultimate land use mix for these redevelopment areas is not known, for the purposes of this traffic analysis, the land use assumed is high density multifamily residential, as this will provide a conservative analysis of the trip generation from these new development areas.

P13. It should be noted that projected traffic volumes used for Year 2022 and 2040 background traffic conditions assume approximately 60 and 80 percent occupancy, respectively, for Garden of the Gods Business Park (existing office building) as regional growth projected within the area occurs.

Safety – Traffic Study

Appendix E

Traffic Study did not account for Non-Residential Additional Sq. Ft

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P 25. By Year 2040, upon residential development build-out (Phases One and Two) traffic volumes defined in Table 6 and considering of existing office building at an assumed 80 percent occupancy, Table 8 illustrates how the signalized intersection of Garden of the Gods Road with 30th Street shows an overall LOS C operation during morning peak traffic hour and LOS E during afternoon peak traffic hour.

P 29. By Year 2040 and with consideration of maximum residential development build-out (450 units) and 100 percent occupancy of the existing office building...

Safety – Bike



Bicycle Priority Areas Colorado Springs Bike Master Plan



Centennial Blvd – South of GofG

