

## **Baxter, Tamara**

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**From:** badboyjc@aol.com  
**Sent:** Friday, July 15, 2022 1:55 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

**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 Tamara,

Just wanted to write this note to let you know that this Amphitheater for Colorado Springs would do wonders for the economy and bring in dollars from all over the state. The kinds of acts a place like this would attract is undeniable. As for the community itself this place would be a great gathering place for many events and is really something a city needs to be relevant in todays America.

Thanks for listening and please approve plans for the venue..

Regards,  
John C. Allen, Sr  
Peyton Colorado Resident

## Baxter, Tamara

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**From:** Donald F Cassat <dcassat@msn.com>  
**Sent:** Wednesday, November 2, 2022 12:15 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

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To whom it may concern:

I live in the Stonewater subdivision. I am against the Sunset Amphitheater.

In my opinion, as a retired and former real estate appraiser, that the value of the homes in this area will be restricted. I don't believe that the home values will drop due to the traffic, noise, and inevitable trash. In my opinion, the values will be restricted in increases comparable to homes located on high traffic streets. These home values will increase; however, they will increase much less than the homes not affected by the high traffic. I believe that when the word gets out that the home values in this area will be restricted.

I think the Sunset amphitheater is a great Idea but the wrong location. They have submitted changes to the area, in an attempt, to resolve pertinent issues. I am not sure the problems have been resolved. They could relocate a little further out and have sufficient parking and have less problems with noise abatement. I do feel that regardless of where they locate, they will have inevitable trash problems due to inebriated attendees and the inevitable Colorado wind.

## Baxter, Tamara

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**From:** John Deniston <john.deniston@gmail.com>  
**Sent:** Thursday, November 3, 2022 8:29 AM  
**To:** Baxter, Tamara  
**Cc:** Suthers, John; Helms, Randy; Williams, Wayne; Strand, Tom; Murray, Bill; Suthers, John; LUR Planning Info - SMB; City Attorney Main - SMB; Lobato, Elena  
**Subject:** Citizen Comment - Sunset Amphitheater (Polaris Pointe South Filing No. 4 PUD Development Plan Non-Use Variances)

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Hi Tamara,

I am a Colorado Springs native and current resident of Northgate Highlands in City Council District 2. I now live and am raising my 2 daughters in the same area as my childhood home where I spent the first 18 years of my life growing up in our great community.

**I offer the following comments with respect to the document listed below and ask that they be addressed in your review of the Polaris Pointe amphitheater project on November 9, 2022.**

Re: POLARIS POINTE SOUTH FILING NO. 4 PUD DEVELOPMENT PLAN NON-USE VARIANCES (THE SUNSET AMPHITHEATER)  
PROJECT STATEMENT OCTOBER 4, 2022  
Prepared By N.E.S. Inc. October 4, 2022

### MAJOR COMMENTS

#### 1. Off-site Parking Plan Does Not Meet City Zoning Code Without Relief

There is nothing to stop 8,000 amphitheater attendees from filling up the parking lots of all nearby businesses and the roadways of nearby neighborhoods, especially if they are closer and easier to access than the developer-proposed off-site remote parking. This is even more true if the wait for shuttle bus service turns out to be lengthy and/or the developer decides to charge for the shuttle bus ride/off-site parking.

The developer has proposed an off-site remote parking scheme that flat does not meet the City Zoning Code requirement to be no further than 400' by direct pedestrian access from the venue.

The developer is asking for relief from the 400' distance requirement based on the infrequent use of the property. This is patently absurd if the times at which the property is used result in chaotic conditions for the surrounding businesses and neighborhoods. If this "unauthorized" parking is disorderly enough, it could hamper access to businesses and neighborhoods by emergency vehicles, creating an adverse impact to the personal safety of individual citizens such as my family.

The developer alleges that the extraordinary or exceptional physical condition of the property will not allow a reasonable use of the property in its current zone absent this relief. This is false, as the large number of surrounding commercial businesses are a testament to the fact that the land has other reasonable uses aside from an amphitheater with inadequate parking. In fact, the location on an interchange with the future Powers Blvd., only 1/4 mile from I-25, would be a highly sought after location by any number of other developers.

The developer alleges that granting the required relief will not have an adverse impact on the surrounding properties. How, exactly, does the developer propose to prevent “unauthorized” parking in all the surrounding properties? At least the developer has a plan for managing traffic (including dynamic signage, on-site and off-site traffic management personnel, signal timing, and temporary turn lane improvements), but has no such plan for managing “unauthorized” parking. Therefore, it will occur, and cause adverse impacts to surrounding properties.

## 2. Trash, Noise, Drugs, Needles, and Potential Fires from “Unauthorized” Parking at Surrounding Businesses and Neighborhoods

There will be no trash cans at nearby businesses and neighborhoods. The thousands of amphitheater attendees who choose to park on nearby streets and businesses (and not at the developer off-site parking lots) will leave mountains of trash behind every night as they walk to their cars. As we saw in the summer of 2022 at Interquest, brush fires are easily started by a discarded cigarette butt. The developer has total responsibility for cleaning up his attendees’ off-site messes because he failed to provide adequate parking onsite. However, he is not going to do it and if the City allows this venue to open with inadequate onsite parking, the City will be complicit in this crime. This is a cost of doing business that the developer is trying to pass on to local residents, business owners and city taxpayers, in general, rather than provide full onsite parking that he has to clean up himself.

### MINOR COMMENTS

#### 1. Number of ADA Parking Spaces Does Not Meet City Zoning Code Without Relief

The developer proposes 30 ADA spaces for 8,000 attendees. [City Zoning Code 7.4.205B](#) seems to require 2% of the total parking spaces provided. The total parking spaces to be provided are 2,539, according to the Parking Plan paragraph of the October 4, 2022 Project Statement. This would require 51, rather than 30, accessible spaces, of which 1/6, or 8, would be van-accessible.

Given the potential presence of 8,000 people five nights per week, there is no rational basis for relief on the number of ADA parking spaces.

#### 2. Inadequate Off-site Parking Lot Security

The developer is now offering 1 private security for every 250 cars at the off-site parking lots. This is a downgrade from when they were offering five off-duty police for Discovery Canyon (1,063 spaces) (when DCC parking was proposed). With 250 cars potentially containing 1,000 people, does any rational person believe that one rent-a-cop is going to do any policing of 1,000 people?

### SUMMARY

**The City’s decision in this matter should be guided by the words of its own Zoning Code:**

#### [7.2.102: INTENT AND PURPOSE OF ZONING CODE](#)

“... It is the intent and purpose of this Zoning Code to protect property values, to preserve neighborhoods and to protect private property from adjacent nuisances such as noise, excessive traffic, incompatibility of uses, inappropriate design of buildings, and visual obstructions.”

**To allow this amphitheater with inadequate onsite parking to go forward would be a violation of the letter and the intent of 7.2.102.**

It is not the City’s fault that the developer has failed to meet the requirements of the City Zoning Code. This letter points out that there is no basis for the City granting relief to the developer’s request for variances. The developer might be better off finding an alternative site where the requirements of the City Zoning Code can be met. Otherwise,

**what is the purpose of having a City Zoning Code if it can be waived at a developer's whim to the detriment of surrounding properties?**

Sincerely,  
John Deniston

612 Coyote Willow Dr  
Colorado Springs, CO 80921

## Baxter, Tamara

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**From:** Dianna Frazier <juliasmom04@gmail.com>  
**Sent:** Thursday, November 3, 2022 7:56 PM  
**To:** Baxter, Tamara  
**Cc:** Sam Frazier  
**Subject:** Sunset Amphitheater

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Hello Ms. Baxter,

I am writing to let you know I am **not** in favor of the proposed Sunset Amphitheater that will be voted on next week.

We have lived in this area since 2011 and have lived in Colorado Springs since 2007 and have noticed a *significant* increase in noise, traffic and crime in the last 15 years and we truly believe this Amphitheater will only be making things worse than they already are.

I am truly concerned about the noise from the concerts along with the lack of parking proposed by the developer of the project. I was in attendance at the "town hall" meeting in September and am not impressed with the proposed plans for off-site parking. We live on the corner of Voyager and Sybilla, our backyard is on Voyager, very large crowds of people will be **walking within 20 feet of my bedroom window** and if you think that doesn't concern me you are sorely mistaken. If it was a nice night, and I was attending a concert and I had to park just under a mile away, I certainly would not wait for a shuttle bus to take me back to the lot where I parked (proposed Compassion Lot parking), I would *walk back to my car* which is what I'm expecting many concert goers will do and ALL of those concert goers, many who will be inebriated after the show, will be walking right past my bedroom window, late at night, and I would guess most of them will NOT be quiet.

I am begging you to PLEASE consider the residents who live in this area and consider their concerns OVER the profits of a developer with a

dream. Please consider the families and how the traffic and noise will seriously disrupt their lives. If this amphitheater is approved, I will surely be putting my house up for sale, something I do not want to do, nor am I able to afford to do with the market conditions and interest rates as they currently stand. My family and I will be forced to sell which will drastically alter our way of living, all because a developer lined the pockets of certain City Council members for his own gain.

Please consider your community and do not vote to approve this project.

A very concerned Colorado Springs resident,

*Dianna Frazier*

[juliasmom04@gmail.com](mailto:juliasmom04@gmail.com)

719-313-8071

## Baxter, Tamara

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**From:** Jeremy G. <lhsfb24@hotmail.com>  
**Sent:** Monday, October 31, 2022 3:45 PM  
**To:** Baxter, Tamara; Wintz, Katelynn A; Williams, Wayne; OMalley, Mike (Council Member); Henjum, Nancy; Avila, Yolanda; Fortune, Stephannie; Donelson, Dave; Strand, Tom; Helms, Randy; Murray, Bill  
**Subject:** Sunset Amphitheater

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Good afternoon,

I hope you are all doing well. I'm sure by now that most of you have already made up your minds about the Sunset Amphitheater proposal. Despite that assumption, as someone who has worked in concert production for a brief time, I would be remiss if I didn't give you my two cents on the matter.

- Blocking/controlling sound outdoors is unrealistic
  - Direct line-of-sight is only one of many routes that sounds will take
    - Sound refracts through the atmosphere in unpredictable and unobvious ways depending on a number of variables that change day-to-day.
      - This includes potentially arching over buildings and walls then refracting back down over a distance
    - Many of our homes don't have direct line-of-sight to either the Air Force Academy or the Classical Academy, but we can hear their bands/games clearly.
- Successful artists will pay the fine instead of ending at a scheduled time
  - For the concerts I was involved with, I can count on one hand the number of concerts that ended on or before the time specified in the contact

I'm sure these things seem trivial, but they will matter to those of us who will have to bear the brunt of this facility if it were to be approved. In my opinion, this facility is not a good fit for the surrounding neighborhoods.

Thank you for your time,  
Jeremy Griess

October 5, 2022

Dear City Officials,

My name is Erik Hillman and I have lived in our great city my entire life. I have always enjoyed the city's acceptance of new and exciting ventures such as the U.S Olympics museum, the addition of a Topgolf venue on the north side of the city, and now the proposal by Notes Live to build a world-class amphitheater right in our backyard! I believe that this project represents the most exciting entertainment development in our city's 150-year history!

For years I have been driving to Denver to enjoy concerts from a variety of musicians and bands. I have always lamented the fact that I had to drive all the way to Denver (and further in many cases) to enjoy live music. Furthermore, while attending events in these cities, I have spent 10s of thousands of dollars at local restaurants, bars, and other businesses. This is money that I wish I could have spent locally but was unable to due to the fact that relevant musicians and bands continue to overlook our city due to the lack of sufficient concert venues.

I was beyond excited when I first heard about the proposal for the Sunset Amphitheatre! As time progresses, I grow more and more eager for it to come to pass. Furthermore, the leadership at Notes Live has continued to demonstrate their desire to "be a good neighbor" in our community. They have consistently worked hard and have gone far above and beyond to develop solutions to the minor issues that a very small minority of residents have voiced. These residents, I might add, tend to reside in neighborhoods that were built long after the Polaris Point development was envisioned and planned. These residents knowingly purchased houses next to land that was zoned for commercial development. Therefore, it makes virtually zero sense for them to be upset when the commercially zoned land is being used for commercial development. In addition, Notes Live has gone above and beyond to address any and all concerns that people have raised, they continue to welcome public input, and they have consistently demonstrated their willingness to adapt and alter their plans to address any concerns that these few individuals have raised. Furthermore, I am excited to see a project that is proposed and supported primarily by local investors and developers who live in our community. It is rare that a city like Colorado Springs is presented with such an incredible opportunity envisioned and financed by local community members.

Lastly, the Sunset Amphitheatre provides our local businesses and the greater city of Colorado Springs with an unprecedented opportunity for financial gains. When people come to the Amphitheatre, they will likely spend money at the surrounding businesses, restaurants, bars, hotels, and in the greater Colorado Springs area.

As someone who has spent my entire life in Colorado Springs and who plans to continue living and working in our great city for the foreseeable future, I fully support and advocate for the approval of this amazing project.

Respectfully,

Erik Hillman

## Baxter, Tamara

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**From:** Todd and Stacy Huddle <THEHUDDLES@msn.com>  
**Sent:** Wednesday, November 2, 2022 11:29 AM  
**To:** Baxter, Tamara  
**Subject:** Traffic study/return to work

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Hello Tamara,

In regards to the traffic study on Northgate and Voyager, We were curious if the number of people from large businesses that are now returning to the office to work was taken into account when it was conducted. (A few examples of large business in the area are Oracle and Progressive). They have had folks work from home the last few years and are just now bringing employees back into the office buildings. Was the study completed with that factored in? We have noticed an increase in the number of drivers on the roads and wondered if the Amphitheater parking/traffic study was considering that variable as well.

Thank you  
Todd and Stacy Huddle

## **Baxter, Tamara**

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**From:** Wendy Kay <wendykvw88@yahoo.com>  
**Sent:** Wednesday, November 2, 2022 9:13 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

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### **I want to express my objection to the project and building of the Sunset Amphitheater for the following reasons:**

1. "The Centers for Disease Control and Prevention states that noise pollution is "an increasing public health problem." At the recent World Health Organization Ministerial Conference, the Environmental Burden of Disease project declared noise the No. 2 threat to public health, after air pollution.

Intrusive noise can lead to cardiovascular disease, sleep disruption, reduced productivity, impaired teaching and learning, absenteeism, increased drug use, and accidents. Noise can destroy the enjoyment of one's property and leisure time. It adversely affects general health and well-being and increases anti-social behavior. Future generations are harmed by degraded homes, and social, and learning environments, with corresponding economic losses."

Link (<https://www.gainesville.com/story/opinion/columns/more-voices/2017/10/22/karen-orr-amphitheater-would-cause-neighborhood-noise-pollution/18182822007/>)

2. Difficulty getting in and out of the neighborhood due to the unnecessary traffic from the venue bringing thousands of vehicles into residential areas. This would present real problems if there were a fire or someone needed an ambulance.
3. Illegal recreational Use of cannabis in predominantly Residential Areas.
4. Illegal parking in residential and business areas
5. Increase in crime due to cannabis use and alcohol use.
6. Lack of safety due to the additional traffic brought to the area.
7. Increased crime with little or no police presence in the area.
8. Reduction in real estate values since most people don't want to live near a noisy, crowded, dirty, smokey theatre.
9. Do not Denver our city. The Mayor wants Colorado Springs to be like Denver. I am a Colorado Springs native, and we do not want our Colorado Springs to be like Denver, with increased crime, pollution, traffic, and other big-city problems.
10. I do not want to look at a big screen blocking the natural beauty of the Mountains. Colorado Springs is known for its natural beauty, not an outdoor amphitheater that blocks and takes away the beauty of the mountain range and Pikes Peak.

Thank you,  
Wendy Burnfield

## **Baxter, Tamara**

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**From:** Barry J Weinert <bweinert@sbcglobal.net>  
**Sent:** Wednesday, November 2, 2022 4:18 PM  
**To:** Baxter, Tamara  
**Subject:** Polaris Pointe South Filing N0. 4 PUD Development Plan for Sunset Amphitheater

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Ms. Baxter -

I have left you a v-mail.

I am attempting to obtain a copy of the Polaris Pointe South Filing No. 4 Traffic Technical Memorandum dated October 14, 2022, and all public documents that LSC Transportation Consultants, Inc. (LSC) has provided in support of this project. Also, any public documents the Colorado Springs Fire Department has filed in relation to the impact of this project and how it impacts Station 22. It could also impact the ability of Station 18 to respond as backup.

I am a resident of Stone Crossing and I am very concerned about traffic impacts on our neighborhood and the fact this development will make it nearly impossible for the Fire Department to get to our neighborhood during certain times of day.

Thank you in advance for your assistance.

Barry Weinert  
510.708.7319  
Resident of Stone Crossing

## **Baxter, Tamara**

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**From:** badboyjc@aol.com  
**Sent:** Friday, July 15, 2022 1:55 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

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Hello Tamara,

Just wanted to write this note to let you know that this Amphitheater for Colorado Springs would do wonders for the economy and bring in dollars from all over the state. The kinds of acts a place like this would attract is undeniable. As for the community itself this place would be a great gathering place for many events and is really something a city needs to be relevant in todays America.

Thanks for listening and please approve plans for the venue..

Regards,  
John C. Allen, Sr  
Peyton Colorado Resident

## Baxter, Tamara

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**From:** Jere Anderson <jere\_anderson@ymail.com>  
**Sent:** Monday, October 3, 2022 5:35 AM  
**To:** Baxter, Tamara; Wintz, Katelynn A  
**Subject:** Support for the Sunset Amphitheater

**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!**

I would like to provide my **Support** for the Sunset Amphitheater.  
The Sunset Amphitheater will be an incredible venue for to attend for So Many Reasons.

Notes Live has **PROVEN** itself to provide First Class Entertainment with the successful Boot Barn Hall. I have been attending Boot Barn Hall since it opened and always have a Great Time every time I go.

I live in Colorado Springs and the convenience of a Local Venue for Big Name Entertainers would save so much time not having to drive 3 hours round trip to Fiddler's Green, Red Rocks or Hudson Gardens. Longer drives when there is an accident or construction on I-25, which is always occurring.

Safety Benefit: It would be so nice NOT to have to drive North on I-25 to Red Rocks or Hudson Gardens and Fiddlers Green. I-25 is so dangerous. Reckless drivers are a constant threat and here is always an accident occurring. Staying local means less time on I-25.

Good Clean Family Oriented Fun: Notes Live provides Good Clean Family Fun.

**Notes Live** Company/Management is a proven **Positive Member of the Community** with all the **Benefit Concert/Shows (Fundraising)** it provides at Boot Barn Hall. These contributions to the Community will only increase with the huge potential of the Sunset Amphitheater.

Crown Jewel: The Sunset Amphitheater would be Crown Jewel for Colorado Springs.

The Sunset Amphitheater will draw "concert goers" from Pueblo, Castle Rock, Aurora, and all of the cities surrounding Denver.

**JOBS, JOBS, JOBS**---People coming to a Show at the Sunset Amphitheater may stay overnight in Hotels, Eat in Local Restaurants and shop in Local Stores.  
It will create Lots of Local Jobs and **support existing Companies in the Springs that will provide logistical/vendor support** as well as Year-Round long-term services to maintain and secure the Sunset Amphitheater. **JOBS, JOBS, JOBS.**

**Tourism** to see a Unique Venue: Tourist planning trips to Colorado Springs will increase because they will want to go to a Show at the Sunset Amphitheater. This is a Unique Venue and Destination.

**Economic Impact/Tax Revenue:** All of the **Sales Tax Revenue** from visitors to the Sunset Amphitheater will provide **Jobs and Tax Revenue** for the City of Colorado Springs.  
People will spend a lot of money at local Restaurants, Stores and Hotels.

**Summary:**

- Positive impact to Local Community (Fundraising and Family Oriented Entertainment)
- Increased Tourism
- Safety Benefit of less driving North on I-25 to go to Denver
- Positive Economic Impact: **JOBS, JOBS, JOBS....and Colorado Springs Tax Revenue.**

Jere Anderson

## Baxter, Tamara

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**From:** Kim and Jere <kimjere@yahoo.com>  
**Sent:** Sunday, October 2, 2022 1:45 PM  
**To:** Baxter, Tamara; Wintz, Katelynn A  
**Subject:** Support to Approve the Sunset Amphitheater

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I **Support the Sunset Amphitheater** for the following reasons:

- (1) **Notes Live** (Company/Management) **ARE positive contributors** to the Local Community. They constantly provide Benefit Concerts. The Sunset Amphitheater will increase the number of opportunities to Charity/Support Organizations and Local Community.
- (2) Local Venue means less time traveling on I-25. (I-25 is unsafe)
- (3) **Positive Economic Impact:** Lots of **JOBS** and **Tax Revenue** stay in Colorado Springs!
- (4) Fun, Fun, Fun. The Sunset Amphitheater will be a Fun and Safe Family Venue to attend.

Notes Live is a Great Company and proven track record as being **Good Member of the Community**.

Every time I attend a Boot Barn Hall Show I always have a Great Time.

I am a resident of Colorado Springs and I do not like driving three hours round trip to Red Rocks or Hudson Gardens. Bad drivers are always causing an accident. The Sunset Amphitheater means my travel time is significantly less on I-25.

**Tourist Destination:** More people will plan to visit Colorado Springs and spend their Vacation Money in the Springs because the Sunset Amphitheater will draw them here.

**Colorado Spring Tax Revenue:** All of the revenue from visitors to the Sunset Amphitheater will provide Jobs and Tax Revenue for the City of Colorado Springs.

**Sales Tax Revenue:** People will spend a lot of money at local Restaurants, Stores and Hotels.

Notes Live also supports Fundraising Benefit Concerts at Boot Barn Hall. These contributions to the Community will only increase with the huge potential of the Sunset Amphitheater.

**Jobs (Jobs Creation in The Springs):** The Sunset Amphitheater will have a **POSITIVE AMPLIFYING economic affect** for local businesses that will support the venue as well as the new jobs it will directly create. The entire city will PROSPER/BENEFIT from this.

Kim Anderson

## Baxter, Tamara

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**From:** Evelyn Angley <evelynangley92@gmail.com>  
**Sent:** Saturday, July 30, 2022 9:53 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater Project Concerns

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Subject: Sunset Amphitheater Project (Voyager Parkway and Northgate)

Esteemed Ms. Baxter,

I'm reaching out to you to express my concerns regarding the location of the projected amphitheater project (Northgate and Voyager).

I live in one of the many long-established communities that are in very close proximity to where the amphitheater is projected to go up.

When we purchased our home nearly eighteen years ago, there were only fields with grazing cattle and horses. While most of us living here did not mind some of the commercial and residential growth that has been occurring at Northgate and Voyager, we have reached the point in which the growth in our area is unsustainable. Many of the residents in the various communities are experiencing long delays getting out of their neighborhoods. The added number of traffic lights, stacked upon each other, results in constant stop and go. Due to the excessive number of commercial enterprises, traffic on Voyager Parkway has easily increased by two to three times in the past fifteen years. Building a commercial enterprise such as the 8000-seat amphitheater will create a bottleneck like the one that occurred when the Air Force Academy hosted the Colorado Avalanche for the outdoor arena hockey event a few years back. My husband and I had reservations at a restaurant in Sedalia to celebrate my birthday and it took us nearly an hour to get out of our neighborhood onto Voyager Parkway then onto I-25. My point is that the Air Force Academy has the ability, training, and experience to manage large scale traffic flow and it was still a nightmare. The Air Force Academy with all its parking capabilities did not have enough parking, so event attendees chose to park outside of the AFA and walk to the venue. The construction and operation of an 8000-seat amphitheater near so many well established neighborhoods will have an adverse impact on our quality of life and safety. Below I provide a breakdown of the detrimental factors that would have a real-life impact to the immediate communities surrounding the proposed venue:

- I have concerns about the developer having to contract out use of school parking spaces. (What if the school has an event going on? Will students need to compete for parking spaces? What about city/county liability if there were to be a security/safety incident involving a concert goer? How long is the contract for? Is the contract indefinite?)
- I have concerns with the developer having to contract out with local businesses for access to their parking spaces (What about non-concert going patrons? Will they have to compete for parking spaces? Are we the residents expected to plan our lives around concert days to avoid being stuck in traffic?)
- I'm concerned with the developer having to contract out off duty city police officers in the numbers needed to patrol and direct all the pick-up and drop-off shuttle lots. (My understanding is that there aren't enough police officers in the force. They are understaffed and overworked as it is.)
- I have issues with the possibility that concert goers will park in our neighborhoods so as not to have to wait an hour or more for a shuttle to and from the venue. (Is the city going to take care of policing the neighborhoods?)

- I am extremely concerned with the possible delayed emergency response time from first responders into the surrounding neighborhoods because they can't get through the traffic. (There is a fire station right across from the Polaris Point Center)
- Noise pollution
- Environmental pollution. (Cars sitting idle in traffic, going around and around trying to find parking to their liking, etc.)
- Increased vandalism or crime in the surrounding residential areas. Decrease in property value.

Thank you for your time and consideration.

Respectfully,

Evelyn Angley

13102 Rockbridge Circle,

Colorado Spring, CO 80921

Email: [evelynangle92@gmail.com](mailto:evelynangle92@gmail.com)

## **Baxter, Tamara**

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**From:** Gary Asp <aspgary@gmail.com>  
**Sent:** Saturday, August 13, 2022 8:55 PM  
**To:** Baxter, Tamara  
**Subject:** Amphitheater - Looking forward to it being built!

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Tamara - got your email off Of an anti-amphitheater post on Facebook. I seem to be a minority in terms of folks that actually welcome the amphitheater being built! I live in Stinewater between Progressive to my north and compassion international to my south. I'm looking forward to the venue and welcome it. Just wanted to give my input and support.

Gary Aso

Sent from my iPhone

## Baxter, Tamara

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**From:** Tom Bailey <tom@baileypeople.com>  
**Sent:** Monday, October 24, 2022 11:49 AM  
**To:** Baxter, Tamara  
**Cc:** Wintz, Katelynn A  
**Subject:** Support for Sunset Amphitheater

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Dear Ms. Baxter,

My wife and I would like to add our support for the Sunset Amphitheater to that of many of our neighbors here in North Gate. Since we moved into our home in Northgate Estates ten years ago, we've literally watched this area grow into a vibrant destination for shopping, dining, and recreation. Like many, we were skeptical at first, but the fears of traffic, noise, and crime that have accompanied each phase of development in Polaris Pointe have been unfounded. We are confident that the developer and the City will ensure that the Amphitheater, like all of the other attractions, homes, and retail establishments that have turned our neighborhood into the commercial center it has become, only adds to the quality of life of the people who live, work, and play in north Colorado Springs.

We've enjoyed several concerts at Boot Barn Hall and are always impressed with the high-quality, professional team Notes Live has assembled there. Having attended concerts around the country (and the world), we're looking forward to having a state of the art, world-class venue like the Sunset Amphitheater a short walk (less than a mile) from our home.

We know there is opposition to this project, but this kind of NIMBYism accompanies most projects that, in the end, prove to be of tremendous benefit to the community. We are very fortunate to have successful, civic-minded companies like Notes Live (and Roth Enterprises) helping to fuel the Colorado Springs economy and appreciate their conscientious efforts to work with our neighbors to address their concerns. We urge you to approve the Sunset Amphitheater and welcome the positive economic impact it will have on the City of Colorado Springs. (And we can't wait for the concerts!)

Tom & Julie Bailey  
13621 Northgate Estates Drive  
Colorado Springs, CO 80921  
(719) 434-1066

## **Baxter, Tamara**

---

**From:** Scott Barnes <dscottbarnes@comcast.net>  
**Sent:** Tuesday, July 12, 2022 8:13 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset amphitheater

**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!**

I believe the Sunset Amphitheater would be a great and beneficial addition to North Colorado Springs. Please approve it.

## Baxter, Tamara

---

**From:** Friedman, Samuel  
**Sent:** Thursday, August 25, 2022 11:15 AM  
**To:** jakie.beard@gmail.com  
**Cc:** Baxter, Tamara  
**Subject:** RE: Sunset Amphitheater

Hi Joanna,

Thank you for your email to Councilmember Helms regarding this project. Because this project may come before the City Council for Quasi-Judicial Public Hearing in the future, he is unable to respond directly as doing so is considered Ex-Parte Communication under State Statute. Taking part in Ex-Parte Communication may require him to recuse himself from those future potential proceedings, so he asked me to connect with you.

This application is still being administratively reviewed by the planners at the City Planning Department and has not been approved by the City. All documents associated with the project that have been either submitted to the City or produced by our Planners can be found using the City's LDRS website, which can be found here:

[https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

Type in AR PUD 22-00062 to the file number search bar, or "amphitheater" to the keyword search bar and you will be able to find review letters, drawings, correspondence, traffic reports, etc.

I am glad to hear that you plan on attending the meeting in September, City Staff will be there as well to hear the feedback provided and address any entitlement questions. If you have any questions regarding the Land Use Review process used by the City, please feel free to contact the Planner assigned to this application, Ms. Tamara Baxter who is CC'ed to this email or myself.

Warmest regards,

### Sam Friedman

Constituent and Outreach Program Coordinator  
City Council, City of Colorado Springs  
(719) 385-5480 office



---

**From:** Jakie Kangas Beard <jakie.beard@gmail.com>  
**Sent:** Monday, August 22, 2022 10:56 AM  
**To:** Helms, Randy <Randy.Helms@coloradosprings.gov>  
**Subject:** Sunset Amphitheater

**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!**

Good morning, Councilman Helms -

I am writing to voice my fervent opposition to the Sunset Amphitheater project.

I cannot find a formal record of a vote, or indication that this project has been approved by the Planning Commission or by the City Council, and yet work on and promotion of the venue have already started. As a citizen of Colorado Springs I am concerned that closed-door, back-room deals have been made with enough assurances that the developer clearly has the confidence necessary to begin digging out the amphitheater, taking out ads in local papers, and selling VIP firepits prior to formal approval of this proposed project.

As a resident of the Serenity Park HOA, I am even more concerned about the effect the proposed Sunset Amphitheater will have on those of us who live and work in this neighborhood.

1. NOISE - Concert-level noise until 10:30 at night is unacceptable in a bedroom community with three elementary/middle/high school campuses (The da Vinci Academy, The Classical Academy and Discovery Canyon Campus) that serve more than 7,000 students (not to mention their younger siblings and neighbors) within earshot of the proposed amphitheater location. If we can hear "Taps" from USAFA every afternoon at 4:45 as well as every lightning warning from local golf courses when it storms, the sound from the Amphitheater amplified by its banks of speakers will disrupt our lives for hours and hours on end every time there is a concert. Also, as a parent of an elementary school child, I am concerned about the potential foul language and adult lyrics that will be amplified up the hill and into children's ears until way past their bedtimes. Lastly, the noise in our local neighborhood will go on well past the 10:30 curfew as excited concertgoers work their way back to the cars they will undoubtedly park in our neighborhood.
2. TRAFFIC - The current proposed parking plan is a joke. I am concerned that concertgoers would rather park for free closer to the amphitheater (specifically in the Serenity Park, Grey Hawk and other neighborhoods with entrances off Voyager) and walk rather than take advantage of any of the proposed paid offsite parking locations and be shuttled. Inbound traffic on concert nights will be a nightmare for those of us that actually live here and will impede our ability to get to our jobs, home to our families, engage in extracurricular activities and even just run to the grocery store.
3. SAFETY - What is the plan for the city to keep our neighborhood safe, quiet and clean as people park and eventually stagger back to their cars after an evening of adult merriment at the proposed amphitheater? Who is responsible for funding and conducting clean up of all the litter (food, beer cans, liquor bottles, drug paraphernalia and other trash one sees left behind in concert parking lots) left behind, not only in our neighborhood, but also in the school parking lots? Unfortunately, we also have to assume that people will descend upon our neighborhoods during the concerts to prey on the cars that will be parked in our neighborhood, increasing the opportunity for break-ins and other crime committed to our homes and cars. Letting this amphitheater go in without a plan to keep the neighborhoods and schools clean and safe is irresponsible and unsafe

I will be attending the community meeting at Boot Barn Hall on September 13 to continue to voice my concerns. Please let me know if there are other opportunities or review forums in which I can participate. Also, if I am incorrect and the Sunset Amphitheater has been approved, please let me know that, along with where I can find the plans to educate myself on how the City plans to keep our neighborhood safe and clean.

Thank you -  
Joanna Beard  
12849 Tolland Place  
Colorado Springs, CO 80921  
[jakie.beard@gmail.com](mailto:jakie.beard@gmail.com)

## Baxter, Tamara

---

**From:** Jakie Kangas Beard <jakie.beard@gmail.com>  
**Sent:** Tuesday, October 18, 2022 10:30 AM  
**To:** Baxter, Tamara  
**Subject:** Question re: Sunset Amphitheater parking at Compassion International

**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!**

Good morning, Tamara -

I am reviewing the latest documents submitted for the Sunset Amphitheater Project, and am hoping for your help in fact checking a rumor I've heard as part of my due diligence.

I heard it mentioned at the September Town Hall and again in several other conversations that there is a morality clause in the Notes Live parking contract with Compassion International that gives Compassion the right to deny use of their parking lots during specific concerts where the band/talent does not uphold their values or meet their standards.

Is there any way you can confirm or deny this? Or at least point me to a document I can read for myself?

I am fully prepared for you to say that your role prevents you from confirming or denying anything that has to do with the project, but had to try. I appreciate your time and the amount of work you must be putting into this project.

Best,  
Jakie Beard

## Baxter, Tamara

---

**From:** Friedman, Samuel  
**Sent:** Thursday, August 25, 2022 11:15 AM  
**To:** jakie.beard@gmail.com  
**Cc:** Baxter, Tamara  
**Subject:** RE: Sunset Amphitheater

Hi Joanna,

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Warmest regards,

### Sam Friedman

Constituent and Outreach Program Coordinator  
City Council, City of Colorado Springs  
(719) 385-5480 office



---

**From:** Jakie Kangas Beard <jakie.beard@gmail.com>  
**Sent:** Monday, August 22, 2022 10:56 AM  
**To:** Helms, Randy <Randy.Helms@coloradosprings.gov>  
**Subject:** Sunset Amphitheater

**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!**

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1. NOISE - Concert-level noise until 10:30 at night is unacceptable in a bedroom community with three elementary/middle/high school campuses (The da Vinci Academy, The Classical Academy and Discovery Canyon Campus) that serve more than 7,000 students (not to mention their younger siblings and neighbors) within earshot of the proposed amphitheater location. If we can hear "Taps" from USAFA every afternoon at 4:45 as well as every lightning warning from local golf courses when it storms, the sound from the Amphitheater amplified by its banks of speakers will disrupt our lives for hours and hours on end every time there is a concert. Also, as a parent of an elementary school child, I am concerned about the potential foul language and adult lyrics that will be amplified up the hill and into children's ears until way past their bedtimes. Lastly, the noise in our local neighborhood will go on well past the 10:30 curfew as excited concertgoers work their way back to the cars they will undoubtedly park in our neighborhood.
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I will be attending the community meeting at Boot Barn Hall on September 13 to continue to voice my concerns. Please let me know if there are other opportunities or review forums in which I can participate. Also, if I am incorrect and the Sunset Amphitheater has been approved, please let me know that, along with where I can find the plans to educate myself on how the City plans to keep our neighborhood safe and clean.

Thank you -  
Joanna Beard  
12849 Tolland Place  
Colorado Springs, CO 80921  
[jakie.beard@gmail.com](mailto:jakie.beard@gmail.com)

## Baxter, Tamara

---

**From:** Jakie Kangas Beard <jakie.beard@gmail.com>  
**Sent:** Thursday, September 15, 2022 10:23 AM  
**To:** jwroth@sunset.live; Baxter, Tamara; Lobato, Elena; catelynn.wintz@coloradosprings.gov; Helms, Randy; Friedman, Samuel; Suthers, John; bmudd@noteslive.vip  
**Subject:** Opposition to the proposed Sunset Amphitheater Project

**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!**

Good morning -

After attending, listening to the presentation/discussion, and reviewing all materials provided at the Notes Live Community Meeting, I remain vehemently opposed to the proposed Sunset Amphitheater.

There are three schools that serve more than 7,000 pre-school, elementary, middle and high-school students and their families within two miles of the proposed venue. Our families have worked hard and choose to live in Northgate because of the quality education available and because it is a safe, quiet, family-friendly neighborhood.

If approved, the proposed amphitheater will irreparably change that and jeopardize the safety, security and peacefulness of our community.

On concert nights, the traffic, light and noise from the proposed amphitheater will negatively affect the lives of the more than 9,500 families living in Northgate neighborhoods:

- 
- Our students' ability to get home safely and in a timely manner from The Classical Academy, Discovery Canyon Campus, and The da Vinci Academy after school or extracurricular activities will be jeopardized.
- Our safety & security will be compromised and our evening activities and sleep disturbed when Waze and Google Maps inevitably redirect drivers through our neighborhoods as Voyager Parkway and North Gate Boulevard become congested before and after the concerts.
- The traffic on Voyager Parkway and North Gate Boulevard will make it next to impossible to get home from work in a timely fashion or leave our neighborhoods to take our children to after-school and weekend family activities. Traffic could also hamper emergency response vehicles from getting to people who need assistance.
- We won't be able to enjoy a quiet evening or allow our children to play outside our yards unsupervised. We will have to close our blinds and windows and incur the cost of running our A/Cs for additional time to keep our houses dark & quiet for our children's bedtimes.
- We will have to clean up the litter left behind by the people who choose to park for free on our streets as neither Notes Live nor the City of Colorado Springs has a real plan to prevent street parking or provide for its clean up
- Our property values may go down because families may choose to avoid co-existing with a concert venue if they don't have to.

I understand the sound mitigation plan and the science behind it. However, it does not seem to account for the cheering crowds on top of the sound emanating from the stage. If our unique topography and weather patterns allow our neighborhoods to hear train whistles, USAFA's nightly "Retreat", and football games, band practices and other activities from both USAFA and TCA (who I assume uphold the acoustic regulations), we will be able to hear sound from the proposed amphitheater. The fact that sound sensors are proposed as far East as Voyager Parkway means Notes Live already knows their mitigation efforts won't always be effective. The parking/shuttle plan is optimistic, but not realistic. There are huge gaps in the plan when it comes to preventing access to and patrolling nearby neighborhoods to prevent

street parking and/or crime. I am anxious to review both the traffic impact analysis/plan and the environmental impact analysis when they become available.

During the meeting, Mr. Mudd mentioned the "overwhelming" amount of positive feedback received on the proposed amphitheater project, and acted as if the community's questions and feedback were an aberration. Notes Live and the City of Colorado Springs need to listen as closely to and weigh equally the opinions and feedback of members of our local community trying to protect and preserve our families' safety, security and right to go about our day-to-day lives undisturbed.

I am grateful to Notes Live for hosting the community meeting on September 13. I appreciate the professionalism displayed by Mr. Mudd & his team in delivering information to and handling questions from the audience as I am sure it was not the most comfortable situation for any of them

Respectfully,  
Joanna Kangas Beard  
12849 Tolland Place  
Colorado Springs, CO 80921  
Serenity Park neighborhood

Distribution:

Tamara Baxter, City Planner, City of Colorado Springs  
Catelynn Wintz, Planning Supervisor, City of Colorado Springs  
City of Colorado Springs Planning Commission  
Randy Helms, Councilperson for District 2, Colorado Springs City Council  
Sam Friedman, Constituent and Outreach Program Coordinator, Colorado Springs City Council  
John Suthers, Mayor, City of Colorado Springs  
JW Roth, Founder, Chairman and CEO, Notes Live  
Robert Mudd, President & COO, Notes Live

## Baxter, Tamara

---

**From:** Luther Benson <luther@lutherbenson.com>  
**Sent:** Wednesday, July 20, 2022 9:07 AM  
**To:** Baxter, Tamara  
**Subject:** Polaris Point Amphitheater. AR PUD 22-00062

**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!**

I have lived in Northgate Highlands for 20 years and in Colorado Springs for 42 years. I am an original owner in my home and I am a real estate broker owner. I have watched people complain about apartments and commercial development and have even rebutted some complaints on social media explaining to them that they knew that those were commercial lots when they moved in so you should expect it. I am for growth. **This outdoor Amphitheater is a different story.** This is not typical commercial growth and it was not originally zoned as such. There are multiple reasons this is bad for the home owners and businesses in this area.

We are probably about 3 miles as the crow flies from the from the AFA stadium and we still can hear announcements and music at the games which of course are few and far between. This outdoor venue is about a mile from our home and much closer for others. The noise level no matter what time of day will have a negative effect on our peace and hundreds of others, many even closer than us. First it was going to be open from Memorial to Labor day, now it's going to be open from April to October. The FAKE sound study done is based on a sound system that isn't even designed and who knows if the restaurants that are supposed to act as sound barriers and other barrier's in between the restaurants will even be built in time for the venue to start, but let's not pretend that sound only travels forward. Sound waves travel in many directions depending on wind speed, temperature etc.. Just like we hear train sounds that are miles away. We WILL be able to hear these concerts whether we want to or not. This effects our **Right to Quiet Enjoyment.** The dishonesty in the application for this venue is obvious, that they just want to get it done and then they can do whatever they want.

Now the SHAM of a parking situation for an 8000 seat venue with between 300-426 parking places claiming people will park at TCA, Progressive, Boot Barn and Bass Pro. What if TCA has a football game or event already? Come on, we know people are going to look for easy escape parking rather than to park in congested parking areas so they will park in our neighborhoods effecting our ability to have guests, not to mention noise sometimes late into the evening and quite frankly it is a safety concern for our children and families. People will also park in other parking lots they are not supposed to, like Sprouts, ACE hardware, local restaurants etc... effecting those businesses abilities to do business and neighbors ability to shop and do business at those locations.

Concerts especially are events where people like to drink and smoke to excess, so there will also be a percentage of those over indulging, then getting on our local streets causing an even greater concern. People will tailgate prior to the venue opening and will leave bottles and God knows what in the parking lots at places like TCA that has K-12 students attending causing further safety concerns for young people in the community.

Then there is the traffic congestion itself. Even if you believe the traffic study that was done and the "roads" can handle the traffic the congestion effects other businesses ability to do business and neighbors to get to the places they need to go and again safety issues for the local area.

Then there is road maintenance. For some reason Northgate is forgotten when it comes to filling pot holes and maintaining drainage etc... This will put and even further strain on our roads, not to mention our vehicles. When it rains hard Voyager at Spectrum Loop and the new I25 off and entrance ramp floods and cars can't get through. Again I have lived here for 20 years and Voyager has always been in terrible repair so added traffic will only make it worse.

Again, I am for responsible growth but this Amphitheater is NOT responsible growth and should not be approved for the Northgate area. I have been watching local social media posts and a vast majority of neighbors in this area are against it with many comments about watching to see if it is approved with elections coming up and voting out or not supporting those in office that support it. This Amphitheater is bad for Colorado Springs.

With Respect,

Luther Benson

## Baxter, Tamara

---

**From:** Bishop Family <bishopprog@gmail.com>  
**Sent:** Tuesday, July 12, 2022 8:35 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Tamara,

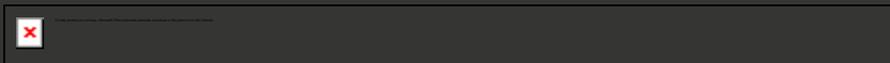
Though I doubt my opinion will make a difference, my wife and I are not supportive of the amphitheater. The backup on the freeway, the overcrowded restaurants, crime, noise--they all come with this project. The north side is already pretty crowded on weekends and this added facility is just too much. I don't want to spend an unreasonable amount of time getting off the freeway just to go to a store or restaurant because the traffic will be backed up. I just don't think this is the right place for this venue.

Sincerely,

Roger & Julie Bishop  
80920

----- Forwarded message -----

**From:** **Sunset Amphitheater** <info@sunset.live>  
**Date:** Tue, Jul 12, 2022 at 3:23 PM  
**Subject:** Roger! Are you excited for the Sunset Amphitheater!?  
**To:** Roger <[bishopprog@gmail.com](mailto:bishopprog@gmail.com)>



Hey Roger,

As you already know, we have plans to build the Sunset Amphitheater, an 8,000-

person, state-of-the-art outdoor music venue in the Polaris Pointe Development on the north side of Colorado Springs.

At the end of July, the Sunset Amphitheater project will be seeking final approval by city planning/administration. We've been blown away by the support the community has shown for this project already. **However, the more support we can get for the Sunset the better!**

**If you believe the Sunset Amphitheater would be a great addition to Colorado Springs, please consider writing an email or letter to the city's planning commission stating your reasons why. These letters will show the great backing the Sunset Amphitheater has already garnered within the community.**

We greatly appreciate your patronage at our Notes Live venues and can't wait to rock n' roll with you all at the Sunset!

Please direct your Sunset Amphitheater emails to Tamara Baxter, Senior Planner for the City of Colorado Springs at [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov), or mail your letters to:

Tamara Baxter

Senior Planner

Planning and Development

30 S. Nevada Ave., Suite 701

Colorado Springs, CO 80903

Questions, comments, concerns? Please contact our Public Relations Director, Julia

Maguire at:

[jmaguire@noteslive.vip](mailto:jmaguire@noteslive.vip)

Follow us on Facebook at Sunset Amphitheater and check out our website at [sunset.live](http://sunset.live) for updates, contests, and future giveaways.



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You are receiving this email because you opted in to our mailing list on our website, [sunset.live](http://sunset.live).

**Our mailing address is:**

Notes Live

1775 Telstar Dr

Colorado Springs, CO 80920-1015

[Add us to your address book](#)

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#).

## Baxter, Tamara

---

**From:** pdbock@comcast.net  
**Sent:** Monday, August 8, 2022 4:33 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Ampitheater project

**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 Tamara,

We got your email address from the Nextdoor/Northgate Neighbors site.

We wanted to comment on the Sunset Amphitheater project as we live fairly close by on Fox Run Circle (just north of Northgate Blvd).

Our primary concern is the sound coming from the venue. We would expect to hear it at our home even with windows closed. There have been a couple of outdoor concert events held at the Western Museum of Mining and Industry and the noise from those events was loud, annoying and undesirable. That location is closer to our home than the proposed amphitheater, but we would expect the amphitheater to host musical acts with higher output sound systems.

Our second concern is the parking "deal". It sounds like a lose-lose for anyone in a nearby neighborhood, or anyone who has to travel through the area before or after an event, as well as anyone who *doesn't get one of the few on-site parking spots*. From what we've read, the Discovery Canyon Campus and The Classical Academy have already agreed to the arrangement for shuttles from and to their parking lots. Our child is grown, but we can relate to parents of children who may attend after school or weekend/summer activities at the schools. If we were those parents, we would not want to have the traffic congestion, nor the possibility of children being exposed to troublesome or criminal behavior by concertgoers. The possibility of concertgoers parking in nearby neighborhoods (like ours) is a concern for the same reasons.

We ask that all of the ramifications of this project be considered, whether positive or negative. We ask that *all of our neighbor's concerns* are heard and thoughtfully considered. Our homes are in the area of this project and we are rightly concerned about possible negative issues coming from the amphitheater and the piecemeal parking arrangement. The city should be more considerate to area homeowners and small business owners than to a developer.

Sincerely,

Dave and Pat Bockelman  
355 Fox Run Circle  
Colorado Springs, CO 80921

## Baxter, Tamara

---

**From:** DAVID BOYLE <sjbdab@comcast.net>  
**Sent:** Tuesday, July 12, 2022 10:16 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

**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!**

Ms. Baxter,

I'm writing to support the building of the Sunset Amphitheater. I believe it would be a great addition to the city.

Having our own outdoor music venue would keep revenue in the city and help with tourism.

Dave Boyle  
Colorado Springs

## Baxter, Tamara

---

**From:** Jerry Brennan <jerrybrennan@ymail.com>  
**Sent:** Monday, August 1, 2022 3:46 PM  
**To:** Baxter, Tamara  
**Cc:** spencer.soicher@krdo.com  
**Subject:** AR PUD 22-00062

**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 Tamara,

Can you confirm the date and time

for the neighborhood meeting re the Sunset Arena project. I read a recent post from the developer it was Aug 17, 5:00pm at Boot Barn Hall. I'd like an invitation if thats required.

I am an 18 year resident of Trail Ridge South, which is adjacent to the Compassion Center, one of the proposed remote parking lots. I am opposed to the building of this project for the following reasons:

Increased noise

increased traffic

Increased crime

Increased presence of drugs on school grounds and surrounding areas

Increased neighborhood street parking

Conflicts with D20 activities

Inadequate plan for remote parking and security.

Use of D-20 facilities without proper notice to community.

Most of the issues I have would be greatly resolved with adequate onsite parking. I understand there is some environmental reason it cant be built on this site. Is that correct? Then this location is unsuitable for this kind of facility and should be built elsewhere where it wont have this kind of negative impact on the surrounding neighborhood.

[Sent from Yahoo Mail for iPhone](#)

## Baxter, Tamara

---

**From:** Jerry Brennan <jerrybrennan@ymail.com>  
**Sent:** Wednesday, August 3, 2022 6:29 AM  
**To:** Baxter, Tamara  
**Cc:** spencer.soicher@krdo.com  
**Subject:** Re: AR PUD 22-00062

**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!**

Pls see below

[Sent from Yahoo Mail for iPhone](#)

On Monday, August 1, 2022, 3:45 PM, Jerry Brennan <jerrybrennan@ymail.com> wrote:

Hello Tamara,

Can you confirm the date and time

for the neighborhood meeting re the Sunset Arena project. I read a recent post from the developer it was Aug 17, 5:00pm at Boot Barn Hall. I'd like an invitation if thats required.

I am an 18 year resident of Trail Ridge South, which is adjacent to the Compassion Center, one of the proposed remote parking lots. I am opposed to the building of this project for the following reasons:

Increased noise

increased traffic

Increased crime

Increased presence of drugs on school grounds and surrounding areas

Increased neighborhood street parking

Conflicts with D20 activities

Inadequate plan for remote parking and security.

Use of D-20 facilities without proper notice to community.

Most of the issues I have would be greatly resolved with adequate onsite parking. I understand there is some environmental reason it cant be built on this site. Is that correct? Then this location is unsuitable for this kind of facility and should be built elsewhere where it wont have this kind of negative impact on the surrounding neighborhood.

[Sent from Yahoo Mail for iPhone](#)

## **Baxter, Tamara**

---

**From:** Shawn <clanbrennan4@gmail.com>  
**Sent:** Monday, August 8, 2022 5:59 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset amphitheater

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!

Ms Baxter,

Like many in the area, I like the idea of an outdoor concert venue. (Though I don't know why the Switchback's stadium isn't bothering with him.) I'm a bit shocked though at the current design and plans for the Sunset project though. I think I understand the policy on building a parking garage, but if the developer can't work out sufficient parking adjacent to his property, then he needs to reduce the size of the venue. I'm also not impressed with the acoustic mitigation plans that have been posted so far.

Sincerely,

Shawn Brennan

3564 cherry plum drive

## **Baxter, Tamara**

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**From:** joe broders <blkdgfrms@gmail.com>  
**Sent:** Wednesday, September 28, 2022 9:28 AM  
**To:** Baxter, Tamara; Wintz, Katelynn A  
**Subject:** Sunset Amphitheater

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!

Hi - I would like to express my support for the proposed Sunset Amphitheater but first I'd like to tell you a little about myself before listing some of the reason I believe the S. A. would be a great addition to the Colorado Springs community.

I retired 3 years ago in Fort Collins as a Senior Clinical Business Representative for Cubist Pharmaceuticals where I was not only responsible for working with physicians, pharmacists and other clinical specialists to see that the anti-infectives I had were used in the appropriate patients I was also responsible for addressing the reimbursement issues that arose both within the hospitals and clinics as well as working with Medicaid and Medicare. I've known some of the principals behind the proposed S. A. for almost 20 years and first met them as a customer at their restaurants, got to know them and even became an investor in Notes Alive. Some of the reasons why I think the Sunset Amphitheater would be a great idea are listed below.

-The people. In my business career I've found that any proposed idea starts and ends with the people. They're local, they employ locally, and are people of integrity. They not only give back to the local community they've been asked to sit on multiple non-profit boards on a national level.

-Talk the talk and walk the walk. The principals not assembled a first class organization of national experts to plan the project, they've listened to the community. They sponsored a meeting where the local community could ask questions and express their concerns regarding the S.A. proposal. I attended that meeting and sat at a table with some local home owners. The comment they made to me was they were not opposed to change but had questions they would like to see addressed. Several changes were made before and as result of that meeting and I'm confident that if/when the S. A. Is approved this cooperation and collaboration will continue

-Unmet need. The S.A. would be truly unique. To have a world-class outdoor venue for multiple events- concerts, graduations, church services to list just a few would be an asset to the community.

-The synergy. I firmly believe the Sunset Amphitheater would fit in well with the existing business community. For me and anyone else that would come in from out of town who wouldn't want to have a great meal at a restaurant, attend a world class concert and spend the night in Colorado Springs, perhaps even making a weekend of it.

Best Regards,

Joe Broders

## Baxter, Tamara

---

**From:** DENNIS BROWN <dmb1861@msn.com>  
**Sent:** Monday, August 15, 2022 4:23 PM  
**To:** Baxter, Tamara  
**Subject:** Amphitheater

**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!**

I'll get right to the point: too much noise, too much traffic, and not enough parking. This is a terrible idea.

Sent from [Mail](#) for Windows

## Baxter, Tamara

---

**From:** Mary Bruning <mfbruning@msn.com>  
**Sent:** Saturday, July 30, 2022 2:43 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

**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!**

I am distressed and disappointed that the City of Colorado Springs appears to be allowing a developer to impact the quality of life of thousands of people who live in the area surrounding this proposed amphitheater. The plan to have outlying parking in nearby neighborhoods and in District 20 schools is NOT ACCEPTABLE!!!

Let the developer figure out how to create a structure that will accommodate all the vehicles that will be coming to the area for these concerts. Asking the citizens of Colorado Springs to put up with the noise and traffic that will be created by this venue is NOT OKAY.

As far as I know, the Broadmoor World Arena has not asked the residents of nearby homes to accept a similar arrangement. It shouldn't be an option on the north end of town either. It's a short-sighted, money-driven, inconsiderate, and untenable solution that imposes hardship and stress on all the surrounding neighborhoods.

Mary Bruning  
14550 Timberedge Lane  
CS, CO 80921  
Sent from [Mail](#) for Windows

## **Baxter, Tamara**

---

**From:** Anita Pariseau <anita.pariseau@yahoo.com>  
**Sent:** Monday, July 18, 2022 10:40 AM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

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!

As residents of Northgate Highlands we're excited about the possibility of seeing concerts without having to travel the distance and traffic to Red Rocks, Fiddler's Green or the like. There is one conceptual plan, however, that needs to be rethought, and that is the use of fire pits. Not only is it dangerous for the area (high winds), it sends the wrong message. We need to do more to mitigate fire possibility. After the Black Forest fire and the recent fire just down the road from this new facility (back in March), the developer can think of other ways to make the VIP pits special. Fire pits and alcohol do not marry well.

We are looking forward to seeing some great live shows.

Encourage bike racks for locals and excellent security for nuts with guns.

Thank you!

Anita Pariseau and Tim Burke  
930 Prickly Pear Pl

Sent from my iPhone

## **Baxter, Tamara**

---

**From:** Becky Butterfield <beckyboopster56@gmail.com>  
**Sent:** Thursday, July 28, 2022 3:16 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

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 Ms. Baxter,

I live in Northgate Highlands, about one mile from the proposed new venue. We are on a hill and fear the speakers that will be pointed in our direction will cause noise and percussion that will disrupt our lives. I understand the city doesn't take noise interruption into consideration when proposing a new project. Not to mention the traffic!

Please consider that we and many others moved here over 16 years ago. We were "promised" by landowner and developer, Mr. Gary Erickson, that the proposed site would be for a shopping complex, beautifully landscaped. I realize retail has tanked since then, but there are many other possibilities for the property besides an 8,000 seat open air amphitheater. How about a park?

There will eventually be easy access to I-25, but our surface streets were not built for an onslaught of traffic several times a week. Don't believe it, come check it out when there's an Air Force football game or the highway is backed up. People use North Gate and Voyager as alternative routes and it's a nightmare.

Please, please take into consideration the livability of our once peaceful neighborhood.

Sincerely,

Becky Butterfield  
Northgate Highlands

Sent from my iPad

## **Baxter, Tamara**

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**From:** Jayson Campbell <vetajay@comcast.net>  
**Sent:** Monday, August 8, 2022 5:08 PM  
**To:** Baxter, Tamara  
**Subject:** Polaris Pointe South Filing Meeting

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Tamara

I am curious to know if it is a conflict of interest to have this type of meeting at the developers own facility. Seems like this type of meeting should be at a city or neutral location. Also we were told of this meeting last week and the developer told us it would not be a formal meeting. What changed?

Jayson Campbell

Sent from my iPhone

## **Baxter, Tamara**

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**From:** Jill Cason <Fjcason@comcast.net>  
**Sent:** Sunday, August 28, 2022 10:04 AM  
**To:** Baxter, Tamara  
**Subject:** Sound Complaint / Consideration

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!

Please consider turning down the applicant for the Sunset Amphitheater. Besides parking and safety issues from the amphitheater, the sound levels effecting the quality of life for neighboring houses from the TCA Football game on 6/26/2022 was unacceptable. We live more than 1.5 miles away from The Classical Academy and could still hear their football game announcers loud and clear. While this is not an everyday event, and only a few times a year (and not late into the night), we have good reason to believe the Sunset Amphitheater will be a bigger nuisance and not fit in with the acceptable decibel levels and/or sound levels for their events.

It is NOT acceptable to expect the homeowners, voters, and tax payers to put up with all the nuisances a project such as the Sunset Amphitheater will bring to this area. It is the wrong place for such a venue and not what homeowners were promised in planning documents when purchasing our homes.

Thank you.

Jill and Frank Cason  
Sent from my iPad

## **Baxter, Tamara**

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**From:** Jill Cason <Fjcason@comcast.net>  
**Sent:** Monday, August 1, 2022 4:48 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

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!

The current proposed plan for the current location of the Sunset Amphitheater is not a good idea. The parking proposed parking plan is not really feasible and a waiver instead to use off site parking should not be issued. This location does not have the roads or infrastructure to support a safe and timely evacuation, not only for the venue itself, but for the nearby homeowners and apartment dwellers. Hard to believe that the city can even consider the proposed plan without addressing the concerns of parking, traffic, evacuation, noise levels, trash pick up, and safety. A lot of people entering and exiting the venue will not want to wait for the proposed shuttles and instead park along residential streets. This will make safe ingress/egress a huge concern ..besides droves of people walking through the neighborhoods, trash, noise, public urination etc.

This area was zoned retail and not for a commercial venue of this size and should not have a waiver considered. Homeowners and apartment dwellers in the area have been misled on the use for this property. What is the city going to do to ensure the safety and comfort of the nearby residents? Seems like a lawsuit waiting to happen.

There are other areas in the city for a venue of this size that would not negatively impact the huge amount of nearby taxpaying and voting citizens. ( I did hear a suggestion that perhaps the old Dog Track could be retrofitted to JW Roth's vision)

Thanks,  
Frank and Jill Cason

The city should be ashamed of themselves for

Sent from my iPad

## **Baxter, Tamara**

---

**From:** Jill Cason <Fjcason@comcast.net>  
**Sent:** Sunday, August 28, 2022 10:04 AM  
**To:** Baxter, Tamara  
**Subject:** Sound Complaint / Consideration

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!

Please consider turning down the applicant for the Sunset Amphitheater. Besides parking and safety issues from the amphitheater, the sound levels effecting the quality of life for neighboring houses from the TCA Football game on 6/26/2022 was unacceptable. We live more than 1.5 miles away from The Classical Academy and could still hear their football game announcers loud and clear. While this is not an everyday event, and only a few times a year (and not late into the night), we have good reason to believe the Sunset Amphitheater will be a bigger nuisance and not fit in with the acceptable decibel levels and/or sound levels for their events.

It is NOT acceptable to expect the homeowners, voters, and tax payers to put up with all the nuisances a project such as the Sunset Amphitheater will bring to this area. It is the wrong place for such a venue and not what homeowners were promised in planning documents when purchasing our homes.

Thank you.

Jill and Frank Cason  
Sent from my iPad

## Baxter, Tamara

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**From:** Jill Cason <Fjcason@comcast.net>  
**Sent:** Saturday, September 17, 2022 7:48 PM  
**To:** Baxter, Tamara; Suthers, John  
**Cc:** spencer.soicher@krdo.com; governorpolis@state.co  
**Subject:** Sunset Amphitheater Concerns in Polaris Pointe Colorado Springs

**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!**

After attending the sales pitch put on by the developers of the Sunset Amphitheater at Boot Barn Hall, my neighbors and I still have concerns that the Sunset Amphitheater is NOT a good fit for our area. It is too close to existing homes and businesses. The Developers did not have concrete, RELIABLE solutions to what will be a nuisance to the homeowners and taxpayers in the area.

Please do NOT approve this location for the Sunset Amphitheater project. The Developers were all about the risks they were taking, but what about the risks for the homeowners, taxpayers and those living and working in the area. Why do we have to accept the risk? The venue was not in the plans when we purchased property. This area and was not originally allocated for an amphitheater. (I believe it was planned for strip mall type commercial businesses). The possible income for the City versus the risks of the community are not worth it.

Some (but not all) of the remaining concerns are:

**Noise** - Developers SAY that the concert noise will be mitigated due to “lay of the land” and speaker amplification controls. This is hard to believe since my neighborhood can clearly hear TCA football game announcements, and Reveille fro the AFA and neither of those are close or as long as the sounds of a concert. If the sound goes over acceptable levels, what ramifications would the Notes Live group face? I would hope for immediate shut down of that concert as breach of contract. A slap on the wrist, or a fine after the fact, would mean nothings does not help the affected community.

**Parking** - Parking has been re-worked many times. The latest plan with spots from TCA and Compassion International does nothing but fudge the numbers for the Developers to meet minimums, and spreads the parking nuisance closer to our homes, schools and neighborhoods. The minimum numbers do nothing to keep overflow parking from spilling into neighborhoods and businesses where they are not wanted. A lot of people will just “hoof-it” through the neighborhoods instead of waiting on shuttles or paying an additional price above the parking price included in the event ticket price to park. The Developer said they would post “no venue parking” signs in the neighborhood entrances, but really, since when do all humans obey the rules? A sign is not a solution. Who would police and patrol the neighborhoods to ticket or keep out unruly concert-go’ers? Who would ascertain that businesses in the area have space for actual business customers to park? No one will want to patronize those businesses if it is a hassle to park. The Notes Live team said they will have private security in the off-site parking lots. Who will provide security in the city areas between those lots? The CSPD will not be able to be burdened with the extra load.

**Traffic** - Voyager is already a mess with traffic and folks trying to get into and out of TCA for school pick up, an alternate route when I-25 is backed up, and Air Force events. There are not enough roads in the area for the community to be able to access their homes and local businesses if we add the additional burden of an 8000 person venue with limited parking and access.

**Ingress/ Egress** - The amphitheater project would be much better suited for an area with direct access form I-25, and with ample on-site parking.

**Emergency Evacuation** - The City has worked very hard to set up emergency evacuation zones. Having this size venue added to an area without enough roads and evacuation training coupled with emergency personnel shortages goes against everything the City was trying to fix. Emergency services such as Fire and Ambulance would be negatively impacted by the Sunset project (too few roads, too many people in the area at once etc). The community and emergency services personnel should not have to endure the extra risk.

**Fire Hazards** - Parking and walking routes to the venue are have heavy vegetation. All it will take is one careless tossed cigarette butt, or concert pyrotechnics gone awry to cause an emergency situation. Again, the. Immunity

**Crime** - (car break-ins, vandalism, drunk & disorderly, public urination) - The Notes Live Team is basing their projections of minimum negative impact without considering human nature and that not all people will behave themselves, follow the rules and not cause any issues for the neighborhoods. Let's get real...more people in the area that don't have to live and work here will make those that are part of the community an easy and convenient target. The CSPD will not be able to help due to priority of crime, and shortages of personnel.

**Public property clean up** — litter, vomit, people using yards as bathrooms, etc. the Developers said they will have have a clean up crew for the parking lots and off-site lots. Who will clean up the routes in-between? People being inconsiderate with Litter, vomit, feces, urine etc is a real issue for those around the venue and outlying neighborhoods.

Environmental impact, property values, and community impact are also areas of concern that have not been adequately addressed or mitigated. A larger, more suitable location not nestled in a highly populated neighborhood would be more welcome and actually alleviate a lots of the above concerns. Why are we told that an on-site parking structure is not authorized, but all the other risks and negative effects can be spread out among the citizens and creatures already living in the area? This is not right. It sure appears that the Developers with deep pockets mean more to the City than those that live here and are having a project that seems like "bait and switch" forced upon them. Please rectify this situation by denying the project.

Regards,  
Frank and Jill Cason

Sent from my iPad

## Baxter, Tamara

---

**From:** Donald F Cassat <dcassat@msn.com>  
**Sent:** Saturday, September 17, 2022 12:19 PM  
**To:** Baxter, Tamara  
**Subject:** sunset amphitheater

**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!**

Ms. Baxter,

I attended the meeting for the above referenced amphitheater. A lot was mentioned regarding sound, traffic, parking. I believe that several of the answers given to questions were very evasive and didn't resolve the problems. I would like to address another issue that was not discussed, (at least not very much). Trash!! I live with my back yard to Compassion. On evenings, for instance, when there is a 4<sup>th</sup> of July or an acrobatic fly over for the Air Force, we receive about 20 to 30 cars parked at Compassion for the evening. Although Compassion is very good about cleaning up, I invariable receive in my back yard or our side yard plastic bags or some paper trash. This is due primarily to the wind. Of course, we don't have that much wind in Colorado Springs!?! I understand the Sunset group indicated they would clean up parking lots. Great. They have created parking along the restriped Spectrum Loop and parking at TCA. So, we have a great night of rock and roll and maybe some alcohol, maybe some drugs, now we walk to our cars. Particularly, along Spectrum Loop and the walk between Spectrum Loop and TCA parking, there is a nice canyon and a lot of bare ground and grass. Will they supply garbage cans along the way, and will the slightly inebriated concert goers use these cans? Not to mention smokers with cigarettes. There is a very real threat of wildfires in our increasingly dry climate and the dry grasses in this area. I think this is a great VENUE but, the WRONG PLACE

## **Baxter, Tamara**

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**From:** jkcaveza@gmail.com  
**Sent:** Tuesday, August 2, 2022 11:24 AM  
**To:** Baxter, Tamara  
**Subject:** SUNSET AMPHITHEATER

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!

I'm writing to ask the City of Colorado Springs request the developer of the Sunset Amphitheater provide on site parking for all concert patrons. He has stated that he has contracted with schools and businesses for parking. What happens when one of the contracted sites decides they no longer want to provide concert parking? I feel this is a huge burden he's asking neighbours to endure.

I believe the school parking will be the first to go because parents are going to fight D20 not to allow concert parking for the safety of our children.

I live in a neighbourhood close to contracted parking, and know that they will want to park in neighbourhood rather than paying the contracted lot for parking. I plan to block area in front of my house so that they cannot park.

Thank you for your time,  
Julie Caveza

## **Baxter, Tamara**

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**From:** John Cinnamon <dr.john.d.cinnamon@gmail.com>  
**Sent:** Wednesday, July 20, 2022 9:27 AM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

**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!**

Ms. Baxter,

I just wanted to reach out with a quick note of support for all the great economic expansion in the area around the proposed Sunset Amphitheater.

I believe these different venues are going to be critical to North Colorado Springs for the future. In particular, I am excited about the Sunset Amphitheater - which will bring such great cultural/artistic talent into the area.

Thank you for your support of all this fantastic expansion and growth!

Regards,

John Cinnamon  
cell: 719-460-9581

July 22, 2022

**Ms. Tamara Baxter**

Senior Planner  
Planning and Development  
30 S. Nevada Ave., Suite 701  
Colorado Springs, CO 80903

Dear Ms. Baxter:

We are writing on behalf of the new Sunset Amphitheater that will be built in beautiful Colorado Springs in the very near future.

We believe this new venue will add so much to the local economy and provide many new and needed jobs. The taxes that will be brought into the area from the venue can be used to help other facilities, public areas and provide a beautiful new concert facility other than Red Rocks theater. The expansion in this area is remarkable and this will be a beautiful addition. We need to show it off!

We have faith that the planning and associated parking areas are a non-issue. This will be beautifully planned out venue that all of Colorado Springs can be proud of.

J.W. Roth is a proven business leader and his Boot Barn Hall facility is proof.

Please feel free to contact us if we can provide any further help to get this venue built!

Respectfully,

Handwritten signatures of Craig K. Clark and Marla R. Clark in blue ink.

Craig and Marla Clark  
7225 Big Valley Ct.  
Colorado Springs, CO. 80919

818-606-1180  
805-338-3324

## Baxter, Tamara

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**From:** Teresa Clemans <tclemans@psi-llc.com>  
**Sent:** Tuesday, July 12, 2022 3:29 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Ampitheater

**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!**

Ms. Baxter,

I am writing this to show my support for “The Sunset”, not only am I a big music fan and can’t wait to be at this amazing venue for some great events. I also think that this venue will be good for the Springs economy – it will have some great jobs and bring folks from surrounding areas to spend some of their money here. I am so looking forward to not having to drive to Denver to see an outdoor concert.

Thanks for your time,

*Teresa Clemans*

**Office Manager**

110 S. Sierra Madre St. | Colorado Springs, CO 80903

O:719.520.9279

[tclemans@psi-llc.com](mailto:tclemans@psi-llc.com) | [www.psi-llc.com](http://www.psi-llc.com)



Reference File #: AR NV 22-00480, AR NV 22-00481. Request by Northgate Properties, LLC. with representation by Executive Consulting Engineering's, Inc., for approval of a Nonuse Variance to City Code Section 7.4.204(C)(1)(d)(2).

Ms. Tamara Baxter,

With respect to the requested Nonuse Variance, Northgate Properties and Executive Consulting Engineering have failed to provide sufficient justification for their reduced on-site parking plan. After careful review of their proposed solution, and submitted documentation, their request must be DENIED for multiple reasons:

1. Northgate Properties LLC's choice to forgo construction of a parking lot/facility that meets standard parking requirements, will overburden surrounding neighborhoods with foot traffic, intense parking issues, and severe traffic congestion. Temporary off-site parking will cause significant residential neighborhood foot traffic as patrons make their way between off-site parking and the Sunset Amphitheater. Many patrons will elect to park in nearby neighborhoods that are significantly closer to Sunset Amphitheater, instead of the further off-site parking proposed by JW Roth. Surrounding neighborhoods should not take on this burden, as Northgate Properties has purposely chosen to underdevelop on-site parking. Target, Wal-Mart, Hospitals, and movie theaters each build and maintain their own parking lots...Northgate Properties is no different, they must build their own on-site parking lot/facility. This parking burden falls on Northgate Properties LLC, not neighboring businesses, surrounding neighborhoods, and schools! Northgate Properties parking proposal must be rejected!
2. Northgate Properties, through AEG Presents, is vastly overstating rideshare participation levels. In major metropolitan areas with significant public transportation options (buses, subways, and light rail trains), rideshare usage is 10-15% of concert attendees...these services are part of the "last mile of transit". In cities with less developed public transit infrastructure, rideshare usage at major events is well under 10%. Additionally, rideshare providers such as UBER/LYFT are experiencing significant shortfalls in hiring and retaining drivers, which results in customers often being unable to obtain ride-share services. Northgate Properties, through AEG Presents has provided misleading rideshare statistics as part of their proposal; therefore their exemption request must be denied!
3. Northgate Properties via SUNSET OPERATIONS, LLC has entered into an agreement with D20 for usage of their parking lots, for just 50 days, during a 1-year period. D20 leadership has advised staff in writing that they retain full authority to deny SUNSET OPERATIONS LLC usage of parking, at any time for any reason. JW Roth has stated in writing that he reserves the right to hold concerts 7 days a week, while D20 is limiting his parking usage to just 3 days a week, Thursday-Saturday. There will be massive parking shortfalls when Sunset Amphitheater holds events Sunday-Wednesday. Additionally, each of the D20 parking lots has residential neighborhoods located between the schools and Sunset Amphitheater. The quickest path for concert attendees is to walk through residential neighborhoods. Many attendees will elect to park in the neighborhoods vice distant school lots. Finally, this is a 1-year contract, there is no guarantee that this will continue for subsequent years. D20 parking is a temporary solution, only available for 3 days a week, is not sustainable long-term, and is optional since its usage can easily be denied; therefore, their Northgate Properties parking exemption request must be denied!
4. Northgate properties has stated that they will utilize a system of shuttles to move 8000 visitors to their parked vehicles. This is preposterous as they would need a fleet of 70 shuttles to transport 8000 people in any reasonable amount of time. It is virtually impossible to procure a fleet of 70 shuttles in Colorado Springs. What will likely happen, JW Roth and SUNSET OPERATIONS, LLC will have 5 – 10 shuttles at most. Concert goers will get impatient waiting in line for shuttles and choose to walk through neighborhoods to their parked vehicles. SUNSET OPERATION'S shuttle plan is unrealistic, and therefore their parking exemption request must be denied!

Bottom-line: JW Roth, and Northgate Properties LLC have elected to underfund, and underdevelop an on-site parking solution necessary to accommodate 8000 patrons. Their choice to reduce construction expenses, in order to boost profits, will adversely effect nearby neighborhoods. If Northgate Properties and JW Roth are not willing to provide on-site parking, surrounding neighborhoods shouldn't be forced to take on this burden. To properly develop this venue, JW Roth & Northgate Properties must procure additional capital to build an on-site parking facility capable of supporting 8000 patrons. It is not the responsibility of the Northgate neighborhoods, residents, businesses, and schools to absorb JW Roth's parking shortfall. Northgate Properties proposed parking plan must be denied!

Terence Connolly  
971 Prickly Pear Pl  
Colorado Springs, CO 80921  
(719) 223-2939, Terence.J.Connolly.COS@gmail.com

## Baxter, Tamara

---

**From:** Terence Connolly <terence.j.connolly.cos@gmail.com>  
**Sent:** Monday, August 8, 2022 12:03 PM  
**To:** Baxter, Tamara  
**Subject:** Fwd: Stakeholder for AR NV 22-00480, AR NV 22-00481 - Sunset Amphitheater  
**Attachments:** Sunset Amphitheatre Stakeholder.pdf

**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!**

----- Forwarded message -----

From: **Terence Connolly** <[terence.j.connolly.cos@gmail.com](mailto:terence.j.connolly.cos@gmail.com)>  
Date: Mon, Aug 8, 2022, 9:28 AM  
Subject: Stakeholder for AR NV 22-00480, AR NV 22-00481 - Sunset Amphitheater  
To: <[tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)>, <[LURPlanningInfo@coloradosprings.gov](mailto:LURPlanningInfo@coloradosprings.gov)>

Ms. Baxter,

As a stakeholder in the Northgate Community, please review and upload the attached document into your planning database. This PDF documents concerns received from Northgate community residents in reference to the proposed Sunset Amphitheater.

Thanks,  
Terence Connolly

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Reference File #: AR NV 22-00480, AR NV 22-00481. Request by Northgate Properties, LLC. with representation by Executive Consulting Engineering's, Inc., for approval of a nonuse Variance to City Code Section 7.4.204(C)(1)(d)(2).

Ms. Tamara Baxter,

With respect to the requested Nonuse Variance, Northgate Properties and Executive Consulting Engineering have failed to provide sufficient justification for their reduced on-site parking plan. After careful review of their proposed solution, and submitted documentation, their request must be DENIED for multiple reasons:

1. Northgate Properties LLC's choice to forgo construction of a parking lot/facility that meets standard parking requirements, will overburden surrounding neighborhoods with foot traffic, intense parking issues, and severe traffic congestion. Temporary off-site parking will cause significant residential neighborhood foot traffic as patron's make their way between off-site parking and the Sunset Amphitheater. Many patrons will elect to park in nearby neighborhoods that are significantly closer to Sunset Amphitheater, instead of the further off-site parking proposed by JW Roth. Surrounding neighborhoods should not take on this burden, as Northgate Properties has purposely chosen to underdevelop on-site parking. Target, Wal-Mart, Hospitals, and movie theaters each build and maintain their own parking lots...Northgate Properties is no different, they must build their own on-site parking lot/facility. This parking burden falls on Northgate Properties LLC, not neighboring businesses, surrounding neighborhoods, and schools! Northgate Properties parking proposal must be rejected!
2. Northgate Properties, through AEG Presents, is vastly overstating rideshare participation levels. In major metropolitan areas with significant public transportation options (buses, subways, and light rail trains), rideshare usage is 10-15% of concert attendees...these services are part of the "last mile of transit". In cities with less developed public transit infrastructure, rideshare usage at major events is well under 10%. Additionally, rideshare providers such as UBER/LYFT are experiencing significant shortfalls in hiring and retaining drivers, which results in

customers often being unable to obtain ride-share services. Northgate Properties, through AEG Presents has provided misleading rideshare statistics as part of their proposal; therefore their exemption request must be denied!

3. Northgate Properties via SUNSET OPERATIONS, LLC has entered into an agreement with D20 for usage of their parking lots, for just 50 days, during a 1-year period. D20 leadership has advised staff in writing that they retain full authority to deny SUNSET OPERATIONS LLC usage of parking, at any time for any reason. JW Roth has stated in writing that he reserves the right to hold concerts 7 days a week, while D20 is limiting his parking usage to just 3 days a week, Thursday-Saturday. There will be massive parking shortfalls when Sunset Amphitheater holds events Sunday-Wednesday. Additionally, each of the D20 parking lots has residential neighborhoods located between the schools and Sunset Amphitheater. The quickest path for concert attendees is to walk through residential neighborhoods. Many attendees will elect to park in the neighborhoods vice distant school lots. Finally, this is a 1-year contract, there is no guarantee that this will continue for subsequent years. D20 parking is a temporary solution, only available for 3 days a week, is not sustainable long-term, and is optional since its usage can easily be denied; therefore, their Northgate Properties parking exemption request must be denied!

4. Northgate properties has stated that they will utilize a system of shuttles to move 8000 visitors to their parked vehicles. This is preposterous as they would need a fleet of 70 shuttles to transport 8000 people in any reasonable amount of time. It is virtually impossible to procure a fleet of 70 shuttles in Colorado Springs. What will likely happen, JW Roth and SUNSET OPERATIONS, LLC will have 5 – 10 shuttles at most. Concert goers will get impatient waiting in line for shuttles and choose to walk through neighborhoods to their parked vehicles. SUNSET OPERATION'S shuttle plan is unrealistic, and therefore their parking exemption request must be denied!

Bottom-line: JW Roth, and Northgate Properties LLC have elected to underfund, and underdevelop an on-site parking solution necessary to accommodate 8000 patrons. Their choice to reduce construction expenses, in order to boost profits, will adversely effect nearby neighborhoods. If Northgate Properties and JW Roth are not willing to provide on-site parking, surrounding neighborhoods shouldn't be forced to take on this burden. To properly develop this venue, JW Roth & Northgate Properties must procure additional capital to build an on-site parking facility capable of supporting 8000 patrons. It is not the responsibility of the Northgate neighborhoods, residents, businesses, and schools to absorb JW Roth's parking shortfall. Northgate Properties proposed parking plan must be denied!

Terence Connolly  
971 Prickly Pear Pl  
Colorado Springs, CO 80921  
(719) 223-2939, [Terence.J.Connolly.COS@gmail.com](mailto:Terence.J.Connolly.COS@gmail.com)

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971 Prickly Pear Pl  
Colorado Springs, CO 80921  
(719) 223-2939, Terence.J.Connolly.COS@gmail.com

## Baxter, Tamara

---

**From:** Matt Craddock <matt@craddockcommercial.com>  
**Sent:** Monday, September 26, 2022 11:56 AM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Tamara,

I hope this finds you well. I am writing to express my 100% support of the Sunset Amphitheater. I think that this project would be the best thing to happen to the City since the City of Champions. I attended the most recent public hearing and felt that the developer addressed all of the concerns of the neighbors. Of course, there will be those neighbors that will oppose anything; however, this project is bigger than a vocal few and would represent a great gift to the City that would go on in perpetuity. I fully support this project and hope that planning and planning commission will as well.

Thank you so much.

**Matthew R. Craddock, CCIM**

Principal/CEO



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[matt@craddockcommercial.com](mailto:matt@craddockcommercial.com)

## **Baxter, Tamara**

---

**From:** Scott Cronk <scottcronk03@gmail.com>  
**Sent:** Tuesday, July 12, 2022 3:33 PM  
**To:** Baxter, Tamara  
**Cc:** jmaguire@noteslive.vip  
**Subject:** Sunset Amphitheater

**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!**

Tamera,

I have been a lifelong resident of Colorado Springs (54 Years) and my family has been here since the 50's! I am so excited to see our city growing and appealing to the active lifestyle people so crave. I hope that the Sunset Amphitheater is getting serious thought in the approval process. My wife and I and all of our friends LOVE live music and hate having to go to Denver to have a great outdoor experience every time. Looking forward to having this in our community.

I would do anything that would help in the planning for this.

Kind Regards,  
Scott Cronk

## Baxter, Tamara

---

**From:** john.j.cummings.jr@gmail.com  
**Sent:** Saturday, August 13, 2022 12:12 PM  
**To:** Baxter, Tamara  
**Subject:** Article

**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!**

I know my wife (and many others) have written you well thought out and researched responses to the Sunset amphitheater... My Nextdoor posts have purely been to elicit responses, but here is an article I was privately messaged. Please take all of this into consideration with this decision, not just a developer who had the mayor and governor support this venue. Sounds good (pun intended)... Unless you live next door. (second pun intended).

Thank you.

John

[Amphitheater would cause neighborhood noise pollution \(gainesville.com\)](#)

Sent from [Mail](#) for Windows

26 Jun 2022

Ms. Baxter:

Subject: AR PUD 22-00062 Amphitheater

Based on information provided on the Planning website, I appreciate that you and your team are performing due diligence in the proposed Polaris Point Amphitheater project. Residents in the entire Northgate area are expressing concern over the proposed Amphitheater and would like to ensure their voices are heard in this matter. In advance of public hearings, it is important for the residents of this area have their voices heard and concerns addressed. Per previous email traffic, it was indicated that email is the correct means for me to pass our community's concerns along to.

After noticing a few residents in our own small neighborhood raising concerns, I was curious to know if other neighborhoods in this area had similar concerns. After inquiring on the Northgate Residents Nextdoor page, I have discovered that residents in this entire area are not happy about the proposed amphitheater being dropped in a heavily residential area. There are several concerns, from noise levels at the venue, traffic, parking, trash, fire concerns, all the way to disruptive concert goers returning to their cars in "remote parking lots" or residential neighborhoods, and the crimes of opportunity this may introduce.

I have recently read that while concerts were originally planned for Friday and Saturdays only, the documentation mentions a larger facility, with less parking, and the potential of concerts expected to take place over the course of six days per week: far different than the original plan.

I have redacted names, but I am providing a snapshot of all concerns gathered over a 24-hour period from the Nextdoor post and a neighborhood Facebook post that I hope that "staff who find the application largely acceptable" can consider. (Per the letter to Mr. Yoo on 13 Jun 2022) Since collecting the original data provided on 24-25 Jun 2022, there have been additional concerns provided. There are some very well thought out concerns that may not have been considered to date. Afterall, the residents who live here are likely those who can provide the best inputs and feedback.

Proposing this magnitude of an outdoor venue at this phase of the build out of the entire Northgate area, which is extremely residential, is inconsiderate, at best. If this project had been planned EARLY in the development of the surrounding residential neighborhoods, residents would have been able to make an informed decision regarding living here. Homes have been here for at least 20 years, and even residents who chose to make Northgate home a short 5 years ago were not aware of this venue.

Residents of Northgate are STRONGLY OPPOSED to the remote parking options (The Classical Academy, Progressive, and Compassion International, along with relying on local business parking lots) being provided as a solution by the developer. Information has already been provided by The Classical Academy stating that an application for use of property must be submitted for each event, and that school events take precedence, which means that TCA will not be an option for most events and therefore pushing the demand for remote parking into business parking lots surrounded by residential neighborhoods. ***If there is not enough space for onsite parking, it is clear this is not a viable location for this venue.***

Per comments that follow, the traffic, noise, trash, security, and parking in these areas will cause extreme disruption to the residential neighborhoods surrounding these proposed “remote” parking sites. In addition, there is already a concern that based on the cost of parking both on and off site, concert goers will resort to parking in neighborhoods which should not be considered an option for concert goers. Is the cost for blockades and security planned for all the surrounding residential neighborhoods from Ridgeline on the south, up to Gleneagle on the north? Will port-a-potties be on site at these “remote” parking areas, meaning that people, upon return from concerts late in the evening will be “banging” the doors on the porta-potties? Will tailgating be monitored before and after the concert in “remote” locations? Is the developer aware of the residential neighborhoods that closely border the “remote” locations, and the disruption it will cause of those who live here? If concerts are approved to take place until 10:30 or 11:30pm, this equates to disruption and rowdiness to those concert goers returning to their vehicles (not all concert goers are going to wait for shuttle rides back to remote lots) through the early morning hours. Residents of the area do have varying requirements (shift work, young children, etc.).

Who should residents provide concerns to with regard to this concept, which seems great, but not in a highly residential area of Colorado Springs? Is it possible this can be considered in another area in Colorado Springs, where the current infrastructure can handle the traffic, parking, and venue location, such as the Peak Innovation location on airport property?

I am providing a few images that show the proximity of the site to the surrounding homes, as well as a picture of the neighborhoods where residents have expressed concerns. For this reason, when public hearings are scheduled, we are respectfully requesting that the planning department notifies every resident from these neighborhoods of the upcoming hearings. *An additional traffic study* needs to be ordered for this project, which includes a broader area than the immediate I-25 to Voyager connector into the concert venue. Per the comments below, there are far reaching impacts outside the immediate Polaris Pointe area. The study should include the impacts from Briargate Parkway to Baptist Road, especially with explosive development in this area over the past two years. In addition, this study should consider school pick up impacts to the Voyager corridor (TCA North and DaVinci Elementary) as well as to the Northgate corridor (USAFA events, DCC, and other neighboring schools), since the proposal discusses concerts being held that conflict with the school year.

In addition to the images, I am providing a snapshot of the comments from the Nextdoor page as well as a table that captures a list of neighborhoods where residents provided comments from.

Thank you for considering the concerns of the residents, voters, and taxpayers of this area.

Sincerely,

Shelly Cummings

Northgate Neighborhoods with Residents Voicing Concerns
Wildwood
Gleneagle
Flying Horse
Serenity Park
Northgate AFA
Stonewater at Northgate
Greyhawk
Northgate Highlands
Talon Hill View
Trail Ridge North
Voyager/Interquest
Northgate
The Farm

Residential Area impacted by the Proposed project.



Search Nextdoor

S Shelly



Concerns captured by residents in the Northgate area over a 24-hour period.



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- For Sale & Free
- Notifications 1
- Messages

+ Post

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© 2022 Nextdoor

**Shelly C.** Stonewater at Northgate • 1 day ago

Good Evening: For any residents in our Northgate area concerned about the impacts of the outdoor amphitheater (traffic, parking, (not enough planned spaces, so using schools and local business parking lots to offset the surge of traffic/parking, noise impacts, etc.), please comment below, or feel free to message me your specific concerns soonest (by 25 Jun), for inclusion in a letter being drafted.

Thank you.

Posted in **General** to 23 neighborhoods

10

Like

50 Comments

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**K [redacted]** Wildwood

I'm definitely concerned about safety when it comes to traffic. I am scared of the risk that people likely will drink and drive surrounding the events. Not to mention distracted driving while searching for parking, and the chances of people detouring through neighborhoods, potentially at high speeds.

Even ignoring the safety risks, the area is not built to handle that kind of congestion on the roadways.

1 day ago

[Thank](#)

[Reply](#)

[Share](#)

3

**Shelly C.** Author • Stonewater at Northgate

thank you for your response. I will ensure I add this to the information being collected.

1 day ago

[Like](#)

[Reply](#)

[Share](#)

1

**V [redacted]** Gleneagle

I totally agree with Kara!

1 day ago

[Thank](#)

[Reply](#)

[Share](#)

1

**V [redacted]** Gleneagle

Our drivers are already reckless, I live near Gleneagle and Struthers and am frequently cut off because people don't know how to use roundabouts or follow speed limits

1 day ago

[Like](#)

[Reply](#)

[Share](#)



J [redacted] • Flying Horse



They shouldn't build the amphitheater till they put powers blvd thru flying horse from hwy 83 to voyager. If they do build this without connecting powers blvd the traffic on north gate is gonna be horrendous and thru a school zone.

1 day ago [Agree](#) [Reply](#) [Share](#)



Shelly C. [Author](#) • Stonewater at Northgate



[redacted] and on the Voyager corridor, there are also school zones. i think about how horrible traffic is during drop off and pick up times - imagine an 8000 seat venue?

Does anyone know the approximate # of cars that drop off at TCA North, DaVinci, Discovery Canyon, and any other schools in the area?  
(edited)

1d [Like](#) [Reply](#) [Share](#)



Shelly C. [Author](#) • Stonewater at Northgate



J [redacted] I will ensure your comment is added. Thank you.

1 day ago [Like](#) [Reply](#) [Share](#)



T [redacted] Bridle Bit Rd



Shelly pretty sure events at the amphitheater won't conflict with school hours

1 day ago [Like](#) [Reply](#) [Share](#)



Shelly C. [Author](#) • Stonewater at Northgate



T [redacted] I'm trying to point out how bad traffic is during school drop off, and if that level of traffic causes congestion, imagine what traffic to a concert venue would cause in the area.

In addition, concerts are slated to go through September, in planning documents - and the developer already has approval of D20 to utilize school parking lots, so, if a concert begins at 7pm, this would create conflicts with concert goers and after school activities.

1 day ago [Like](#) [Reply](#) [Share](#)





E [redacted] Serenity Park



I live in Middle Creek Manor and am concerned with the already increased traffic, traffic lights and added wait time to get out or in to my neighborhood. Another concern is the fact of the projected limited parking spaces. The assumption by the planning committee and developers that public school and businesses will provide the additional parking needed. As a tax payer I pay taxes that is to go towards providing funding for schools in our district. The taxes payed go towards the upkeep and maintenance of school roads and property. How is it that a private commercial enterprise is going to be allowed to use tax payer funded property? Is there an agreement between the commercial enterprise and D20 whereas the commercial enterprise will be paying rent to we the taxpayers so they can use the school property for overflow parking? I do not believe that they have and therefore what I conclude will happen is that concert goers will avail themselves to parking in the nearby residential neighborhoods.

1 day ago Agree Reply Share



Shelly C. Author • Stonewater at Northgate



E [redacted] solid concerns that I will ensure are captured. Thank you.

1 day ago Like Reply Share



C [redacted] Trail Ridge South



E [redacted] agree with everything you stated. I also would like to know who would be responsible for managing parking in school/business lots. If school parking lots are used would the school be required to obtain some kind of liability insurance in case of accidents? Will they have to hire people to direct traffic, and security to ensure people don't use the football field as a toilet? I've been to plenty of concerts in Denver and I've seen all kinds of insanity. I am not interested in dropping kids off at school where someone is still passed out in their car from the night before, or worse, passed out in front of the school.

The businesses in the area shouldn't have to compete for parking in their parking lots because of poor planning on the part of the people who want to build this venue. They would also have to deal with potential vandalism, littering, unwanted people in their parking lots.

I also live right off Voyager. Traffic is bad enough already, and will get worse just with the incoming apartments and townhomes. Bringing in extra traffic from all over isn't safe or reasonable at this point.



D [redacted] Gleneagle



Another huge issue is noise pollution in an open air venue near an ever increasing number of nearby homes and luxury apartment complexes. We live in Gleneagle and can regularly hear trains four miles away at night and reveille and taps at USAFA. I don't want to hear performers at night every weekend blaring out at the venue. There's a lawsuit going on in Telluride between a condo adjacent to a roofless venue being allowed to operate by the city without replacing a roof.

1 day ago [Agree](#) [Reply](#) [Share](#)



Shelly C. Author • Stonewater at Northgate



D [redacted] there are now conflicting reports that planning documents also state concerts taking place during the week as well. I hope to review the planning documents tomorrow.

1 day ago [Like](#) [Reply](#) [Share](#)



J [redacted] North Gate AFA



I'm very concerned about the noise, as I have small children. Also, I am concerned about the traffic congestion negatively impacting emergency response time for area residents. There's already a problem with Struthers being a parking lot when AFA football games are going on. Add another 8000 seat venue nearby, and that problem only gets worse.

1 day ago [Like](#) [Reply](#) [Share](#)



J [redacted] North Gate AFA



Also: The light at Struthers and Northgate is already problematic (there was a bad accident just a couple of weeks ago). Add distracted and possibly drunk drivers leaving the venue and coming down the hill (toward I-25), and it's a recipe for disaster - especially when the roads are icy.

1 day ago [Like](#) [Reply](#) [Share](#)





R [redacted] Greyhawk



In addition to the theater they are proposing an apartment complex directly across from Chick-fil-A on the east side in the current open field adjacent to Loaf and Jug.

Not only will this disrupt the views, the added traffic near an already congested school zone will be magnified and compounded by the theater and the associated influx it will bring.

With the combination of the two is absurd to think the current infrastructure (parking, light pollution, view degradation, traffic impact etc.) can handle both of these things.

Oh yeah, didn't even touch on the noise.....

1 day ago

Like

Reply

Share



2



T [redacted] Northgate Highlands



[redacted] that is an interesting proposal, considering that is also where the Powers Blvd. connection/extension is supposed to be.

1 day ago

Like

Reply

Share



K [redacted] Flying Horse



There is no need for this amphitheater. They can have events at the Airforce Academy. It is a beautiful facility, and has everything needed for events. We do not need more business generating large amounts of traffic. We need to think about pollution (air quality and noise). Ridiculous to put in 8,000 seats and basically no parking. Parking on the streets is a trashy idea. I do not want Denver air or noise quality. (edited)

1d

Agree

Reply

Share



9



S [redacted] Northgate Highlands



I, too am concerned about traffic and noise. I live in Northgate Highlands and there is already a huge increase in traffic with all of the building that has gone on in the Bass Pro shopping center. Overdrive, Air City, Top Golf, Magnum Shooting, Bass Pro, restaurants, now apartments and an amphitheater? Whenever there is an event at the Air Force Academy, traffic is backed up to Voyager and that is pretty infrequent. If there are concerts on a nightly basis, we can expect this type of traffic on a regular basis. Not to mention, people that have been drinking and smoking (not cigarettes) and driving. This is not a good thing for residents here.

1 day ago [Agree](#) [Reply](#) [Share](#)



L [redacted] Talon Hill View



Let's build a grocery store first please!!

1 day ago [Agree](#) [Reply](#) [Share](#)



C [redacted] Trail Ridge North



I'm not looking forward to more crowds. Please gawd make it stop or move it North!!

1 day ago [Like](#) [Reply](#) [Share](#)



T [redacted] Gleneagle



Where do we send comments supporting the amphitheater

1 day ago [Like](#) [Reply](#) [Share](#)



T [redacted] Northgate Highlands



Northgate, Northgate estates and Greyhawk will need barrier signs during concerts that say local traffic only, no concert parking.

Businesses on Voyager and Northgate will need signage that says no concert parking, towaway zone

1 day ago [Agree](#) [Reply](#) [Share](#)





[Redacted] Serenity Park



Traffic, parking, noise, safety (of roads and neighborhoods), are all legitimate and big concerns. It is going to be another development nightmare that is pushed down our throats without a well thought out logistics plan. Not sure Voyager can handle all the traffic for an emergency evacuation even now. This does not belong in an already over-developed neighborhood that can't even get a grocery store! The traffic is bad enough when the AF Academy has a big event, and those have well-controlled entrances and parking. (edited)

1d [Agree](#) [Reply](#) [Share](#)



[Redacted] Flying Horse



I'm highly concerned regarding the increased traffic this development would bring to the Northgate area which already lack sufficient infrastructure to handle the traffic created by the Voyager\I-25 connection.

One of the key reasons I chose the Northgate area as my home was to be away from the congestion, delays, and driver safety issues that come with a development project like this. I do not want a stadium, concert venue, nor other high traffic, large, un-sightly building to be constructed in the Northgate area. If I want to go to an event, I will drive to it. I have no need for an event facility this close to home.

We don't have the infrastructure (roads, water, power) to support these things, nor do we have the desire to deal with the traffic and safety issues that come along with this type of development.

Again, this is why I chose to live here, I'm tired of the development projects that keep getting shoved in our faces and requiring us to fight to push them back. We don't want this, stop coming to us with these types of developments.

If our current leaders cannot acknowledge and fight for what we want, maybe it's time for a change in leadership. If they won't accurately represent our interests, let's find those that will.

1 day ago [Agree](#) [Reply](#) [Share](#)



[Redacted] Voyager/Interquest



A grocery store needs to be built before the amphitheater lol

1 day ago [Agree](#) [Reply](#) [Share](#)





B [redacted] Northgate



We LOVE Boot Barn Hall and would love an amphitheater close by AS LONG AS there is a provision for noise control. In most neighborhoods, there are rules of conduct and this should be no different than asking a neighbor to keep their music from blaring or their dog from barking incessantly. As far as traffic in the area, I think concerts would begin long after school carpool lines have dissipated. The venue will be in an excellent location for patrons to exit right on to either I-25 or 83 when complete. (edited)

1d Like Reply Share



Shelly C. Author • Stonewater at Northgate



B [redacted] I'll take your comments and will add them to the list - and per information available, there are not enough parking spaces to accommodate the number of attendees, so it is not quite as easy as on and off I25 as mentioned - so the proposal suggests using parking lots of surrounding businesses as far as a mile away to accommodate the parking issues. Also, the concerts are proposed to begin at 5:30 on school nights, and i have information showing that events at TCA north go through 7:30pm, so there are conflicts in parking and traffic.

There are also details regarding the decibel ranges that are conflicting that are also being addressed.

Thanks again for the input. (edited)

1d Like Reply Share





D [redacted] Flying Horse



[redacted] we live off of Northgate Rd and 83, when the Voyager access to I-25 is blocked (for repairs, accident, etc...) we traffic backed up from Northgate\83 to well past DCC (Old Northgate Rd).

We have seen this issue in a previous place we lived. When the exit leading to Voyager gets crowded, people will try to use the Northgate Rd access to I-25 and the Northgate Rd access to 83.

My concern is that the police will have to assign resources to traffic duty to keep the flow of traffic eating into their resources (even if the venue pays for their assistance) or residents will be stuck in line to get home or leave home during these times.

Please keep in mind, I am not trying to say you are wrong, just that we have already seen these roads backup without the added traffic another event venue would bring. I'm concerned that it's just going to get worse. Thankfully, the roads getting overcrowded have not been a significant issue lately.

I'm not sure what the event schedule would be like for this location... but in many places you can have 2 - 3 shows a day/night. It is hard to tell the impact when we don't have enough information to go off of.

1 day ago Like Reply Share



Add a reply...



P [redacted] Stonewater at Northgate



I am not against this concept. But we need a grocery store on that lot! Why can't they move the concert venue to Monument or the Black Forest? Much more space there.

1 day ago Like Reply Share





J [redacted] Gleneagle



I love the peacefulness and quietness of our area. It will never be the same. J Brewer

23 hr ago Like Reply Share



J [redacted] Serenity Park



We NEED a grocery store in that space. That would serve the community much better. Developers listen up—Why not add some thing people have been begging for logical reasons—do not bring in a venue that the community objects to for so many reasons.

21 hr ago Like Reply Share



C [redacted] North Gate AFA



As a resident off of Struthers Road,Struthers becomes a traffic jam already if I-25 gets backed up. It can be incredibly noisy even then. With a venue off of Northgate, surely traffic will divert to Baptist and Struthers for those concert goers anxious to beat the crowds. I have had 2 vehicles drive through my backyard fence and yard already,one with critical injuries. Struthers has become busier than it ever should have been. We all love outdoor concerts,but to be in an area where families are living and driving will undoubtedly lead to complications, traffic,noise,and frustration for all.

20 hr ago Like Reply Share





S [redacted] Trail Ridge North



I'm very concerned about the mass amounts of people and traffic it will create. Also the noise. We hear the crowds and band echo off the mountains from USAFA. How much louder will amplified music in our neighborhoods be? Or the pollution? There's a lot more trash and poor behavior since the entire BassPro shopping area was added. I don't see how this venue won't add to those issues. Speeders are prevalent on Voyager and now they want to randomly add 8000 more people to this area? How about the fact that crime rates have risen the past few years and we already do not have patrols in the area. Bringing more people in may cause us to see more of those issues as well. The city keeps allowing major build that bring in thousands with little to no requirements on improving infrastructure to support those changes. The extra traffic will most definitely effect road maintenance needs as well. TCA causes major traffic issues because of very poor planning. As do USAFA events. How about emergency response? Will the extra traffic prevent first responders from protecting and serving the residents? Because, again, excessive traffic for USAFA events has caused issues for emergency response. Anyway, these are the many things I'm concerned with.

8 hr ago Like Reply Share



K [redacted] Greyhawk



Colorado Springs is growing!....we are all having to accept this and the changes taking place here...Your area is just part of this growth to accommodate entertainment for the city which is badly needed. The alternative choice is to move where you may be more satisfied with your surroundings!

8 hr ago Like Reply Share



K [redacted] Trail Ridge North



K [redacted] 100

7 hr ago Like Reply Share



Shelly C. Author • Stonewater at Northgate



K. [REDACTED] Hi. I have lived in this area since 2013 and closely studied the development plans for this corridor. An outdoor entertainment facility of this magnitude dropped in the middle of a heavily populated residential area was never part of that plan. I moved to this area as "the alternative choice." I see you live in Greyhawk. The plan right now does not have enough parking, which means that your neighborhood is where many concert goers will park. The traffic concerns and parking issues are long time residents main concerns - there have been homes up here since long before my arrival in this area and I simply want to ensure that concerns are voiced.

We know that people are excited about an outdoor concert venue - but if you've lived in COS long enough, you will then know that planning is not well done and the impacts get passed along to the taxpayer.

You also do realize that in our current housing market, it's not just easy to pick up and move to a location to be more satisfied with surroundings, right? (edited)

5h [Like](#) [Reply](#) [Share](#)



S. [REDACTED] • Trail Ridge North



Shelly fully agree with you. It's why we moved to this end of town 12 years ago. We wanted to be away from these sort of things and now we cannot afford to move in this current market. The city keeps approving growth because they only see the instant revenue and ignore the long term issues and effects on infrastructure which they do not require developers to upgrade. They raise our property taxes and put the burden on homeowners. Developers run this town. It needs to stop. Community members should have a say so in projects that will make these huge changes to our neighborhoods.

4 hr ago [Like](#) [Reply](#) [Share](#)





Shelly C. Author • Stonewater at Northgate



Thank you for the response, as it's folks like yourselves that I am simply wanting to gather inputs from. I know there are folks in our neighborhood who are concerned, and I suspected that based on those concerns, it was worth pulsing the larger Northgate community. If a small set of neighbors was the only segment "whining or complaining", then it's one thing, but I had a hunch that the concerns were out there. Community members DO have a voice and I am simply trying to ensure that our voices are heard before it's too late. Thank you. I will make sure that names are protected, but it's comments like yours above that our City planners and lawmakers need to be aware of. I think we are all doing our part now to speak up and try to provide the longer term issues and effects that many are just too short sighted to see.

3 hr ago [Like](#) [Reply](#) [Share](#)



Add a reply...



B [redacted] Serenity Park



I'm concerned that they didn't follow city laws by giving local residents any chance to comment before approving this. I'm mostly worried about noise and traffic from the "approved" parking at Compassion International.

7 hr ago [Like](#) [Reply](#) [Share](#)



Shelly C. Author • Stonewater at Northgate



the proposal is still with the planning department at this point, which was the purpose of my request for concerns. I too am concerned about "approved" parking at Compassion International. I intend to pass along concerns reference the parking plans for this venue. If there isn't enough parking onsite, seems as though that would be a major reason that the site is not viable for this venue.

5 hr ago [Like](#) [Reply](#) [Share](#)



M [redacted] North Gate AFA



Increased traffic with no bike lane from highway exit to Struthers will create extremely dangerous conditions for cyclists.

1 day ago [Like](#) [Reply](#) [Share](#)





J [redacted] The Farm



I am not happy about the amphitheater being put in surrounded by so many houses. I will definitely be able to hear the noise from my house. I was even more frustrated when I heard there would only be 300 parking spaces for 8,000 people. This would make the traffic terrible in our area. If the city allows this to be built in our neighborhood, then they should at least hold the developers responsible for having enough parking for it. I would be not happy about concert goers parking at the Compassion or Progressive building because then all those people would be parking right next to my neighborhood (making traffic for us when we come out of our neighborhood and usually leaving trash or sometimes bringing drugs with them. This is not a good location for an amphitheater.

19 hr ago Like Reply Share



K [redacted] Stonewater at Northgate



J [redacted] agree

18 hr ago Like Reply Share



K [redacted] • Wildwood



J [redacted] I hadn't heard the parking would be that small for such a large capacity venue! Surely there has to be legalities that prevent that. Even restaurants have to have a certain number of parking spots based on total capacity.

15 hr ago Like Reply Share





J [redacted] Serenity Park



You can add my wife and I to the list of names that are not happy about this development going in. Where else can we go to oppose this? It seems incredibly thoughtless by the city planners to try and squeeze such a large venue that will attract a ton of people into such a small space and right near a ton of residential property. This just seems like a horrible idea from all aspects.

Anyway, we live in the neighborhood right next to da Vinci Academy and are incredibly worried about a whole host of things including:

1. Noise pollution - This whole area is pretty populated and we're all going to be living with loud music during concerts. The last thing I want to do is go out on my deck in the evening and have to hear distorted music from just over a mile away. And definitely don't want to hear it as we're trying to go to bed! I get up pretty early!
2. Traffic - I can only imagine that traffic is going to be horrible up and down Voyager, both before and after concerts/events. People will be cutting through the side neighborhoods (like ours) to try and "beat traffic" in and out of the area. This will put kids and residents at risk. We already deal with people speeding through Middle Creek/Bridle Oaks, this will make the problem MUCH worse.
3. Parking - Where are concert/event goers going to park? Doesn't seem like there is enough parking near the event space, and if the idea is to use local business/school parking lots this seems like a poor solution and very unfair to them.
4. Potential increase in crime - this is speculation on my part, but it seems like if you are bringing that many people into an area, this will attract more opportunistic crime.

NOTE: If this is a done deal and we're just barking at the wind, could we try for a compromise? For example: a) Is there at least some thought to rotating the amphitheater 180 degrees so that the music projects toward the mountains and away from all the nearby residential property? b) could they put limitations on what type of concert/events are going to be done there? Maybe only acoustic sets, and theater productions? c) etc.

Please let us know if there is a place we can send more exhaustive comments.

18 hr ago

[Like](#)

[Reply](#)

[Share](#)



5



Renee [redacted] Gleneagle



Traffic will most definitely be an issue. The Avalanche game at AFA proved that. People who were backed up on I-25 tried to get off and go through the neighborhoods. Struthers AND Gleneagle were backed up all the way to Baptist.

16 hr ago

Like Reply Share



[redacted]

We will need someone to block people from entering the neighborhood at the round about. This will keep people from driving through the neighborhood after leaving the Progressive parking lot. This should be arranged through CSPD as an extra duty assignment and should be paid for by the concert venue.



Like Reply 2d



Shell [redacted] Author



Charley Curry thanks for the information. I will add this to the list of concerns.

Like Reply 2d



[redacted] I agree with that



Like Reply 4h

[redacted]

Traffic is a huge concern. No parking in the neighborhoods.



Like Reply 2d



[redacted]

Will there be a formalized system for post concert/event cleanup? I would imagine that many people could unfortunately generate a lot of litter in the progressive and compassion parking lots.



Like Reply 2d



[redacted] replied · 1 Reply

[redacted]

Concern for traffic on Voyager, overpass for Flying Horse going to Powers hasn't been started yet.



Like Reply 2d



[redacted] replied · 1 Reply

[redacted]

Concerns for traffic, noise, parking, and cleaning up after



Like Reply 1d



Concerns on noise, parking, traffic, drunken people driving home or walking through our neighborhood- I see lower property values in our future!

Like Reply 4h



Summary of comments:

General Concern
<p>Safety</p> <ul style="list-style-type: none"> <li>Disorderly conduct of concert goers returning to cars in remote lots; drunken people driving home or walking through the neighborhood.</li> <li>Distracted driving while looking for parking</li> <li>Reckless driving in a highly residential area</li> </ul>
<p>Heavy Traffic Congestion</p> <ul style="list-style-type: none"> <li>Through school zones on Voyager AND Northgate</li> <li>Heavy traffic congestion during school drop off; infrastructure doesn't support that, meaning concert traffic will be worse</li> <li>Increased traffic now; what will concert traffic further complicate for local residents?</li> <li>Traffic is bad enough in this area already and with more apts and townhomes, bringing additional concert traffic from all over isn't safe or reasonable</li> <li>Traffic congestion negatively impacting emergency response for area residents</li> <li>Struthers and Northgate are already problematic when AFA footballs are going on. Add another 8000-seat venue nearby, and the problem only gets worse</li> <li>Huge increase in traffic already with all of the building in Polaris Pointe, and now another apartment complex and an amphitheater? Traffic is already horrible when there is an event at the USAFA and that is infrequent. If this is on a nightly basis, this is not the traffic we want in a residential area on a regular basis.</li> <li>Struthers is already a traffic jam when I-25 gets backed up and can be incredibly noisy. With a venue off Northgate, traffic will divert to Baptist and Struthers for concert goers anxious to beat the crowds. Struthers is already busier than it ever should have been. This will lead to traffic complications, frustrations, and noise all where families are living.</li> </ul>
<p>Drinking and driving</p> <ul style="list-style-type: none"> <li>Concerns especially after leaving the venue</li> <li>Along with congestion, concerns that people have been drinking and smoking (not cigarettes) and driving. This is not a good thing for residents in this entire Northgate area.</li> </ul>
<p>Parking in neighborhoods</p> <ul style="list-style-type: none"> <li>Barrier signs will need to be provided by the venue for every neighborhood in the area that say local traffic area, no concert parking</li> <li>Businesses along Voyager and Northgate will need signage that says no concert parking, towaway zone.</li> <li>These signs and barriers will be ignored</li> </ul>
<p>Detouring through neighborhoods, potentially at high speeds</p> <ul style="list-style-type: none"> <li>Concern for cutting through Stonewater neighborhood leaving the Progressive parking lot. Concert venue needs to pay for support for blocking off entrances to neighborhoods. This should not be passed along to the taxpayer.</li> </ul>
Area infrastructure not designed to handle roadway congestion

- Powers Blvd connection to 83 should be a required pre-requisite before this is considered
- Proposed apartment complex across from Chic-fil-A AND this venue will add traffic near an already congested school zone (TCA) will be magnified and compounded by the theatre and the associated influx it will bring. Absurd to think current infrastructure can handle all of this
- Traffic, parking, noise, safety, air quality are all legitimate concerns. Another development nightmare that is pushed down our throats without a well thought out logistics plan. Voyager cannot handle all the traffic for an emergency evacuation now.
- Traffic is already bad enough with the USAFA has a big event, and those have well- controlled entrances and parking.
- Already lack sufficient infrastructure to handle the traffic created by I-25/voyager connection. There is no need for a venue like this in this area.
- Residents living in the area will be impacted by traffic to just try to get home or get out – or do we have to plan our lives around this venue now?
- Powers connection from Voyager to 83 needs to be completed before this is even considered.

#### Parking

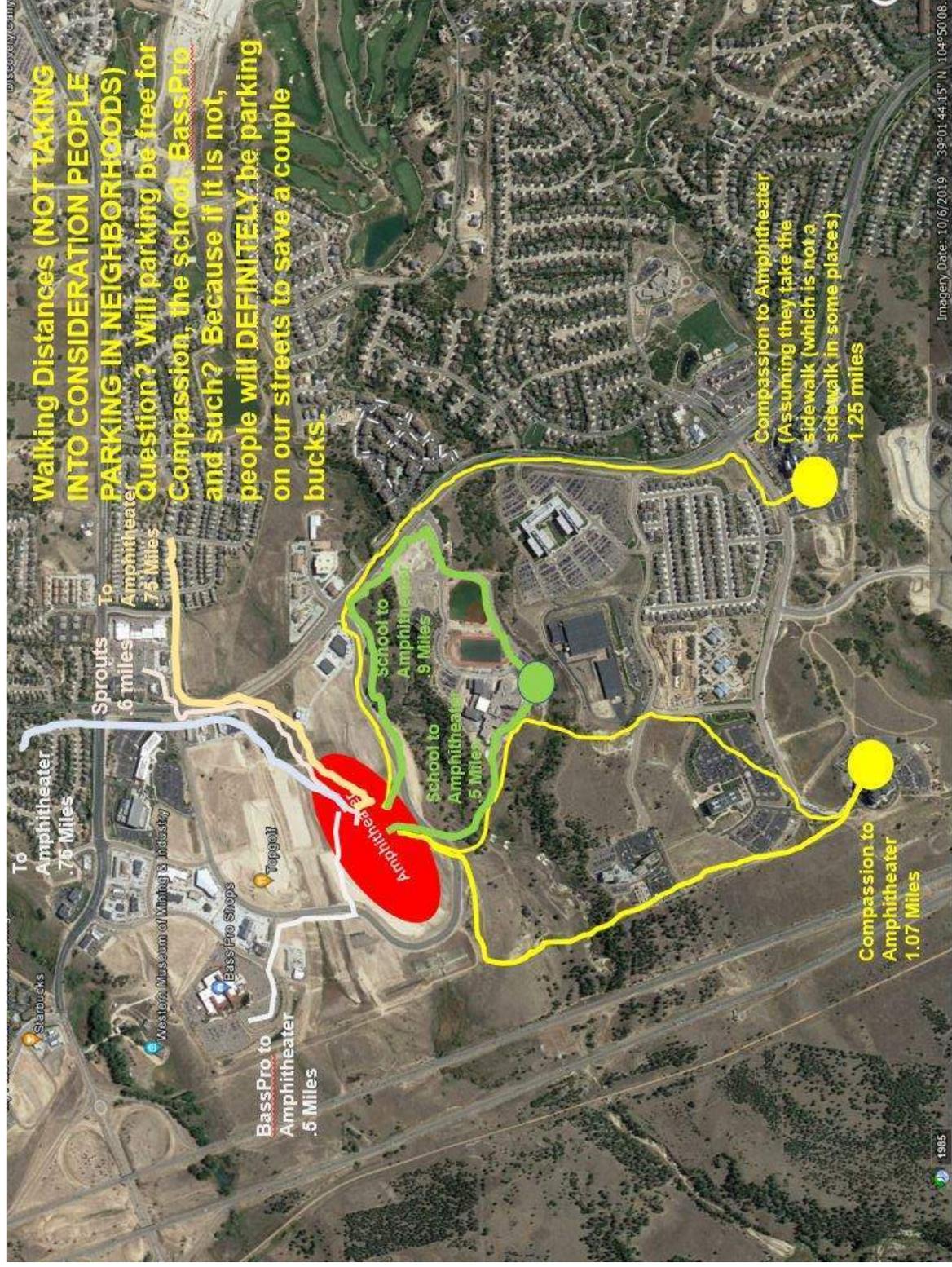
- Projected limited onsite parking spaces
- As a taxpayer, we pay taxes that go to maintaining school property. How is it that a private commercial enterprise will be given permission to use taxpayer funded property? Will the commercial entity be paying rent to the taxpayers to use the school parking lot for overflow parking?
- Concerns that concert goers will simply park in nearby neighborhoods
- Concerns for who will manage parking in school/business lots. Liability insurance for accidents? Security for entrance into buildings and for ensuring public property isn't used as a toilet. Hire people to direct traffic?
- Concerns that people will be passed out from the night before in "remote" parking areas and residential areas.
- Businesses in the area should not have to compete for parking in their lots because of poor planning on the part of the people who want to build this venue. The businesses would also have to deal with potential vandalism, littering, and unwanted people in their lots.
- Ridiculous to put in this 8000-seat facility with basically NO parking. Parking on residential streets is a trashy idea. Very inconsiderate of this supposed local businessperson that will drive down home values in one of the most desirable areas of the city.
- Concerned about approved parking at Compassion International – who do we contact to discuss our concerns with this "neighbor?"
- Mostly worried about the noise and traffic from the "approved" parking at Compassion International

#### Noise Pollution in an open-air venue very near homes and luxury apt complexes.

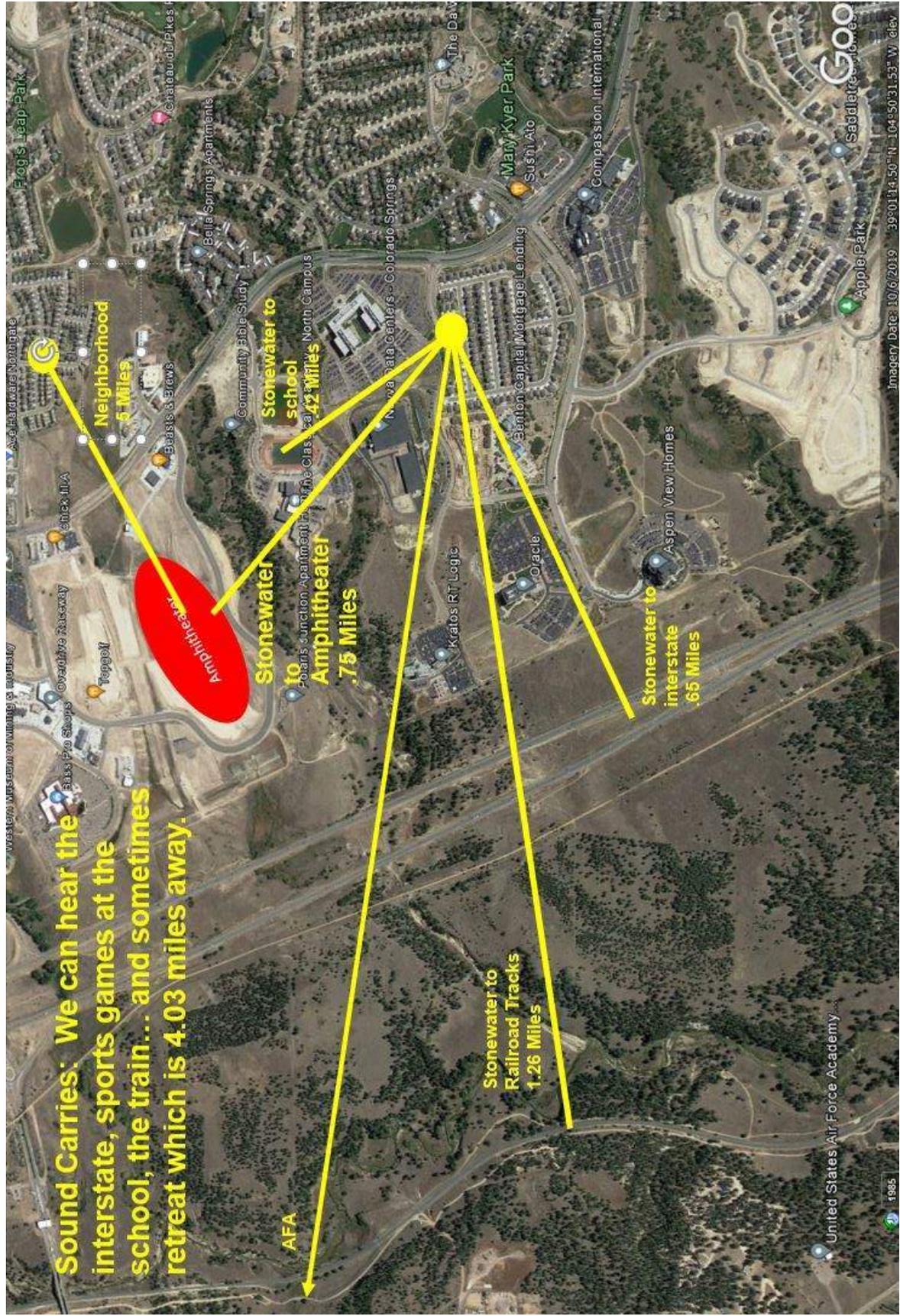
- Can clearly hear trains 4 miles away and reveille and taps at the USAFA. Don't want to hear performers at night blaring out at the venue. There's a lawsuit going on in Telluride between a condo adjacent to a roofless venue
- Concerned about the noise with small children in the home
- No need for this facility. USAFA has a beautiful facility and has everything needed for events. Need to think about air pollution and noise pollution. I do not want Denver air or noise pollution
- Provision for noise control MUST be addressed. There has to be rules of conduct for this, especially in a highly populated residential area.
- Noise pollution from traffic and concert goers returning to vehicles after concert in "remote" parking lots, impacting residents

<ul style="list-style-type: none"> <li>• Not happy about the noise from my house</li> </ul>
<p>Air Quality concerns</p> <ul style="list-style-type: none"> <li>• I do not want Denver air pollution. This would be caused by the horrendous traffic created in this heavily populated residential area</li> <li>• Huge increase in traffic already with all of the building in Polaris Pointe, and now another apartment complex and an amphitheater? Traffic is already horrible when there is an event at the USAFA and that is infrequent. If this is on a nightly basis, this is not the traffic we want in a residential area on a regular basis.</li> <li>• Traffic congestion already creates air quality concerns on Struthers</li> </ul>
<p>Let's build a grocery store first, please</p> <ul style="list-style-type: none"> <li>• This does not belong in an over-developed area that can't even get a grocery store.</li> <li>• A grocery store needs to be built before this amphitheater</li> <li>• A grocery store is needed on that lot. Move the concert venue to a location where there is more space.</li> <li>• We NEED a grocery store in that space. That would serve the community so much better. Developers listen up – what not add something the people have been requesting for logical reasons rather than bringing in a venue that the community objects for so many reasons?</li> </ul>
<p>Conflicting reports on concert schedule</p> <ul style="list-style-type: none"> <li>• Weekends only or also during the week?</li> <li>• Multiple showtimes throughout the day?</li> <li>• Hard to tell impact when we do not have enough information</li> </ul>
<p>Police Resources</p> <ul style="list-style-type: none"> <li>• Will have to assign resources (already limited) to traffic duty to keep the flow of traffic eats into resources (is venue going to pay for that?)</li> </ul>
<p>Dangerous conditions for bicyclists</p>
<p>Will there be a formalized system for post-concert/event clean up? I would imagine that many people could unfortunately generate a lot of litter in the progressive and compassion parking lots</p>
<p>Lowered property values due to traffic, parking, disorderly conduct of concert goers</p>
<p>City keeps approving growth because they only see the instant revenue and ignore the long-term consequences and effects on infrastructure which they do not require the developers to upgrade. They raise our property taxes and put the burden on homeowners. Developers run this town. This is a HUGE change to this neighborhood.</p>

Image that shows the impact of parking and walking from two of the proposed "remote parking lots" and the impact on a few neighborhoods.



Noise pollution/sound impact image



## Baxter, Tamara

---

**From:** Shelly Cummings <mcdonough15@gmail.com>  
**Sent:** Monday, June 27, 2022 1:43 PM  
**To:** Baxter, Tamara  
**Subject:** AR PUD 22-00062 Amphitheater

**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!**

Good Afternoon Ms. Baxter:

I understand you are the Planner assigned to the subject proposed Amphitheater project. I am wondering if you can please guide me in how residents concerns over traffic, noise pollution, and other concerns (especially the proposed plan for remote parking offsite in businesses closely bordering residential neighborhoods) regarding this project can be appropriately communicated as part of the City Planning team's consideration?

I have captured several concerns that have been raised by the residential folks that call Northgate home and I'm wondering the appropriate way to pass those concerns along to ensure that we the residents of this area (and voters and taxpayers) are ensured our voices are heard.

Thank you for reading my message. I would appreciate any guidance you can provide.

Sincerely,  
Shelly Cummings

## Baxter, Tamara

---

**From:** Shelly Cummings <mcdonough15@gmail.com>  
**Sent:** Thursday, August 4, 2022 1:59 PM  
**To:** Baxter, Tamara; Frisbie, Todd; Development Review - SMB  
**Cc:** BBeede@us.ci.org; johnolson.boardmember@gmail.com; Strand, Tom; Wintz, Katelynn A  
**Subject:** Concerns Regarding File No. AR NV 22-00480 - Non Use Variance - Polaris Pointe South Filing 4  
**Attachments:** Resident Response to File No. AR-NV 22-00480 – Application for Nonuse Variance.docx; Attachment 1 - Images Depicting Impact of Remote Parking at Compassion International to Nearby Residential Neighborhoods.docx; Exhibit A.docx; Exhibit B - 1000 ft radius.docx; Exhibit C - 10000 ft radius.docx

**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!**

Good Afternoon Ms. Baxter, Mr. Frisbie, Traffic Engineering, and SWENT/EDRD:

I am writing with specific concerns regarding the Application for Non Use Variance related to parking for Polaris Pointe South Filing 4 (File No. AR NV 22-00480); however, references to File No. AR FP 22-00063 and AR PUD 22-00062 are also part of this discussion.

The residents and business owners in the Northgate area who surround this proposal deserve a formal public hearing hosted by City Planning, much like what residents nearby the proposed Spectrum Loop Multi-Family proposal (File Numbers CPC PUZ 22-00057 and CPC PUP 22-00058) recently received. (Exhibit A - attached)

The reasoning behind the request for Planning to make a formal request for the proposal sponsor to update all applications for File No. AR NV 22-00480, AR FP 22-00063, and AR PUD 22-00062 **to 10,000 feet** (1.9 miles) from 1,000 feet (.19 mile), is based on the information in the nonuse variance application on page two submitted by the Proposal Sponsor that states "*up to 10,000 feet from the subject property to shared remote parking locations*". If consideration for a 10,000 ft radius is being made in the proposal for remote parking options; then a public notice/letter to each small business owner and residential owner impacted within a 10,000 ft radius (10,000 feet = 1.9 miles) should be formally notified – not within a 1000 foot radius (1000 feet = .19 mile) as the application currently states, for which this project has several impacts far beyond that minimum perimeter/radius (Exhibits B and C - attached).

In addition, with the exception of the proposed use of the Bass Pro parking lot, **NONE of the proposed remote parking lots are appropriately adjacent (per City Code) to the proposed site.**

Attached are references to:

- Resident Response to File No. AR-NV 22-00480 – Application for Nonuse Variance
- Attachment 1 - Images depicting Impact to Nearby Neighborhoods of Remote Parking at Compassion International
- Exhibit A - Public Notice
- Exhibit B - a 1,000 foot radius image, for which there are basically parking lots and an apartment complex, along with a few new businesses in the Polaris Pointe South area.
- Exhibit C - a 10,000 foot radius image, which gives a clear depiction as to the various impacts of files AR NV 22-00480, AR FP 22-00063, and AR PUD 22-00062

Bottom Line: **DENY** the Nonuse Variances to City Code Section 7, as requested in the proposal documents for several reasons as outlined in this email and further discussed in the attached correspondence. Essentially, the requestor has downplayed the impact of this entire proposal package.

Respectfully Submitted,

Shelly Cummings

Attachment 1: Images to Show Proximity of Homes to Compassion International Parking Sites 1 and 2 – Presents a Severe Impact to Our Neighborhoods

**Compassion International Remote Parking Site One Images**

Images below show Middle Creek Parkway (shuttle route) and homes in Stonewater at Northgate, as seen from one of the proposed and allowed parking spots as depicted in the remote parking map



Attachment 1: Images to Show Proximity of Homes to Compassion International Parking Sites 1 and 2 – Presents a Severe Impact to Our Neighborhoods



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Images below depicts the homes in The Farm impacted by allowable proposed parking

Attachment 1: Images to Show Proximity of Homes to Compassion International Parking Sites 1 and 2 – Presents a Severe Impact to Our Neighborhoods



The Farm from a proposed allowable spot in Compassion International Lot 1

Attachment 1: Images to Show Proximity of Homes to Compassion International Parking Sites 1 and 2 – Presents a Severe Impact to Our Neighborhoods



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Attachment 1: Images to Show Proximity of Homes to Compassion International Parking Sites 1 and 2 – Presents a Severe Impact to Our Neighborhoods



Attachment 1: Images to Show Proximity of Homes to Compassion International Parking Sites 1 and 2 – Presents a Severe Impact to Our Neighborhoods

Below - Compassion International’s own trail map to show the close proximity of their lot to homes that currently exist, and others that aren’t even built on the site to the south.



Attachment 1: Images to Show Proximity of Homes to Compassion International Parking Sites 1 and 2 – Presents a Severe Impact to Our Neighborhoods

Images below show the proximity of Compassion International’s site 2 parking lot to nearby residences. While I completely dissuade the city from utilizing remote parking, if there were NO OTHER options; this lot is only slightly less disruptive to nearby neighborhoods...



Attachment 1: Images to Show Proximity of Homes to Compassion International Parking Sites 1 and 2 – Presents a Severe Impact to Our Neighborhoods



Attachment 1: Images to Show Proximity of Homes to Compassion International Parking Sites 1 and 2 – Presents a Severe Impact to Our Neighborhoods



Attachment 1: Images to Show Proximity of Homes to Compassion International Parking Sites 1 and 2 – Presents a Severe Impact to Our Neighborhoods

Images below depict the route that would likely be taken if folks walk back from the venue to site 2. How will security keep this trail safe and what about trash pickup? What about noise complaints as traffic and pedestrians walk directly by nearby homes?



Attachment 1: Images to Show Proximity of Homes to Compassion International Parking Sites 1 and 2 – Presents a Severe Impact to Our Neighborhoods



Attachment 1: Images to Show Proximity of Homes to Compassion International Parking Sites 1 and 2 – Presents a Severe Impact to Our Neighborhoods



Attachment 1: Images to Show Proximity of Homes to Compassion International Parking Sites 1 and 2 – Presents a Severe Impact to Our Neighborhoods



Attachment 1: Images to Show Proximity of Homes to Compassion International Parking Sites 1 and 2 – Presents a Severe Impact to Our Neighborhoods

Middle Creek Parkway as seen from the parking lot from Compassion International – across the road is the south entrance to Stonewater at Northgate – what will stop concert goers from parking in this neighborhood if compassion international ever ends their agreement with the proposal sponsor? With the narrowing of our residential streets in accordance with *PlanCOS*, and with homes having several vehicles that already occupy our residential streets, will residents have to fight for parking in front of their own homes? Will security be posted and residential streets blocked off? At what cost? DENY a variance for remote parking.



Attachment 1: Images to Show Proximity of Homes to Compassion International Parking Sites 1 and 2 – Presents a Severe Impact to Our Neighborhoods



Attachment 1: Images to Show Proximity of Homes to Compassion International Parking Sites 1 and 2 – Presents a Severe Impact to Our Neighborhoods



Attachment 1: Images to Show Proximity of Homes to Compassion International Parking Sites 1 and 2 – Presents a Severe Impact to Our Neighborhoods



As depicted in the image above, this neighborhood is already dealing with late night issues in this detention pond – what stops folks from parking here, jumping the fence and cutting through the detention pond where a dangerous culvert exists, to get to Voyager?

Dear Leaders:

Bottom line is this Application for Nonuse Variance related to parking for Polaris Pointe South Filing 4 (File No. AR NV 22-00480) equates to the requestor essentially planning to provide for 80 off-street on-site parking spaces - 236 currently depicted in the drawing package provided to the Planning Department but the application requests a 99% variance. Is this truly deemed an appropriate plan for which the City Planning Department can confidently stand behind for a proposed 8000 seat venue as sustainable into the future? 236 spaces sounds logical if the original plan of seating an audience of 400, and providing parking for performer vehicles and employee parking. The documents associated with this and two other associated filings have grown from 400 seats, to 6000 seats, and now to 8000 seats, so too must the on-site parking requirements.

The Northgate Developer, Mr. Erickson, and this proposal sponsor, Mr. Roth, along with City representatives appear to be focused solely on revenue by trying to build as much revenue-generating property into this Polaris Point South area with as little parking as possible, which does not adequately accommodate the growth of this area.

In looking through the planning documents submitted and comparing the information to satellite imagery of the surrounding area, are concert goers really going to park in lots where they are assigned, or will they plan to have dinner at a restaurant within close proximity to the venue and remain parked there and walk? This impacts parking at restaurants for which they were required to provide an appropriate number of spots. Parking in this generalized proposed concert venue/amphitheater area is already clogged and congested – and what happens if the proposed remote parking contracts eventually are negated? Perhaps the City Planning team in charge of this proposal should circle back around with the requestor to do the right thing and *plan for adequate parking onsite*.

The requestor is trying to tug at the heartstrings of the community by stating he is a local resident who cares about his community. If this is correct, then do the right thing and be a GOOD neighbor and build a project he can be FULLY proud of for several decades into the future – don't simply allow another developer to build on the cheap and force the taxpayers, voters, and residents of this area to shoulder the future consequences.

Reviewing the nonuse variance application submitted on July 22, 2022 –I am a resident owner who lives within the immediate area (within 10,000 feet of the proposed venue), and while I cannot speak for the other community members who call this area our home, in recently chatting with several residents from various neighborhoods, the residents who live here are certainly distraught over this project. It appears that on page two, Nonuse Variance Application Requirements section 1d states “there are several on and offsite features that may negatively impact traffic, noise, and nearby residential neighborhoods. The unique physical conditions may be certain on-site or off-site environmental features which may positively or negatively affect the property in question, including but not limited to, adjacent land uses, traffic, noise, views and location of significant natural, architectural, or historic features”. If this is to help the applicant – I believe that the variances requested, if approved, will negatively impact the surrounding 10,000 foot radius.

My family moved to this area of town in 2014 – one could argue we have contributed to the development on this side of town. When we were doing research to move to this part of town, as is documented in the *PlanCOS* Land Use Master Plan, Appendix D “Copper Ridge at Northgate Urban Renewal Plan” Master Plan visual below, this is what we (and likely many residents in this area) thought we were signing up for – nearby shops and restaurants. This remains the master plan available for the public.



**Figure 1 Copper Ridge at Northgate Urban Renewal Plan**

In further review of the *PlanCOS* website, it simply seems that regarding emerging and future neighborhoods, this development effort is questionable as to whether it “considers the impact that proposed development has on existing infrastructure and neighborhoods.” Per the request in my introduction email, if one of the Code variance requests is to utilize remote parking options up to 10,000 feet away (that’s equivalent to 1.9 miles), then the entire proposal set for the three filings should consider the impacts to a full 10,000 foot radius, not simply the 1,000 foot radius (.19 mile) for which the proposal documents refer to.

I am particularly willing to voice my concerns “for the growing population that will prefer to ‘age in place’ within existing neighborhoods” as mentioned in the Vibrant Neighborhoods: Key Trends and Assumptions *PlanCOS* page. There are several residents in my immediate neighborhood who were drawn to this small subdivision as they chose to downsize for their next phase of living, that this project, if approved, will possibly drive them out – at a time when they should be comfortable. Many are now on fixed incomes and will not be able to move during of time of higher priced houses and high interest rates.

I was particularly interested in the information provided on the *PlanCOS* Everyone in a Neighborhood goals:

Policy VN-1.B: Inform and engage with neighborhoods, neighborhood-based organizations, and individual residents during the development review process, capital improvement planning, and decisions on City and County facilities and services.

Strategy VN-1.B-1: Create and implement state-of-the-art, transparent, clear and cost-effective methods to inform and involve neighborhoods and affected property owners in development applications and planning initiatives.

Strategy VN-1.B-2: Collaboratively include and partner with neighborhood associations and the development community on planning initiatives of community or area-wide importance.

I appreciate that you and your Planning team are providing documents and taking constituents comments; but I am not confident that the Northgate Developer and the proposal champion for the Sunset Amphitheater are being forthcoming with the population in this area, and in fact are downplaying these proposals associated with the Amphitheater. Additionally, per the initial application under Filing AR PUD 22-00062, I am not confident that the public meeting held on February 17<sup>th</sup>, 2022, was appropriately advertised, since it was only announced to a population within a 1,000-foot radius. Are there notes available that include attendees, from that initial meeting?

I would also think that the proposal sponsor, School District 20, and Compassion International should have been transparent as these ideas were being considered, rather than feeling caught off guard and finding out about these contracts, after signed. As taxpayers, residents here are also being charged an additional Northgate Business Association Fee; should residents of this area receive a revenue break from this proposal? I know that suddenly, the proposal champion is setting up a community meeting for the middle of August, that until yesterday, was invite only; I am not the only community member who wonders if this is a meeting for those whom have already purchased VIP suites; per the Sunset Amphitheater Facebook page.

Some of the essential questions to ask for City Initiatives on Vibrant Neighborhoods on the *PlanCOS* website:

1. Support the overall focus of our Vibrant Neighborhoods theme? *Does this fit? I know that at one time an amphitheater was being planned for the Mining Museum – and was therefore part of the reason of the re-design of I-25 Northgate exit. In addition, the amphitheater proposal was initially for 400 seats – have there been appropriate follow on meetings associated with the change to the application as the scope has changed?*
2. Add value and improve the keystone indicators for Vibrant Neighborhoods? *This resident does not believe this improves indicators, and if appropriate studies are completed that encompass a 10,000 foot radius (1.9 miles), I believe traffic studies would also perhaps tell a different story.*
3. Encourage additional investment or reinvestment in neighborhoods? *Perhaps, but not without appropriate infrastructure to support it.*
4. Positively contribute to a diversity of attainable housing choices throughout the city or a particular neighborhood? *If there is a plan for a 55+ living community near this proposed project, I don't see how this helps draw this demographic to the area.*
5. Contribute to the connectivity within and between neighborhoods and to other areas of the city? *This currently does not – and while this letter is more toward parking – another discussion could be had that the funds should be raised for the Powers extension and should be nearly complete*

before this proposal is ever approved – not using this to raise the needed revenue for the extension.

6. Pre-position the neighborhood for new transportation options? – perhaps, only with appropriate onsite parking in place
7. Create options for new gathering areas or centers? – perhaps, but again, will those centers and areas be required to build parking while this proposal is relieved of their requirement?
8. Support the redevelopment of blighted and/or underperforming properties? – it was previously argued, per the Gazette article that this area was blighted...
9. Enhance the connection of neighborhoods to trails, parks, open space, and green infrastructure networks? There does not seem to be ANY mention of the enhancement of any connection of neighborhoods; simply variances to Code or any requirement to enhance and provide infrastructure toward a vibrant neighborhood. This entire proposal seems to be detrimental to the connection of neighborhoods altogether.
10. Enhance cultural, historical, educational, and/or human service opportunities to support neighborhoods? Perhaps
11. Support and be consistent with adopted and relevant small area or neighborhood plans? No, not when only considering a .19 mile/1,000 foot radius.
12. Plan to be a fiscally responsible, long-term choice for the city and the neighborhood? This is fiscally irresponsible for the requestor who needs to rely remote parking and a poor long term choice for every surrounding neighborhood which includes trash, increased crime, road repair, etc.

I have a personal stake in requesting that the variances for remote parking lots be denied – as my family lives immediately across the street from the Compassion International parking lot. When we moved here, and chose to build on an exterior lot, we knew what we signed up for in living directly across from a business where traffic is busy in the mornings and in the evenings flanking *regular business hours*. Over the years, our neighborhood had to work with the business across the street to request them to turn off their back up warning signals when plowing at 2am – as the bedrooms in most of the homes on this section that backs up to Compassion International all face this parking lot. We could not ever predict that we would need to deal with concert parking well into the early hours of the mornings.

If this proposal is approved, by utilizing remote parking sites – and it looks more like Compassion International will become the primary parking site should the nearby schools not be available (and most nights, due to summertime school events, this seems to be the norm). ***Residents in the area immediately surrounding this site are all going to be negatively impacted by this decision if the planning department approves this variance.*** This isn't simply "during" concerts – not everyone will be orderly and will take shuttles back to their cars – if concerts are planned until 11pm – which is already disruptive enough to those of us who live within the 10,000 foot radius of the proposed project, when we clearly hear a train whistle over 2 miles away, and announcements from the USAFA which is 4 miles away as the crow flies – the noise of concert goers returning to their cars (whether via shuttle or by walking) after midnight, along with clean-up activities lasting through to 5am, per the contract, will be disruptive to those of us surrounding Compassion International's proposed parking sites.

This truly concerns me and I believe goes against creating "vibrant neighborhoods" where our property values are supposed to increase, as according to *Plan COS* – I tend to believe this will create a negative trend in property values in this area of town – especially immediately surrounding Compassion International's property – which means that if those homes surrounding this campus are impacted, then all values in these neighborhoods will suffer – particularly in The Farm, and Stonewater and Northgate; I

beg that you and your team closely review and please, if this proposal is going to be forced on us, then the developer should not be granted a variance for remote parking; require the developer to build an appropriate parking facility to accommodate this size venue. In an attachment to this document, I am providing several images that show the proximity of homes to the proposed Compassion International Remote Shuttle Lots 1 & 2.

Per a news article 'Sunset amphitheater plans to have less than 800 on-site parking spots for 8,000 guests' by KRDO's Spencer Soicher, first aired on 27 Jul 2022, "J.W. Roth, the man behind the 'Sunset', an outdoor amphitheater being built in the Polaris Pointe area, is hoping to attract some of the biggest artists to his new music mecca. He's also hoping to fill his 8,000-seat venue with just 793 parking spots on site.

*He says it wasn't always his plan to allow less than 10% of concert attendees to park at the Sunset.*

*"In terms of a parking plan, my plan was always to buy land and build a large parking lot," he continued. "Until I found out that environmentally, it is a no-no."*

*Before submitting the current plan, which is still being reviewed, Roth says he was told by his developer, that providing more than 800 on-site spaces wouldn't get past the Colorado Springs City Planning Commission.*

*"The developer said, there's just no way we'll get that through planning, simply because parking lots that are going to be used less than 300 days a year that are that size, are environmentally unsound."*

Can you point me to documents that show how onsite parking is environmentally unsound? I'd like to read through those. How is utilizing 24 passenger shuttles that will contribute to more traffic snarls in this area multiple times more environmentally sound?

I disagree that per Mr. Roth's comment to the reporter that the on-site parking lot will go unused less than 300 days. As the development in the Polaris Pointe complex continues, the demand for parking rises. People will be attending concerts, and others will still want to visit nearby businesses such as Top Golf, Bass Pro Shop, and surrounding restaurants and businesses. If the infrastructure cannot support easy access to the surrounding businesses during concerts, won't business volume also suffer? Say it's a Friday night, and as a resident of this area, I simply want to have dinner at the Brass Tap – I want nothing to do with the concert – I drive to the complex, I can't find parking, so I simply park in one of the several surrounding residential neighborhoods and walk? Or better yet, I leave the area altogether because I do not want to fight parking and traffic. Furthermore, will I have to plan my work schedule so that I can simply try to get home to get into my neighborhood before the traffic nightmare begins, and then not be able to relax in peace because of the noise we will hear for the next 6 hours or more – due to shuttles, pedestrians, concert bass, let's hope not ANY pyrotechnics, and the return to cars in my neighborhood and across the street, followed by Compassion International's clean up crews from midnight until 5am? *How does this not disrupt or not negatively impact this area?*

While I do not necessarily support this project for other reasons, why not consider building a parking garage that can better accommodate the concert venue and surrounding businesses "onsite"? In addition, in reviewing the *PlanCOS Strong Connections Transportation Framework*, why not then consider a potential parking structure that if going unused for 300 days per year, make it multi-purpose to become a park and ride location from this area, conveniently located near I-25, since per the transportation framework, nothing exists north of the Woodmen corridor. With that said, in being strategic and forward leaning, could there then also be the future need for a transportation hub for this area for which this parking area could accommodate? In referring to the original Polaris Pointe, the proposed mall structure

showed surface parking AND a 1144 space parking garage – why can this not be a requirement of a “concert” venue which will FORCE traffic demand and parking to a specific time period versus parking requirements for a mall, which is open from approximately 10am-9pm.

As recent as Feb 21, 2021, in an article written by Rich Laden of the gazette named “*Colorado Springs retail center, once called a ‘boondoggle,’ continues rapid growth*”, there is no mention of an 8000-person amphitheater. I am sure you can put yourselves in the shoes of the residents who surround this proposed project, and understand why we are all surprised, and are upset about the venue. I am a lover of music, but this will impact this area of town’s traffic and frankly, impacts the intended use of this corridor. I am sure I am not the only resident who feels lied to

When was there a change in plan from the Northgate developer to utilize the space as an outdoor shopping area with appropriate parking plans, to this major concert venue, that can request a variance for parking? Per the Gazette’s article, residents in this area were still on track with an outdoor mall, and apartment complexes. Per Mr. Gary Erickson:

*“Instead, he now expects to develop the south side of Polaris Pointe similar to the University Village Colorado retail center on North Nevada Avenue, also an urban renewal project.*

*A Lowe's Home Improvement Warehouse, Costco wholesale club and a Kohl's department store anchor University Village, which has dozens of smaller retailers, restaurants and service-oriented businesses. Erickson expects to bring similar types of big boxes to the south side of Powers, along with stores, eateries and perhaps a fitness center, grocery and movie theater.*

*The addition of retailers on the south side of Powers would generate more property and sales taxes to pay off bonds for the first phase of the extension.*

*Those future revenues also could help fund the second phase of Powers, between Colorado 83 and Voyager. So far, Erickson said, Polaris Pointe revenues are the only funding source for that next portion of Powers, which has an estimated price tag of \$71 million.*

*Even though Polaris Pointe has made significant strides, it still doesn't sit well with some people.*

*John Olson, co-owner of Civic Design Partnership, a Colorado Springs urban design and landscape architecture firm, was a member of the Urban Renewal Authority that opposed the Polaris Pointe blight designation in 2010. After a few years off the board, he's since rejoined the authority.*

*Olson said he's always wanted Polaris Pointe to succeed, but still believes the urban renewal designation for a greenfield site was philosophically wrong. It opened the door for the City Council's decision two years ago to declare a portion of pristine Air Force Academy property as blighted to accommodate a new visitor's center, he said. He also opposed that decision.*

*"I personally don't believe that's the route we should be using urban renewal for," Olson said. "It would be nice to have some other mechanism to do that and not call it urban renewal."*

*Tax dollars spent to build the Powers extension also have benefited Polaris Pointe's development at the possible expense of rival shopping centers, Olson said. Erickson has countered that the city has approved incentives for retailers such as Scheels All Sports, which opens in March at InterQuest Marketplace a few miles south of Polaris Pointe.”*

In reviewing City Code section 7.4.204: Alternate Parking Options – paragraph B.1.c. “The scope, scale and other characteristics of the proposed use(s) are such that counting on street parking toward the minimum off street parking requirement would not generate significant off site impacts upon neighboring

properties.” Considering other properties are still being developed in this area, how can the planned on-street parking on Spectrum Loop be appropriate accommodations for the concert venue to plan for?

**Has the requestor provided the information for City Code section 7.4.204 paragraph B.2 a-c?**

*2. On Street Parking Credit Submittal Requirements: Requests for on street parking credit shall be made as part of the project statement for a submitted new or amended development plan. The request for on street parking credit shall provide the following information:*

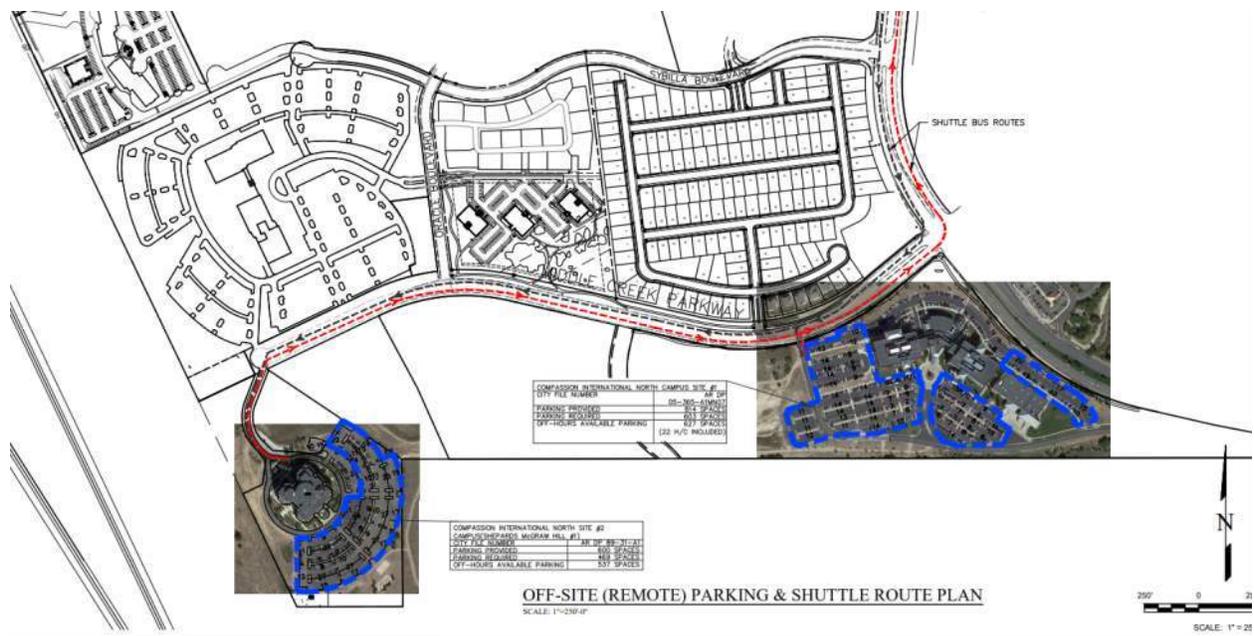
*a. A written project statement detailing the request addressing how the site meets the applicable conditions; and*

*b. A parking plan showing the calculations of the required number of parking spaces including the on street parking spaces, dimensions and locations of all on site parking spaces, including drive aisles and abutting alley width, if applicable, and an on street parking analysis that describes local on street demand, the potential off site impacts that would result from granting the on street parking credit request, and the overall appropriateness of the request; and*

*c. A statement that a formal written parking evaluation would reveal that additional on site parking is not available and/or not feasible.*

Per the application submitted on July 22nd, “Per Todd Frisbie with Traffic Engineering department’s email dated June 22, 2022, City Traffic will allow on-street parking in Spectrum Loop and can be used to count the parking spaces (560 spaces) toward the amphitheater venues as an on-site parking count.” The letter goes on to state 796 (236 on-site parking spaces and 560 on street on-site parking spaces) off street on-site parking spaces is now provided for the venue. The remaining required 1,204 parking spaces will be full filled at the off-site remote parking facilities at Bass Pro Shops and Compassion International sites, if and when conflict with the school or district’s events or activities at TCA or Discovery Canyon Campus. Important note, both Compassion International & Bass Pro will allow over 1,300 guaranteed parking spaces in our Agreements **without conflict**”. *As an aside, should additional parking be considered and calculated for the employees it takes to support facility operations? What about parking calculations that should include the two additional future onsite restaurants that are documented in the plans?*

As already mentioned throughout this correspondence, I disagree that there will be no conflict with parking in Compassion International’s parking lot. The impact to the neighborhoods with this shuttle plan and attendees walking is potentially terribly negative – as you can see on page three of drawing #151593, there are homes immediately across the street from this option. I am also including better aerial images of the residential neighborhoods surrounding the proposed remote parking sites in figures 3 and 4 that follow later in this document.



**Figure 2 Requestor's Off-Site (remote) Parking & Shuttle Plan**

The application goes on to state “Previously, vicinity of proposed amphitheater location was planned for a major mall and Spectrum Loop surrounding the developments is built to meet the traffic capacity for a major mall.” The difference is that the “major mall” had plans to accommodate appropriate parking and not within a “concentrated period of time” and did not impact the surrounding residential neighborhoods as does this expected concert venue.

The application closes with “No Adverse Impact: The granting three (3) variances as outlined above in this letter will not be detrimental to public health, safety, and welfare or injurious to surrounding properties or not be inconsistent with any plans adopted by the City. Additionally, granting variances will not weaken the general purpose of the Zoning Ordinance or its regulations. Allowing the on-street parking and shared off-site parking facilities will provide the adequate number of parking spaces needed for the venue patrons. Detailed narrative for the off-site and on-street parking is provided above in this letter.” I believe you will find that upon research and information, hopefully provided in this correspondence, it absolutely WILL be detrimental to surrounding properties, if you were to broaden your scope beyond simply providing parking spaces. The impact this will have to the residents of this area is far from creating a vibrant neighborhood where harmonious features are incorporated. ***Please require a formal and thorough assessment of a 10,000-foot radius (1.9 miles) that includes traffic studies during school pick up and drop off times, and during USAFA football games, or the USAFA graduation.***

**Please DENY** the Nonuse Variance Request #1 (Code Section 7.4.204.C.1.D.[2]) – *to allow up to 10,000 feet from the subject property to shared remote parking locations* -The “only” adjacent property available for parking is at Bass Pro – if the current site cannot accommodate parking, perhaps a parking structure needs to be located onsite, or in a truly adjacent area to accommodate the parking as well as the suggested idea to use this as a park and ride structure when the facility is not in use. Please DO NOT grant a variance for remote sites such as school parking lots – where events are taking place throughout the summertime, which forces all parking to be done at Compassion International, fully impacting the surrounding neighborhoods.

**DENY** Nonuse Variance Request # 2 – (Code Section 7.4.204.C.1.D.[2]) -*to allow the maximum reduction of the minimum on site requirement is ninety-nine percent* - approving the variance to allow the requestor to only be responsible to build an onsite parking lot that will equate to 80 spots is completely irresponsible.

**DENY** Nonuse Variance Request #3 – (Code Section 7.4.204.B.1.a-c) – *to allow on-street parking beyond the property boundary along Spectrum Loop* - should on street parking spaces truly be considered as an option for the parking plan which will further snarl traffic? This seems an inadequate option for a venue that is touted to be an example for other communities.

Below images of the communities impacted by utilizing sites *not adjacent* to the proposed venue. We will already be impacted by traffic and by the noise associated; why also allow this impact?



**Figure 3- Aerial View Near Proposed Compassion International Parking Sites 1 & 2**



***Figure 4 Aerial View of Discovery Canyon Campus Proposed Parking Site***

Last, since it was submitted as a consideration for this proposal, reference the ride share email, does a simple statement from a concert promotor stating that ride share accounts for 35% - 45% of the audience provide enough relevant data to answer the requirement? Where are the statistics that back this claim? With that said, I see nowhere in the plan where a rideshare staging area is proposed for this venue, since all the on street parking that apparently are only for the concert venue will be taken; this information should also be planned into the drawings – a rideshare drop off/pick up location; a public transportation hub; a drop off pick up point for individual patrons, etc. – without this identified in the plans, allows for simply more traffic congestion along the route.

Thank you for taking this package of information into consideration.

Sincerely,

Shelly Cummings

# THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

LAND USE REVIEW DIVISION



Dear Property Owner,

### WHY YOU RECEIVED THIS LETTER

You've received this letter regarding a public hearing about a potential development project near property you own.

### HOW TO WATCH THE MEETING

SpringsTV - [Coloradosprings.gov/SpringsTV](http://Coloradosprings.gov/SpringsTV)  
Comcast Channel 18/880 (HD) or CenturyLink Channel 18

### HOW TO COMMENT ON AGENDA ITEMS

The City Planning Commission Public Hearing is held through audio and video conferencing (see conference number on the right) and in person at the El Paso County Regional Building Department, 2880 International Circle, Hearing Room, 2<sup>nd</sup> floor, Colorado Springs, CO 80910. Comments can be provided prior to the meeting by emailing the planner. All written comments will be included in the agenda packet or presented at the meeting. All comments are forwarded to the applicant for review and consideration as their project moves forward.

### HOW WE NOTIFY CITIZENS

We work with the El Paso County Assessor's Office to identify property owners near any proposed development site. Due to outdated records, vicinity to the project site, or rental situations, some neighbors may not receive this postcard. Please talk to your neighbors and/or tenants regarding this potential project and invite them to submit their feedback to the planner shown on the right.

### ADDITIONAL INFORMATION FOR THIS PROJECT

Additional information, including the application, plans, and/or any reports can be found at:

[https://web1.coloradosprings.gov/plan/ldr\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldr_ext/rpt/index.htm). Use the file number(s) on the right of to search for this project. Contact the planner listed on the right to discuss the project in greater detail. After a decision has been made regarding this project, any person may appeal that decision.

Thank you and we look forward to hearing from you.

Peter Wysocki, AICP - Director of Planning & Community Development

A DECISION HAS NOT BEEN MADE ON THIS DEVELOPMENT. ANY PERSON HAS THE RIGHT TO APPEAL A DECISION that is made administratively, by the City Planning Commission, the Downtown Review Board, or the Historic Preservation Board. A \$176 fee, an appeal statement, and a completed appeal application must be filed no later than ten days after the decision from which the appeal is taken. Refer to chapter 7 article 5 of the City Code for further information ([www.coloradosprings.gov/citycode](http://www.coloradosprings.gov/citycode)). Questions regarding appeals can be answered through our website, by coming into our office, or by contacting the planner for the project.

### DEVELOPMENT PROPOSAL

**Spectrum Loop Multi-Family**  
SE corner of the Voyager Parkway and  
Spectrum Loop intersection  
Colorado Springs, CO 80921  
Please see the back of this letter for a  
project location map.

### PUBLIC HEARING DATE & TIME

**August 10, 2022, at 9:00 AM**  
**City Planning Commission**  
**Public Hearing**  
**2880 International Circle**  
**Hearing Room 2<sup>nd</sup> floor**  
To comment during the meeting, use the  
phone-in number and conference ID:  
**+1 720-617-3426**  
**Conference ID: 503 838 788 #**

### PROJECT DESCRIPTION

- PUD Zone Change and concept plan for a new multi-family residential development.

### FILE NUMBER(S)

CPC PUZ 22-00057  
CPC PUP 22-00058

### CITY PLANNER

**William Gray**  
[William.Gray@coloradosprings.gov](mailto:William.Gray@coloradosprings.gov)  
(719) 385-5090

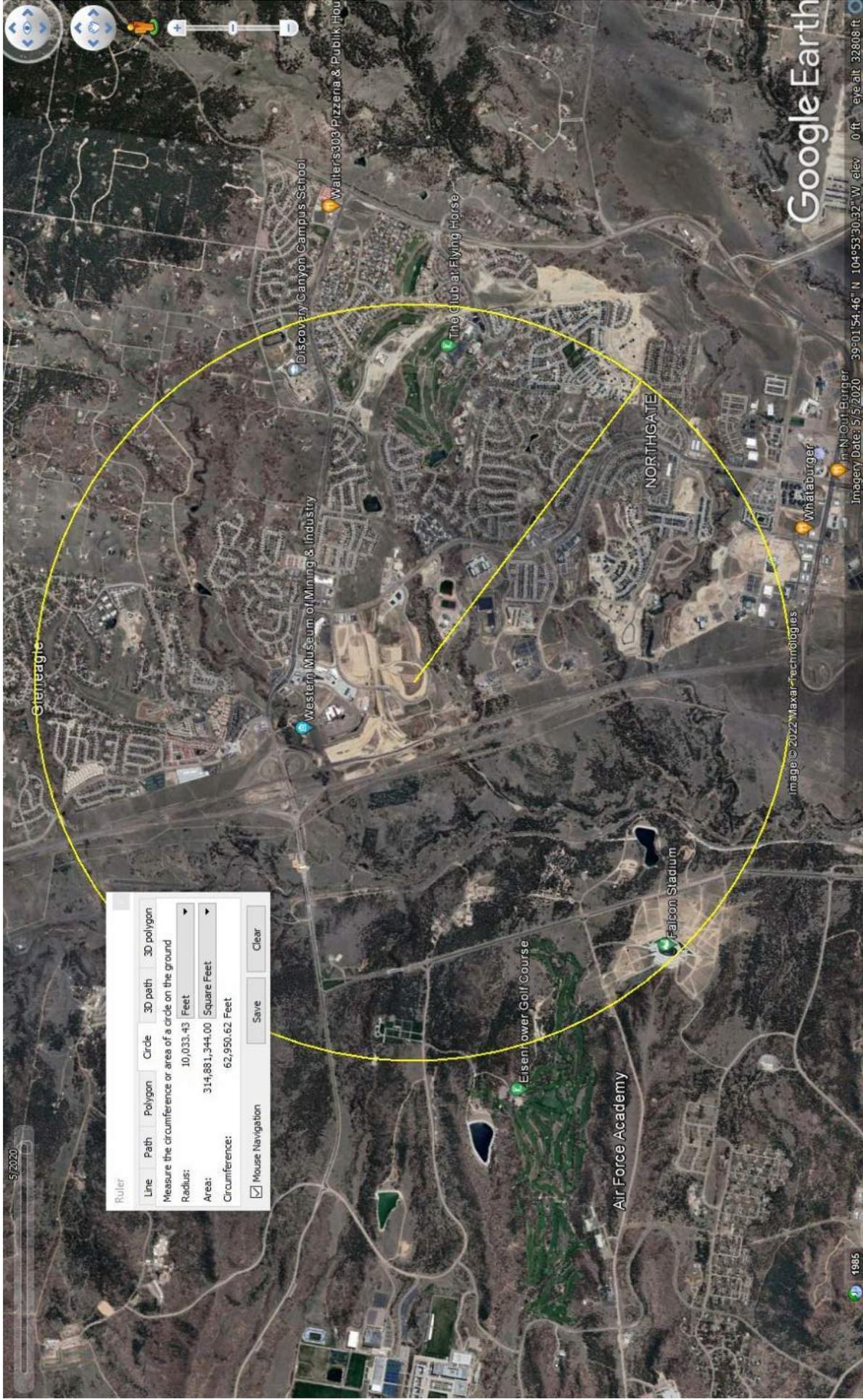
### WE NEED YOUR COMMENTS BY

**August 10, 2022**  
Please submit your comments in  
written format, either by email or mail.

Exhibit B – 1,000 foot (.19 mile) radius for proposed project – little impact



Exhibit C – 10,000 foot radius (1.9 miles) – Major Neighborhood Impact



*Hopefully this image helps convey why the residents of this area are voicing concerns over parking, traffic, noise issues not only from the venue itself, but through early hours of the morning when people have to work, and children have to go to school. There are real concerns that need to be addressed.*

## Baxter, Tamara

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**From:** Colleen O'Shea <oshea.colleen@gmail.com>  
**Sent:** Friday, September 9, 2022 6:23 PM  
**To:** Baxter, Tamara  
**Subject:** Amphitheater

**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,

My family lives near the proposed site for an outdoor amphitheater and I am very worried about the traffic this is going to cause. It seems like it is going to be very difficult to get anywhere in our neighborhood during concert times. This really worries me and I hope that you can help with this. I am also worried about the noise level. I have a young daughter and I love the peacefulness of our area. Please don't let our beautiful neighborhood get ruined by this. It seems like it will be impossible to get anywhere in the evenings. Please consider a new location for this.

Thanks!

Colleen Dalt

## **Baxter, Tamara**

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**From:** joe davis <joehdavis@yahoo.com>  
**Sent:** Saturday, July 30, 2022 5:26 PM  
**To:** Baxter, Tamara  
**Subject:** Polaris Pointe proposed outdoor amphitheater

**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!**

We are concerned with two aspects of the proposed project which, if not dealt with adequately, will result in lower property values in Grey Hawk and the western portion of Flying Horse communities,

Our first concern is noise pollution. The developer should be required to demonstrate or otherwise assure that noise levels will not exceed the evening limit of 50 dbs in the residential communities of Grey Hawk and western portions of Flying Horse. If the development is approved and noise levels exceed the maximum, what recourse will be available to residents and the city to require reduction of noise levels?

Our second two concerns pertain to proposed parking arrangements. The proposal to utilize a large number of parking spaces at Discovery Canyon School will be of concern to parents on those occasions when amphitheater events coincide with evening school events. Mixing of younger students with an older group of event attendees could become problematic.

It is also quite likely that some event attendees will choose to park in Grey Hawk and walk the relatively short distance to the amphitheater creating congestion and a lack of parking spaces for residents.

Respectfully,

Joe and Elizabeth Davis  
13253 Crane Canyon Loop, Colorado Springs CO 80921

## **Baxter, Tamara**

---

**From:** Pat and Randy Davis <rpbkdavis@msn.com>  
**Sent:** Monday, August 1, 2022 10:36 AM  
**To:** Baxter, Tamara  
**Cc:** spencer.soicher@krdo.com  
**Subject:** Objection to the Sunset Amphitheater

**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!**

We would like to register our total objection to the location of the amphitheater. Lack of parking, noise, shuttle from DCC, traffic issues caused by 8000 attendees -- the negatives go on and far outweigh the positives -- the total upheaval to this area is unacceptable, and it doesn't appear that residents were even consulted about this intrusion. A location further east, or north seems more appropriate.

Please let me know if there are additional open meetings during which we can voice our concerns.

Thank you,  
Patricia and Randy Davis  
719-332-0081

## Baxter, Tamara

---

**From:** Bill Delo <billdelo@gmail.com>  
**Sent:** Sunday, April 10, 2022 6:10 PM  
**To:** Baxter, Tamara  
**Subject:** Re: File No.(s): AR PUD 22-00062 and AR FP 22-00063

**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!**

Hi Tamara

I am resident of Colorado Springs (in the Farm, just south of Middle Creek Parkway). I have reviewed the applicant materials posted to the City's website associated with the development project application noted above (Sunset Theater). Based on this review, I have a few initial questions for you:

Does this project require review and approval by the City Planning Commission, or is the development permitted by right and then it could be approved at the staff level?

Has there been a resolution of the difference in seating for the facility, which is noted as 6,000 seats in the application and 8,000 seats in news articles during the past week?

Will the City require a noise study for this project given the proximity of the project to nearby residential uses?

Is there any information provided by the applicant yet regarding charging for parking? I'm particularly interested in the proposed off-site lots where charging for parking could create spill-over parking demand into adjacent and nearby residential neighborhoods. It is also unclear where the off-site parking is truly proposed with application materials referencing Bass Pro Shops, Classical Academy, Progressive, and Compassion International (in the traffic study).

I really appreciate your consideration of these questions.

Regards,

Bill Delo

## Baxter, Tamara

---

**From:** Bill Delo <billdelo@gmail.com>  
**Sent:** Monday, July 25, 2022 2:53 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Polaris Pointe S F4 Resubmittal\_ AR FP22-00063\_AR PUD 22-00062\_AR NV 22-00480

**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!**

Hi Tamara

Thank you for the update and notice about the availability of new project materials. I had the opportunity to review the materials and have the following questions and comments:

1. The off-site parking proposed at the two Compassion International properties along Middle Creek Parkway is located adjacent to several residential neighborhoods. What measures will the developer employ (or that the city will require) to ensure that noise, traffic, smoke, litter from concert-goers does not impact the adjacent residential areas?
2. The application notes that the facility will have a curfew on performances of 10:30pm Mon-Thurs and 11:30pm on Fri-Sat. Considering the time required for concert-goers to exit the facility, ride the proposed shuttle to the off-site parking lots at the Compassion properties (or walk back), and return to their vehicles, there will likely be significant activity in these parking lots until after 11pm Mon-Thurs and well after midnight on Fri-Sat. I would request that the City consider these impacts to the adjacent residential neighborhoods and impose an earlier curfew on the facility during both weekday and weekend nights. There is a big difference in a curfew on a performance facility with on-site parking not adjacent to residential areas and one that is proposing remote parking adjacent to homes and neighborhoods and introducing noise, traffic and activity after midnight on properties that currently are only active from 8am-5pm on weekdays.
3. The open spaces areas around and near the Compassion properties have experienced 5 different wildfires in the past 3 years. Both Compassion parking lots are surrounded by and located immediately adjacent to open space, native grasses, and highly flammable vegetation. What measures will the developer (or Compassion) take to ensure that careless littering or disposal of cigarette butts, marijuana joints, and other potentially flammable materials from concert goers do not cause another wildfire that would endanger lives and property in the residential areas adjacent to these parking lots.
4. With the project required to receive approval for a non-use variance associated with parking, does the approval process for the project still only involve administrative approval at the staff level, or is Planning Commission review and consideration of the project now required?

Thank you,

Bill

On Fri, Jul 22, 2022 at 1:42 PM Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)> wrote:

Good Afternoon,

You have expressed an interest in the above-mentioned project.

The Applicant Teams has recently resubmitted plans and support documents for this project.

All documents submitted can be viewed on LDRS: [https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

The following are the City File numbers associated with this project.

- AR PUD 22-00062 (Development Plan)
- AR FP 22-00063 (Final Plat)
- AR NV 22-00480 (Nonuse Variance for Parking) – new application request

Please reach out if you have questions.



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

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 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commsision and Downtown Review Board Meetings Location and Days Change](#)

**PLEASE NOTE:** I will be out of the office from Friday, July 29<sup>th</sup> and be returning Monday, August 8<sup>th</sup>. Please plan your submittals or resubmittals accordingly.

## Baxter, Tamara

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**From:** Dennis DeVries <outlawdevries@gmail.com>  
**Sent:** Tuesday, July 12, 2022 4:02 PM  
**To:** Baxter, Tamara; Julie Riley  
**Subject:** Sunset Amphitheater

**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 Tamara,

I am sending this quick correspondence to voice my support of the Sunset Amphitheater. I live in Franktown, Colorado, but enjoy coming down to the Boot Barn Hall for our entertainment. We feel that the amphitheater would be even better and offer even more opportunities to go south instead of toward Denver.

Thank you.  
Dennis DeVries

## **Baxter, Tamara**

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**From:** Denise Diaz <niecy1102@yahoo.com>  
**Sent:** Tuesday, August 2, 2022 3:51 PM  
**To:** Baxter, Tamara  
**Subject:** AR PUD 22-00062

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Dear Tamara Baxter,

I am writing in reference to the Sunset Amphitheater "Nonuse Variance" application for off-site and on-street parking from the City of Colorado Springs that places an undue burden on schools, neighborhoods and businesses in the North Colorado Springs area. In applying for the variance with mere documentation, environmental impact studies and community approval they remove the City of Colorado Springs Planning Department officials from being able to provide its citizens justification for this variance. There are many other permitted uses by right that could or would meet the required parking without the approval of a bonus variance.

With the variance application the owner has negated his responsibility for parking and heaped it onto our neighborhoods, District 20, fellow businesses, police and fire departments and the City itself. The owner has described, on television, that building a parking garage or acquiring more land for parking is a "No No" without any proof. Is the adverse environmental impact from a parking garage worth more than keeping our neighborhoods and schools safe from drunk drivers, random patrons at schools (during school functions) and increased traffic? The owners excuses would have the City of Colorado Springs bear the entire burden of the business from which he will ultimately profit.

The City already has an example of degradation of the community in the Black Sheep Concert venue. That venue has noise issues, parking problems, trash removal, public drunkenness and a constant need for a police presence. This venue is already going to increase all those problems tenfold and also scatter those problems throughout different parking locations they propose to use. Does the City intend to move all the current problems to a new area of town and compound the headaches suffered by our city resources?

As stated in their third point for the variance "No Adverse Impact", they are speaking out of both ends when it was stated on an interview "We can't build a parking structure due to the environmental impact" and yet say there is no adverse impact on said environment. Are they owning up to just not wanting to build and provide parking for concert goers? And again, putting the burden on The City?

In summary, Colorado Springs residents are being asked to provide so much to a business that has not proven its need for a Nonuse Variance. The amphitheater is also testing the limits of what it means to live in Colorado Springs with intrusive, dangerous, intoxicated crowds invading our streets and school parking lots because the owner is too lazy to build parking for his business. Progress in Colorado Springs is thriving businesses that add to convenience of living in an expanding community, not expanding the inconvenience and threats to our safety and security. Therefore due to the applicant not meeting all three of the review criteria, the Nonuse Variance should be denied per City Ordinance.

Sincerely,

Marion Denise Diaz

North Colorado Springs resident

Sent from my iPad

## Baxter, Tamara

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**From:** Daren D <daren@diclaudio.net>  
**Sent:** Monday, August 8, 2022 2:51 PM  
**To:** Baxter, Tamara; Wysocki, Peter; Frisbie, Todd  
**Subject:** Sunset Ampitheater Project Concerns and Objections

**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!**

To whom it may concern;

I am extremely concerned about this project and wish to voice my objections with the planning team. This is a square peg, round hold issue. This venue does not fit either the proposed location, nor the surrounding communities.

I live in the Flying Horse neighborhood of Serah which is on the corner of Silverton and Northgate Road, my backyard opens up to DCC. In 2018, we moved here to be in a quiet neighborhood close to the school and near enough to other commercial establishments without the need to drive 60+ minutes to get what we need. Our family consists of two adults and two children who attend DCC. We already have to deal with a large number of people parking in our neighborhood when there are events at the school and are not interested in dealing with the consequences of DCC being used as a remote parking lot for the Sunset Venue.

We are not interested in the noise that will be generated after 8pm (my children's bedtime), and we are not interested in the potential of needing to deal with drunk drivers in and around our neighborhood after each event held at the Sunset Venue.

However, while these problems are significant, and the residents of our neighborhood are all affected, and have voiced similar concerns.. they are not as important as the concerns from the residents of neighborhoods that are much closer to the venue. Residents of the Farm, the landlords that own the apartment complexes being built less than a mile from the location of the venue, and the businesses nearby that will have their parking lots filled with vehicles where their passengers do not want to wait in line to ride a shuttle to a remote parking lot; these people and entities will have significant issues with this project. The landlords will have problems with their tenants due to overwhelming noise levels. The residents of the Farm, who purchased their homes without the expectation of noise pollution from an outdoor concert venue, will be dealing with loud music piercing the wall of their home... whether they like the music or not (can you imagine getting bombarded with music you absolutely hate inside your home... what should be your personal refuge?). Businesses that will have to fend off concert attendees trying to park for free, in their lots, taking spaces that would otherwise be available to paying customers. These concerns are not based on speculation, but based on experiences that have plagued other similar venues around the country.

The idea is fantastic, however this is not the place for it. There are plenty of better locations... the old racetrack on Nevada, north of Monument with enough space around to minimize disruption to the nearby communities... maybe the old Switchbacks Field over near Powers... there are probably many other locations that I cannot think of that will better support this venue without adverse effects on the surrounding communities.

I'm estimating that 90% - 99% of the residents that are within a 4 mile radius of this venue are against it. Any public meetings around the approval of this venue were not widely advertised, we had no voice in this. This isn't the way our representatives in our local government should handle these situations... if you listen to the community, really listen to those most affected by this potential venue... you will quickly understand that we don't want this here.

People that live far enough away to avoid the consequences of this venue all use all NIMBYs (Not In My Back Yard) and they are correct for something like this. We don't want this in our backyard. I'm all for supporting the growth of Colorado Springs, but not like this, not when there are a multitude of negative consequences for the people living in the Northgate area. Put in retail, hospitality, an indoor movie theater, indoor family fun centers, etc... just let us continue to enjoy the sight and sounds of Colorado without the overwhelming noise pollution this venue will bring about.

Thank you and have a great day,

Daren and Karen DiClaudio  
13956 Windy Oaks Rd  
Colorado Spring, Colorado 80921  
Daren@DiClaudio.net  
602-633-4420

## **Baxter, Tamara**

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**From:** Paul <paul.dineen@comcast.net>  
**Sent:** Wednesday, August 3, 2022 3:41 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Tamara Baxter:

I am writing in regards to the Sunset Amphitheater an open-air amphitheater in the Polaris Pointe development. The issues are with stormwater and with the large paved areas with the increase snow and rain water runoff. Also, with the police departments support which is already overburden, the lack of adequate water and sewer infrastructure available to meet the new developments demands could place a burden on the residential areas surrounding this development. In addition to amount of overflow parking DCC schools system to support these concerts for the sum of 250,000 dollars per year may not cover the maintance of the structure, and parking lot would therefore place a burden on the district to provide the funds to facilitate the maintance cost. In addition, when parking becomes a concern, the residential areas surrounding this new development will thereby become a cheap source of parking, and become a burden on the residenential areas, as well as the business within the walking distance of the veneue with increase traffic noise, crime, and place a strain on the existing infrastructure. Thank you in advance.

V/r  
Paul Dineen  
Home: 719-262-0631  
Email: [paul.dineen@comcast.net](mailto:paul.dineen@comcast.net)

## Baxter, Tamara

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**From:** Friedman, Samuel  
**Sent:** Thursday, August 4, 2022 2:48 PM  
**To:** paul.dineen@comcast.net  
**Cc:** Baxter, Tamara  
**Subject:** RE: Sunset Amphitheater

Hi Paul,

Thank you for your email to Councilmember Helms regarding this project. Because this project may come before the City Council for Quasi-Judicial Public Hearing in the future, he is unable to respond directly as doing so is considered Ex-Parte Communication under State Statute. Taking part in Ex-Parte Communication may require him to recuse himself from those future potential proceedings, so he asked me to connect with you.

This application is still being administratively reviewed by the professional planners of the City Planning Department. As part of that process the Planning Department is hosting a neighborhood meeting on August 17<sup>th</sup> to hear residents' concerns. This meeting will be located at the Boot Barn Hall (13071 Bass Pro Dr) and will begin at 5pm and end around 7pm. I would very much encourage you to attend that meeting to register your opinion on this matter.

If this item is administratively approved and appealed to the Planning Commission and ultimately City Council, I would encourage you to stay in touch with both myself and the Planner assigned to this application, Ms. Tamara Baxter who is CC'ed to this email.

If you have any questions, Ms. Baxter and I are happy to assist.

Warmest regards,

### Sam Friedman

Constituent and Outreach Program Coordinator  
City Council, City of Colorado Springs  
(719) 385-5480 office



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**From:** Paul <paul.dineen@comcast.net>  
**Sent:** Wednesday, August 3, 2022 3:40:24 PM  
**To:** Helms, Randy <Randy.Helms@coloradosprings.gov>  
**Cc:** Dineen Family <paul.dineen@comcast.net>  
**Subject:** Sunset Amphitheater

**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!**

Randy Helms:

I am writing in regards to the Sunset Amphitheater an open-air amphitheater in the Polaris Pointe development. The issues are with stormwater and with the large paved areas with the increase snow and rain water runoff. Also, with the police departments support which is already overburden, the lack of adequate water and sewer infrastructure available to meet the new developments demands could place a burden on the residential areas surrounding this development. In addition to amount of overflow parking DCC schools system to support these concerts for the sum of 250,000 dollars per year may not cover the maintance of the structure, and parking lot would therefore place a burden on the district to provide the funds to facilitate the maintance cost. In addition, when parking becomes a concern, the residential areas surrounding this new development will thereby become a cheap source of parking, and become a burden on the residenential areas, as well as the business within the walking distance of the veneue with increase traffic noise, crime, and place a strain on the existing infrastructure. Thank you in advance.

V/r

Paul Dineen

Home: 719-262-0631

Email: [paul.dineen@comcast.net](mailto:paul.dineen@comcast.net)

## **Baxter, Tamara**

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**From:** Wes Dixon <wesdixon129@gmail.com>  
**Sent:** Saturday, July 30, 2022 9:20 PM  
**To:** Baxter, Tamara  
**Subject:** Questions regarding proposed Amphitheater

**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!**

Thank you for reading this note, Ms. Baxter.

1. Has the developer provided examples of a venue such as this being opened in any other part of our nation - in a residential area?

--

Wes Dixon

719.466.1078 cell

## Baxter, Tamara

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**From:** Wes Dixon <wesdixon129@gmail.com>  
**Sent:** Friday, October 14, 2022 6:16 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Polaris Pointe South Filing 4 (Sunset Amphitheater) traffic analysis and parking/access plan

**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!**

Thank you for this update, Tamara.

We have seen no assessment of access or other issues from the medical or law enforcement communities. Those both seem very important to long-term planning. Can you provide any assessment from either of those communities?

Wes Dixon

On Fri, Oct 14, 2022 at 1:00 PM Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)> wrote:

Good Afternoon,

You are receiving this email as you have expressed an interest in the Sunset Amphitheater project.

The City has received an updated Traffic Analysis and Parking/Access Plan for the project today.

These two documents have been uploaded to  
LDRS: [https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

The file #s associated with this project are as follows:

AR PUD 22-00062

AR NV 22-00480

AR NV 22-00481

AR FP 22-00063

Please let me know if you have any questions.



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

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**UPDATE:** [Planning Commission and Downtown Review Board Meetings Location and Days Change](#)

--

Wes Dixon

719.466.1078 cell

## **Baxter, Tamara**

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**From:** Clayton Dorny <dorny8@icloud.com>  
**Sent:** Tuesday, August 23, 2022 10:37 AM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater concerns

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!

I'm writing this email as a concerned Northgate Highland homeowner. I have concerns already over the light pollution of Top Golf and now there will be more lights and noise each evening with this new amphitheater. Increased traffic and insufficient parking will clog my neighborhood and bring increased possibility of crime. There are so many issues with this type of venue in close proximity to housing. They claim that noise will not be an issue but each evening we can clearly hear the Air Force Academy play the National Anthem. They are miles further than the proposed amphitheater. I feel this is a poor option for our community. I understand that laws have recently changed under our noses that specifically let this venue move forward without prior prohibitions like parking, noise pollution levels and proximity to housing. We have not received any notice about the proposed plan and we are in an adjoining neighborhood. Please listen to the peoples concerns who live close and who will be effected. Please vote against this proposed business.

Thank you,  
Clayton Dorny  
13807 Voyager Parkway  
CS CO 80921

Sent from my iPhone

## Baxter, Tamara

---

**From:** Julie Driver <jedriver@outlook.com>  
**Sent:** Saturday, August 6, 2022 1:45 PM  
**To:** Baxter, Tamara  
**Subject:** comments in opposition to AR PUD 22-00062, AR FP 22-00063, AR NV 22-00480, AR NV 22-00481 (Sunset Amphitheater)

**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!**

Ms. Baxter -

I'm writing to express my opposition to the Sunset Amphitheater project. I live just north of one of the proposed off-site shuttle lots for this venue. I believe that this project is not compatible with the surrounding area for the following reasons:

1. **Noise pollution** - the proposed amphitheater will project concert noise out into multiple nearby residential neighborhoods. This will occur several nights per week - and will be disruptive to people living in the area. People won't be able to open their windows or sit out on their decks without being subjected to constant noise.
- 2.
3. **Light pollution** - the proposed amphitheater will contribute to our already high levels of light pollution, particularly during concerts when the strobe lights and other stage lighting is activated.
- 4.
5. **Traffic issues** - surrounding neighborhoods will be subjected to excessive traffic and delays any time a concert is scheduled. Neighboring businesses will be negatively impacted as well.
- 6.
7. **Parking issues** - no plans exist for adequate on-site parking. By using satellite lots and on-street parking, the developer is guaranteeing that concert-goers will park in and cut through residential neighborhoods in order to avoid waiting for shuttle buses. These neighborhoods will be subjected to loud, frequently intoxicated and/or stoned concert-goers walking through their neighborhoods late at night as they return to their vehicles.

When the residential areas were developed around the proposed location for this amphitheater, we were told that the area was zoned commercial and that the developer intended to build a high-end shopping mall. An open-air concert venue is certainly VERY different in terms of noise and neighborhood disruption.

***I truly hope that this project will be rejected - but if the development of the amphitheater were to proceed, please require the developer to face the stage west (towards the interstate), instead of east (into local neighborhoods). The developer's desire to provide a "pretty view" for concert-goers should not eclipse the rights of neighborhood residents to enjoy peace and quiet in their homes. Please also require the developer to provide enough on-site parking to accommodate all 8,000 concert-goers so that local neighborhoods and businesses will be minimally impacted.***

Thank you ,

Julie Driver  
14590 Rosholt Loop  
Colorado Springs, CO 80921  
719-339-2149

## **Baxter, Tamara**

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**From:** denny elston <dennyelston@gmail.com>  
**Sent:** Monday, August 8, 2022 4:45 PM  
**To:** Baxter, Tamara; Wysocki, Peter; Frisbie, Todd  
**Subject:** Sunset Amphitheater concerns

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 Ms. Baxter:

I am writing to voice my very real concerns over the construction of the proposed Sunset Amphitheater near Spectrum Loop and the Air Force Academy. I live in the community near this proposed venue.

While I would like to see a venue such as this in Colorado Springs, I am opposed to this location for such a large concert venue for the following reasons:

Traffic, inadequate parking plans, noise from concerts and attendees every night for a good part of the summer.

The off ramps and streets feeding this venue are inadequate for the traffic as evidenced by the traffic backup on Northgate for sure and very likely Voyager as people try to use the off ramps at Voyager and Interquest when there are large events at USAFA, such as football games, graduation, multiple sports events and camps held during the year. The traffic back up will expand as the proposed DCC parking lot north of the freeway is a good distance away from Voyager, and with an 8000 capacity stadium. The traffic nightmare of the additional traffic created by such a venue on local businesses and residents is predictable. There is also the very likely prospect of people coming in off the 83 as well. The future extension of Powers will also present additional issues. Additionally there are plans for increased residential density with apartments.

The parking solution proposed by the developer is totally inadequate for the venue. The amount of parking places that the developer has arranged is well below the amount of cars that are expected to attend events despite the payment to DCC. In addition, the expectation of bus shuttles to move that many people to and from the off venue parking is unrealistic. The lines will be too long, and to avoid them, people will use the surrounding streets, residential and businesses to park placing a undo burden on the residents in the area with some people cutting through people's properties as shortcuts. The city's enforcement does not have the resources to enforce any proposed parking restrictions of residential or business lots which some have proposed as a resolution. The events at Old Town Colorado show this example as the residential streets are full of cars from people attending the events. Having attended events there, and parking on the offsite at the school, the lines are very long waiting for the shuttles, therefore people go to park in the surrounding residential areas where at least the streets are easy access to the events. Even if all people were considerate about private property, the surrounding local residents will be adversely impacted by the noise, traffic and parking from attendees at the concerts going to and returning to their cars after the events.

The sound from the venue will be significant. I live more than 2 miles away from USAFA and the train tracks, yet I clearly hear the bugle retreat and the trains passing daily. These are short term and I knew when we moved here that those were present. A concert venue for this area was not in the plans for this area before

residences were planned. The plan as DK has informed the residents lately through NextDoor will be for nightly use for a good part of the summer. The prospect of extending the concert season to last longer in the future is predictable as it is a business and realistic expectation is to make as much profit as possible. Once the venue is approved and built, the issues will be very difficult to resolve.

Although building a parking garage or lot to accommodate this venue is a possibility, a vacant building or lot for much of the year also presents security and health related issues as well.

From the inadequate parking plan to the noise and excess traffic, please consider these negative impact on the residents and businesses in the communities before allowing this project as it is, to be approved.

Thank you,

Denise Elston  
Sent from my iPad

Sent from my iPad

## Baxter, Tamara

---

**From:** Tammy Feuerbach <tffeuerbach@gmail.com>  
**Sent:** Wednesday, August 3, 2022 7:42 AM  
**To:** Baxter, Tamara  
**Cc:** spencer.soicher@krdo.com  
**Subject:** AR PUD 22-00062 - 190-200 Spectrum Loop, Colorado Springs

**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!**

Good Morning Tamara

My husband, Scott, and I would like to express our concerns and displeasure about the approval for the Sunset Amphitheater. Being a homeowner within 2 miles of the venue site and hearing that the onsite parking will only accommodate 10% of the capacity (800 vehicles) for an 8,000 seat venue is very disturbing. That equates to 3200 vehicles minimum not being able to park onsite at the venue.

I know the majority of those consumers will not want to park several miles away at a D20 site and be shuttled to the venue and then have to be shuttled back afterward. That will lead to those vehicles parking in our neighborhoods, or our other businesses that we may want to visit while an event at the Amphitheatre is going on. That would then lead to us not being able to park at the restaurant or shop or store we want to visit during the event.

Not to mention the traffic jams we will encounter because there is no dedicated exit for the Amphitheater. All of the traffic will have to use Northgate and/or Voyager which both are not designed to accommodate that amount of traffic at one time. We are talking at least 4,000 vehicles for the venue along with all normal traffic in that area. The streets in this area are already pretty congested due to all of the shops, restaurants, Top Golf, IFly, neighborhoods, etc.

Another factor that should have been or should be considered is the noise factor to all of the neighborhoods for this type of venue as well as the light pollution that will affect the surrounding neighborhoods.

We feel if this amphitheater is allowed even with 100% capacity parking onsite it will be severely detrimental to the value of our properties. It will be even worse if it is allowed without the parking needed to accommodate the venue. We would like the Planning Commission to reconsider allowing this venue to be built, at the very least require that all parking be onsite.

Thank you for your time and consideration

Sincerely

Scott and Tammy Feuerbach

## **Baxter, Tamara**

---

**From:** Sarah Firth (RS) <Sarah@riversong.us>  
**Sent:** Friday, August 5, 2022 9:11 PM  
**To:** Baxter, Tamara  
**Subject:** Outdoor Amphitheater

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!

Ms Baxter,

I am writing to express my concern about the plans for a new amphitheater on the north end of Colorado Springs. I live in the Stonewater at North Gate neighborhood. We purchased our home here in 2014, and we have enjoyed watching the area grow. I never assumed that this would be a quiet place. It was obvious from the beginning that this area was going to explode.

I welcome the projected amphitheater even though I know we will be impacted by the noise levels. My HUGE concern is the current plan for parking for the venue. The lack of on-site parking is going to turn neighborhoods in the area into parking lots. PLEASE do not allow this variance. Or if you do, please protect local neighborhoods by enforcing no parking zones in residential areas. This impacts so many families and we are very very concerned.

Thank you,  
Sarah Firth  
704-661-0299  
12219 Bandon Dr.  
Colorado Springs 80921

## Baxter, Tamara

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**From:** Sarah Firth (RS) <Sarah@riversong.us>  
**Sent:** Friday, August 12, 2022 9:24 AM  
**To:** Baxter, Tamara  
**Subject:** Re: Sunset Amphitheater Community "Town Hall" Meeting

**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!**

Ms Baxter,

We are being told that this meeting has been cancelled. Is that true? I do not want to miss this important meeting. We continue to have big concerns about this project.

Thank you,  
Sarah Firth

On Aug 8, 2022, at 4:18 PM, Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:

You are receiving this email since you have expressed interest in the Sunset Amphitheater project.

The Applicant Team is hosting a "Town Hall" neighborhood meeting on Wednesday, August 17<sup>th</sup>, from 5:00 pm to 7:00 pm, at the Boot Barn Hall (13071 Bass Pro Dr).

City Planning Staff will be in attendance to address the entitlement process for this project.



**Tamara Baxter**  
**Senior Planner**  
Planning and Development – Land Use Review  
City of Colorado Springs  
Main Office: (719) 385-5905  
Direct: (719) 385-5621  
Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

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 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commsision and Downtown Review Board Meetings Location and Days Change](#)

**PLEASE NOTE:** I will be out of the office from Friday, July 29<sup>th</sup> and be returning Monday, August 8<sup>th</sup>. Please plan your submittals or resubmittals accordingly.

## Baxter, Tamara

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**From:** Wintz, Katelynn A  
**Sent:** Thursday, July 28, 2022 12:31 PM  
**To:** caecilie fordconsultingcs.com  
**Cc:** Caecilie Ford; Baxter, Tamara  
**Subject:** RE: Flying Horse Development projects

Hi Mrs. Ford –

Thank you so much for your email! I am copying Tamara Baxter on this email as well who is the case planner for the proposed amphitheater project. She and I are working closely with one another to evaluate the proposal.

You can review the plans by using the following website: [https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)  
And using the file number search bar with AR PUD 22-00062  
After completing your search the website should return one record with several files listed in chronological order where the most recent iteration of the drawings will be at the bottom!

If you have more specific questions, comments, or concerns about the proposed application please feel free to reach out to us. I will be sure that you are included on our list for any upcoming meetings we have scheduled!  
Kate

---

**From:** caecilie fordconsultingcs.com <caecilie@fordconsultingcs.com>  
**Sent:** Thursday, July 28, 2022 12:01 PM  
**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Cc:** Caecilie Ford <caecilieford21@gmail.com>; caecilie fordconsultingcs.com <caecilie@fordconsultingcs.com>  
**Subject:** Flying Horse Development projects

**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 met last evening at the Flying Horse future development of apartments. It was nice speaking with you.

Could you please help me with information on the proposed amphitheater project?  
I am looking for any public information (websites, links, etc.) that outline plans and any upcoming planning meetings.

Any assistance would be appreciated.

Mrs. Ford  
719-243-4647

## Baxter, Tamara

---

**From:** caecilie fordconsultingcs.com <caecilie@fordconsultingcs.com>  
**Sent:** Wednesday, September 7, 2022 3:40 PM  
**To:** Wintz, Katelynn A; Baxter, Tamara  
**Cc:** Caecilie Ford  
**Subject:** Amphitheater project

**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!**

Good Afternoon,

Could you please confirm a Town Hall meeting is scheduled to occur next week, Tuesday, Sept. 13th, on this project? I believe it is to be held at the Boot Barn Hall from 5-7 p.m.

Thank you

Caecilie Ford  
719-243-4647

---

**From:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Sent:** Thursday, July 28, 2022 12:31 PM  
**To:** caecilie fordconsultingcs.com <caecilie@fordconsultingcs.com>  
**Cc:** Caecilie Ford <caecilieford21@gmail.com>; Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>  
**Subject:** RE: Flying Horse Development projects

Hi Mrs. Ford –

Thank you so much for your email! I am copying Tamara Baxter on this email as well who is the case planner for the proposed amphitheater project. She and I are working closely with one another to evaluate the proposal.

You can review the plans by using the following website: [https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)  
And using the file number search bar with AR PUD 22-00062  
After completing your search the website should return one record with several files listed in chronological order where the most recent iteration of the drawings will be at the bottom!

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Kate

---

**From:** caecilie fordconsultingcs.com <caecilie@fordconsultingcs.com>  
**Sent:** Thursday, July 28, 2022 12:01 PM  
**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Cc:** Caecilie Ford <caecilieford21@gmail.com>; caecilie fordconsultingcs.com <caecilie@fordconsultingcs.com>  
**Subject:** Flying Horse Development projects

**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 met last evening at the Flying Horse future development of apartments. It was nice speaking with you.

Could you please help me with information on the proposed amphitheater project?

I am looking for any public information (websites, links, etc.) that outline plans and any upcoming planning meetings.

Any assistance would be appreciated.

Mrs. Ford

719-243-4647

## **Baxter, Tamara**

---

**From:** Elizabeth Foster <FOSTERDF4@MSN.COM>  
**Sent:** Saturday, July 30, 2022 7:30 AM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater -project SOONEST

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!

Good Day,

We are writing to express our concern regarding the impact of the proposed Sunset Amphitheater to the Northgate Community. We are surprised and disappointed that such a large venue is in the works for such a densely populated residential area. The idea that the noise, traffic and safety issues will not be an issue is absurd. Our roads are already congested with the heavy residential and expanding multifamily complexes on top of retail as well as the new Hotel and visitors center under construction at the North Gate to the Academy. Is the proposed major access to the venue really off of Northgate Road behind the Mining Museum? Will there be road improvements to handle this type of traffic? Please consider how many people are using that area to get in and out of their homes that time of the day? What about on days when there is a football game at the AFA?

Thinking that concert goers are not going to park in and disturb local neighborhoods is unrealistic. Are we going to have to put up "No concert parking" signs? People may be parking up and down Struthers and Northgate Road and walking in. Now our local schools are going to have to give up parking spots and the flexibility of scheduling events on their own timeline. The gridlock I expect to see from this type of venue is going to be miserable for those of us that live within a few miles of the venue. How are they going to ensure people aren't parking in the neighborhoods? How will traffic be directed to keep everyone from trying to access via Northgate Road which is only 4 lanes with heaving neighborhood access and traffic, especially between 3 and 6 pm?

Will these events be staffed by Colorado Springs Police officers or El Paso County Sheriff Deputies, because there will certainly be issues in both jurisdictions based on the location of the Amphitheater. Do we have the funding and availability to handle this? Will JW Roth be footing the entire bill for this?

We can already hear freeway noise and the announcements at the Academy on certain occasions, which is fine because I knew that when I moved here, but to now have the sounds of music pounding late into the evening on a regular basis from April to October does not seem right.

We understand there is a townhall proposed. The residents of the Northgate Area are having a lot of trouble finding out about it. Can you please tell us when and where it is?

Sincerely,

Doug and Beth Foster

## Baxter, Tamara

---

**From:** Lynn Foster <1nana.foster@gmail.com>  
**Sent:** Monday, August 8, 2022 7:26 PM  
**Cc:** Wysocki, Peter; Frisbie, Todd; Baxter, Tamara  
**Subject:** Amphitheatre

**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!**

I am writing with regard to the proposed amphitheatre in my backyard. Like most folks in this community we spent a lot of time, then money, selecting a home based on what was already here and what we read was planned for future development in the area. Time and time again we have watched variances be approved as developers come up with new ideas of what they want to build. I am disappointed in the lack of respect our elected and hired officials seem to have for the integrity of the original plans or the spirit of the original vision that was created for this area. With regard to the amphitheatre I have two major concerns:

1. NOISE - From April to October every night we would hear it! We enjoy being out on our deck & backyard, it is peaceful, QUIET, and is our escape. Nothing is as pleasant as going to sleep with the windows open, hearing a gentle breeze and the subtle sounds of the night. Again - we bought a home here NEVER imagining a concert venue would be built in our backyard.
2. PARKING - So many issues with the current plan; it needs to be seriously studied. One big question, if you allow parking on Spectrum Loop (a poor choice), Then during the times that road is most impacted folks will be getting in and out of their cars and walking (in the traffic)? Will there be provisions for making sure that the road is wide enough for parked cars? Will there be an extra wide sidewalk to handle everyone loaded down with blankets, charis, etc? Who pays for it?

My recommendations is to find another venue or scale this one to a reasonable size for the community. Smaller venue, less noise, and they could house their own parking.

I sincerely hope everyone involved will listen to each other and make intelligent decisions based on ALL parties involved, especially the folks that chose to live here.

Sincerely,  
Lynn M. Foster  
[1nana.foster@gmail.com](mailto:1nana.foster@gmail.com)  
2172 Red Edge Heights

## Baxter, Tamara

---

**From:** Deb Frey <dandmfrey@gmail.com>  
**Sent:** Thursday, July 28, 2022 5:12 PM  
**To:** Baxter, Tamara  
**Subject:** New Outdoor Concert Venue Concern

**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!**

Hi Ms. Baxter,

I understand you are the person to reach out to about concerns about the new outdoor concert venue on the north side. I live in the North Gate area. I have concerns about the traffic, noise, and disruption to our neighborhoods. I like the idea of Colorado Springs having more concert venues, however, I do not feel placing this event in a small area with little on-site parking, and no clear concern for traffic is an idea. We have a fire station near us, businesses, schools, and families. I don't want where I can't leave or have people come see me because of crazy traffic. If the Powers connection was done maybe that would help. But how will this location ensure the rest of us aren't stuck home or avoiding going home during every concert? I previously lived in a town with a large concert venue. It was located outside of city limits, had full on location parking, designated lanes for concert traffic that needed to go through town, and did not impact neighborhoods. Perhaps there is a bigger plot of land elsewhere in the county - not right by neighborhoods - that could better serve our community?

I also don't care to have drunk, stoned, and loud concert attendees walking through neighborhoods, on the streets, etc.

I am asking that this be reconsidered. A better location better equipped to handle this would be more ideal. Please don't allow those of us that live & love the North Gate community to dread it.

Thanks for listening!  
Debbie Frey

## Baxter, Tamara

---

**From:** Jed Fuqua <jed.fuqua@gmail.com>  
**Sent:** Thursday, July 28, 2022 3:45 AM  
**To:** Baxter, Tamara  
**Subject:** Amphitheater Concerns

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 Tamara,

I live on 853 spectrum loop in the neighborhood closest to the venue - I haven't heard much positivity from our greyhawk neighborhood on our community page.

When we built/bought our house 12 years ago, this area was part of the Polaris Pointe master design from Gary Erickson, pitched as an upscale business Promenade shop like district with its own parking and such (which we were ok with). Not shops + a ginormous change to the plan to the tune of something similar to a red rocks amphitheater (with apparently < 800 built-in parking established on the road?).

The vibe in greyhawk is we've been lied to...

... by the developers and enabled by you the city commissioners who have struck down the need to build appropriate parking for this 8000 seat venue.

Now our homes and nearest neighboring communities to this venue will become like the surrounding neighborhoods of a downtown empower field. Visitors Parking in front of our homes, heightened crime, and traffic congestion being the main by-product. Had we know the developers where gonna change from the original plan in the 11th hour, we would have never bought here.

The thought that parking should be absorbed by neighboring businesses, closest communities, and D-20 schools tell us all something....this area is about ready to have a massive life change for the worse for those closest communities adjacent to this theater.

On top of that here a few more:

#1) Five heavily dense apartments < .5 miles of this intersection (3 haven't even been built/completed yet - and one of these appears to be steam rolled through a zone change to build the most densely populated apartment complex's in a 5 mile radius at the southeast intersection of voyager and spectrum).

#2) I-25 dumps into this intersection...Powers will be completed at this time adding a portion of traffic here as well - at our door step.

#3) 2 major D-20 schools are within < .5-1mile of this intersection (TCA is carpool only and already has backup through these dense intersections on the daily today). Only one way in and one way out. Maybe JW Roth can help build a second egress if folks can't traverse the bottleneck?

#4) already mentioned "Sunset Amphitheater" seating 8000 (~1000 less than Red Rocks) - definitely won't reduce traffic.

#5) already established business such as boot barn will soon be matched with more businesses as we understand a promenade shops like will be added attracting greater congestion to these main traffic arteries.

#6) Emergency fire and rescue will need to traverse these intersections at all times without hinderance to the connecting communities at all hours of the day/night.

#7) sound ordinance won't stop 100db from vibrating our walls and windows with the bass wall speakers from the amphitheater while we are trying to fall asleep at night. Greyhawk is only a half mile (~3000 feet) from center stage.

#8) How to enforce not parking in our neighborhood but rather using the designate parking areas vs using / blocking our driveways in our neighborhood

#9) Will cops help patrol our neighborhood during these events - do we have a special task force if we are witnessing crime from folks parking in our neighborhood during these shows. (And no we can wait the typical 1-2 hour response for a 911 call)

#10) And finally please perform and publish an updated traffic study (to include these new proposed apartment complexes) from independent contractors on the full build out pinpointing this influx in new traffic specifically at and around the intersections on voyager to include Northgate, spectrum loop, on-ramp/off ramp, and TCA intersections.

We as the nearest surrounding communities deserve answers as to why the city has enabled the developer to drastically change the original plan to try and shove an amphitheater in to a thriving community where it doesn't fit, disrupting the communities by pointing the amphitheater directly at greyhawk neighborhood (of which my house is about 3000ft from center stage) then only allow < 10% of parking to be provided. This will ultimately be unhealthy for the good families here, destroying this community and weakening the fabric of our city.

Please stop this amphitheater from proceeding forward at this specific build area. First build the amphitheater somewhere else where there is space around to grow, then develop community appropriately around that area much like red rocks amphitheater was done.

Sincerely,

Jed Fuqua  
853 Spectrum Loop  
Colorado Springs, CO 80921

Sent from my iPhone

## Baxter, Tamara

---

**From:** jedi ninjanuity <jed.fuqua@gmail.com>  
**Sent:** Tuesday, August 2, 2022 12:15 AM  
**To:** Gray, William E; Frisbie, Todd; Baxter, Tamara; Jed Fuqua; Wysocki, Peter  
**Subject:** OPPOSITION TO: Spectrum Loop Multi- Family PUD Zone Change- CPC PUZ 22-00057

**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 Peter, William, Todd and Tamara and all City Planning Commission Members,

I am extremely concerned with the massive corporate proposed expansion and deviation from the proposed areas in the new Polaris Pointe location here by spectrum Loop and voyager. This will cause heavy dense populations and unmaintainable traffic during certain hemorrhaging travel times if you are agreeing to usher in these changes to the suburban area up north. It was never designed for these capacities.

There is a community here on the north side and I stand with them in **OPPOSITION TO THE ZONE CHANGE** as found in "Spectrum Loop Multi- Family PUD Zone Change- CPC PUZ 22-00057".

Further, this zone change will add 446 unit apartments (that's 37 units per acre) just outside GreyHawk neighborhood at Voyager and Spectrum Loop. This proposed zone change will usher in a new apartment complex nearly double the density of any apartment complex within a 3 mile radius. This area was originally slated for businesses in the master plan (much like Sprouts/Ace hardware and Newtons - as shown by Gary Erickson in [Copper Ridge/ Polaris Pointe master drawings](#))...

...but now there is serious deviations from this master plan in the works:

- #1) This will be the fourth apartment and the now 2 hotels in ~ < .5 miles away from this intersection.
- #2) "Sunset Amphitheater" was just approved here: seating 8000 (~1000 less than Red Rocks) - whereby the parking is only < 800 spots and that 500 of them up and down spectrum loop with the rest to be absorbed by the community, small businesses, and thriving D-20 schools. This definitely won't reduce traffic.
- #3) I-25 dumps into this intersection... Powers will be completed in the near future adding a portion of traffic here as well - at our door step. #4) 2 major D-20 schools are within < .5-1mile of this intersection (TCA is carpool only and already has backup through these dense intersections on the daily today). Only one way in and one way out. Maybe JW Roth can help build a second egress if folks can't traverse the bottleneck? #5) already established business such as boot barn will soon be matched with more businesses as we understand a promenade shops like will be added attracting greater congestion to these main traffic arteries. #6) Emergency fire and rescue will need to traverse these intersections at all times without hinderance to the connecting communities at all hours of the day/night. Here's one question that I would like answered below

1. publish an updated traffic study - Since this amphitheater which will seat 8000 was just signed off for a [noise ordinance change and a 2000 patron increase was allowed on 7/20](#), we as the adjacent community require an updated traffic congestion report knowing the heaviest traffic flows for this area with this newly approved addition of the Amphitheater which has very limited onsite parking (for 8000 people only has < 800 parking places). The heaviest volumes I would suppose would be a Thursday or Friday namely when proposed sound checks are happening at 3-5pm while patron being showing up for dinner in surrounding restaurants all the while school in TCA (a car pool school) and Discovery Canyon let out - meanwhile folks at work coming back to Greyhawk and flying horse as well as now this heavily populated Apartment complex the developer is proposing.

2. If you are truly want our communities to thrive and be built up, as community planners, why not add bike paths and a community center (e.g. pools, pickle ball courts, areas for folks to meet etc) in this space with adequate parking for year round local community traffic - much like a John Venetian park - but for the folks up north?

Please represent the people of Colorado Springs, your constituents. Not the huge developers who simply care about lining pockets.

Please remember us, and our thriving communities that surround this area and help make Colorado Springs strong, not the developers who want to over crowd and decimate our communities making them unlivable. **Please stand with us as we are OPPOSED TO this Zone Change!**

Respectfully,

Jed Fuqua  
853 Spectrum Loop  
Colorado Springs, CO, 80921  
719-310-7057

## Baxter, Tamara

---

**From:** Jed Fuqua <jed.fuqua@gmail.com>  
**Sent:** Monday, August 8, 2022 7:50 AM  
**To:** Baxter, Tamara; Wysocki, Peter; Frisbie, Todd  
**Subject:** OPPOSITION TO: not adequate parking for sunset amphitheater

**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 Tamara, Peter, Todd,

Can you answer or elaborate on the below question.

First, In the interview with JW Roth and KRDO, JW Roth said,

"he was told by his developer, that providing more than 800 on-site spaces wouldn't get past the Colorado Springs City Planning Commission."

As well as...

"There's just no way we'll get that through planning, simply because parking lots that are going to be used less than 300 days a year that are that size, are environmentally unsound."

**Here's my question:** are these things true that your won't allow more than 800 spaces, and if so how is it community friendly to impose the addition traffic, noise, litter from these concert goers into the nearest communities (Greyhawk and d20 schools) when you don't allow adequate parking for anything proposed at this Polaris point - namely why grossly undersize this amphitheater parking?

The original Polaris point had plenty of parking for its outdoor mall. So I know there is land available. If we are talking about being environmentally sound and friendly, the same logic that says do not build the parking as it won't be used 300+ days a year, should also be applied to the amphitheater - don't build it either as it will not be used 300+ days a year.

I oppose your inadequate parking plan as it will do more damage to our north side city than good and damage our communities, schools and businesses nearest this under-provisioned amphitheater.

Please reconsider your plan.

Respectfully,

Jed Fuqua  
853 Spectrum Loop  
Colorado Springs, CO 80921

Sent from my iPhone

## **Baxter, Tamara**

---

**From:** jedi ninjanuity <jed.fuqua@gmail.com>  
**Sent:** Monday, August 8, 2022 9:38 AM  
**To:** Baxter, Tamara; Frisbie, Todd; Wysocki, Peter  
**Subject:** Amphitheater: Idea for parking issues and traffic

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Tamara / Todd / Peter,

What if the city would allow JW Roth to move to build 1000- 1200 spots on premise. What's the max number you are willing to compromise and build on premise for the amphitheater?

If this was possible, then all the overflow would go to bass pro - which they are happy to do - thus containing all the traffic on that west side of voyager, right there at the amphitheater. (Exact numbers might be off but you get the idea). Connect the parking directly to the on and off ramps of I-25 for exit only - as an option.

I think this type of problem solving is what the neighboring communities need and require. Pushing all the traffic into 1 spot - at the amphitheater and bass pro where police and clean up and traffic remains away from our direct communities.

This isn't for JW Roth to answer at his Boot Barn community non city meeting.

This is a city planning idea, thus requesting direct answers from you and your team.

Respectfully.

Jed Fuqua  
853 Spectrum Loop  
Colorado Springs, CO 80921

## Baxter, Tamara

---

**From:** Jed Fuqua <jed.fuqua@gmail.com>  
**Sent:** Tuesday, August 9, 2022 5:03 PM  
**To:** Baxter, Tamara; Wysocki, Peter  
**Subject:** Noise pollution to greyhawk community re: proposed sunset amphitheater

**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 Tamra and Peter,

When we moved in here to greyhawk neighborhood 12 years ago we were under the impression that the city planners and the developers were going to build a more upscale mall much like promenade shops.

For developers to pull a fast one like they are and bring in an amphitheater right next to our greyhawk neighborhood is quite disturbing to say the least.

There many greyhawk Neighbors that do not want it here based on the noise pollution this will cause - I am one of those greyhawk members.

My health and my family's health along with all neighbors in greyhawk will be impacted negatively due to the noise pollution as we are < 3400 ft from center stage of this proposed sunset amphitheater.

Look at this article regarding sound pollution impact on the human body:

<https://www.gainesville.com/story/opinion/columns/more-voices/2017/10/22/karen-orr-amphitheater-would-cause-neighborhood-noise-pollution/18182822007/#l6mrhh8mn30ho7z08yr>

" Former U.S. Surgeon General William H. Stewart said, "Calling noise a nuisance is like calling smog an inconvenience. Noise must be considered a hazard to the health of people everywhere."

The Centers for Disease Control and Prevention states that noise pollution is "an increasing public health problem." At the recent World Health Organization Ministerial Conference, the Environmental Burden of Disease project declared noise the No. 2 threat to public health, after air pollution.

Intrusive noise can lead to cardiovascular disease, sleep disruption, reduced productivity, impaired teaching and learning, absenteeism, increased drug use and accidents. Noise can destroy the enjoyment of one's property and leisure time. It adversely affects general health and well-being, and increases anti-social behavior. Future generations are harmed by degraded home, social and learning environments, with corresponding economic losses."

We do not want this here in our community - period!

Jed fuqua  
853 Spectrum Loop  
Colorado Springs, CO 80921

Sent from my iPhone

## **Baxter, Tamara**

---

**From:** Mandie Fuqua <mandie.fuqua@gmail.com>  
**Sent:** Tuesday, August 2, 2022 2:50 PM  
**To:** Baxter, Tamara  
**Cc:** Helms, Randy  
**Subject:** Sunset Amphitheater—Voyager Parkway and Spectrum Loop

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!

Good afternoon,

I'm reaching out to you to express my concerns regarding the location of the projected amphitheater project (Northgate and Voyager).

I live in one of the many long-established communities that are in very close proximity to where the amphitheater is projected to go up.

While most of us living here did not mind some of the commercial and residential growth that has been occurring at Northgate and Voyager, we have reached the point in which the growth in our area is unsustainable. Many of the residents in the various communities are experiencing long delays getting out of their neighborhoods. The added number of traffic lights, stacked upon each other, results in constant stop and go. Due to the excessive number of commercial enterprises, traffic on Voyager Parkway has easily increased by two to three times in the past fifteen years. Building a commercial enterprise such as the 8000-seat amphitheater will create a bottleneck like the one that occurred when the Air Force Academy hosted the Colorado Avalanche for the outdoor arena hockey event a few years ago. My point is that the Air Force Academy has the ability, training, and experience to manage large scale traffic flow and it was still a nightmare. The Air Force Academy with all its parking capabilities did not have enough parking, so event attendees chose to park outside of the AFA and walk to the venue. The construction and operation of an 8000-seat amphitheater near so many well established neighborhoods will have an adverse impact on our quality of life and safety. Below I provide a breakdown of the detrimental factors that would have a real-life impact to the immediate communities surrounding the proposed venue:

- I have concerns about the developer having to contract out use of school parking spaces. (What if the school has an event going on? Will students need to compete for parking spaces? What about city/county liability if there were to be a security/safety incident involving a concert goer? How long is the contract for? Is the contract indefinite?)
- I have concerns with the developer having to contract out with local businesses for access to their parking spaces (What about non-concert going patrons? Will they have to compete for parking spaces? Are we the residents expected to plan our lives around concert days to avoid being stuck in traffic?)
- I'm concerned with the developer having to contract out off duty city police officers in the numbers needed to patrol and direct all the pick-up and drop-off shuttle lots. (My understanding is that there aren't enough police officers in the force. They are understaffed and overworked as it is.)

- I have issues with the possibility that concert goers will park in our neighborhoods so as not to have to wait an hour or more for a shuttle to and from the venue. (Is the city going to take care of policing the neighborhoods?)
- I am extremely concerned with the possible delayed emergency response time from first responders into the surrounding neighborhoods because they can't get through the traffic. (There is a fire station right across from the Polaris Point Center)
- Noise pollution
- Environmental pollution. (Cars sitting idle in traffic, going around and around trying to find parking to their liking, etc.)
- Increased vandalism or crime in the surrounding residential areas. Decrease in property value.

Thank you for your time and consideration.

Respectfully,

Mandie Fuqua  
Greyhawk Resident

Sent from my iPhone

## **Baxter, Tamara**

---

**From:** stevefwank1@aol.com  
**Sent:** Tuesday, October 18, 2022 1:08 PM  
**To:** Wysocki, Peter; Gray, William E; Baxter, Tamara  
**Subject:** Sunset Amphitheater- Save our neighborhoods, reject this outdoor music venue

**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!**

City Planners,

I live 4 blocks from Mary Kyer Park. I can hear almost plainly the kids on school recess well as Saturday soccer games. My point being sound travels and having 50+ concerts a year no matter what is done to dampen the sound, our neighborhoods will be changed forever by this outdoor music place. We don't need this, use the soccer field, Weiner downtown for concerts etc., that's what a master plan could call for.

Another point is that we are so close to the mountains that sound echos and is amplified, we can hear the Air Force mess call at 5pm every day.

Please find a way to reject this Sunset Amphitheater.

Save our neighbor!  
Thank You,  
Stev

## **Baxter, Tamara**

---

**From:** Greg Ganow <greg\_ganow@yahoo.com>  
**Sent:** Saturday, July 30, 2022 12:10 PM  
**To:** Baxter, Tamara  
**Subject:** Outdoor Amphitheater Project

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!

Good afternoon,

After reviewing the proposed Amphitheater project, I felt compelled to reach out to you and voice my strong opposition to this project location. As you are aware and surely have made efforts to remedy, the traffic, noise, parking, immediate negative community impact to include likely crime, drug use and and disturbance cause me great concern as a resident and homeowner in the area impacted. I know my opposition is not alone and I hope you will consider my concerns and reallocate this project to more closely align with the retail and residential development already underway.

Thank you for your consideration.

Sincerely,

Greg Ganow  
Flying Horse Resident

## **Baxter, Tamara**

---

**From:** richardanddiane@yahoo.com  
**Sent:** Tuesday, August 9, 2022 12:35 AM  
**To:** Baxter, Tamara  
**Subject:** Proposed Sunset Amphitheater

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!

To Tamara Baxter:

I stand in opposition to this project in this location. Even though I live outside of the area that would be affected by the noise and parking issues, I support the neighborhoods objections to this Sunset Amphitheater proposal.

I have watched time and time again as our city planners and council members have recently ignored the quality of life issues that our neighbors and our neighborhoods have presented to city planners/council. Noise pollution, traffic congestion, and people walking in our streets late at night are real issues, and drastically affect quality of life for many in this area of Colorado Springs.

I often visit Dillon, which has an amphitheater about 1/3 of the size of this planned Sunset Amphitheater. And I can say with certainty that the noise carries way further than 1000 feet! The noise can be unbearable at times. People in the condos/homes in the area can absolutely hear the sound, the echoing, as well as hear the people walking to and from the concerts. Dillon's concerts are only on weekends usually, and the concerts end at 9:00pm. And then your plan is to nearly triple the occupancy numbers in this new Sunset amphitheater and put it near homes and apartments? And have concerts go until 11:00 pm? And then have little to none onsite parking?! - which of course will have attendees parking on streets and in neighborhoods (I see this even with the Norris Penrose Event Center- and they do have parking on site).

I know folks who are currently looking at buying homes, and their response now is to avoid all of the neighborhoods anywhere near this proposed amphitheater. I personally would never choose to live in this area either now. And it used to be such a highly desired area! How unfair that is to all those who are already homeowners or renters in this area!

As a teacher, I could go on about the issues of using school parking lots for concert parking. I'm sure you are already aware of the alcohol/drug use, etc that occurs in the parking lots before concerts begin. Especially when outside alcohol is not allowed in the venue, and alcohol sales are very expensive inside the venue. I am quite disappointed that D20 consistently seems to put receiving money/payouts before their students. To say this amphitheater will be a "huge win" for students and teachers is ridiculous ( as JW Roth said in a post)... Are ALL the school districts in our city going to prosper financially off of this? I don't think so. Is this even advantageous for D20 students? Especially the ones who cannot even sleep due to the excess noise so late?

This project has been put out there as already a done deal. JW Roth has made it clear that payments have already been made to and accepted by D20. Digging has already been started on the "proposed" site. Huge ads appear in The Gazette and local magazines. All this happening when affected neighborhoods were not even notified, and are now told a meeting already happened virtually in February. This isn't the way that residents of Colorado Springs should be treated.

Please listen to the concerns of those who will be immediately affected by the huge scope of this project.

Perhaps the size and occupancy of the amphitheater could be reduced? Parking onsite could be worked out? Concerts could end by 9:00pm? Can you guarantee neighborhoods will be protected from the traffic and the noise?

Please do the right thing for our neighborhoods, and keep the culture and character of these affected neighborhoods intact.

Sincerely,  
Diane and Richard Garritson  
2825 Clapton Drive  
Richardanddiane@yahoo.com

Sent from my iPhone

## Baxter, Tamara

---

**From:** Jim Girlando <jagirlando@gmail.com>  
**Sent:** Wednesday, July 20, 2022 3:46 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater backing

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Tamara,

I would like the Sunset Amphitheater to be approved with adequate parking and traffic management.

It would be nice to go down the road to see some big name acts, as opposed to going to Red Rocks to see them.

Jim

## **Baxter, Tamara**

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**From:** Robin Godlewski <buffdawgs@hotmail.com>  
**Sent:** Thursday, September 8, 2022 11:23 AM  
**To:** Baxter, Tamara  
**Subject:** Opposition to Amphitheater Project!!

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 Tamara,

I am a resident of Grey Hawk at Northgate and am writing to express my disapproval and concerns for the projected amphitheater planned. Clearly, this is a major concern for the residents and owners of properties around this location of Voyager and Northgate neighborhoods. This is the upperclass part of Colorado Springs and something of this magnitude will only create concerns of traffic, parking problems, SAFETY, noise, crime, drugs, etc. which will not only be a disturbance and a nuisance to the home owners in this area, but of course is a major concern where property values are concerned. Therefore, my fellow neighbors and I are adamantly opposed to this project being approved. Please cancel plans for this project!

Respectfully,

Robin Godlewski

955 Spectrum Loop

## **Baxter, Tamara**

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**From:** Tarren Griggs <tarren.fitzgerald@hotmail.com>  
**Sent:** Tuesday, August 16, 2022 7:56 PM  
**To:** Baxter, Tamara  
**Subject:** Proposed Ampitheater

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!

To whom it may concern:

We, Tarren and Cole Griggs, are opposed to the 8,000 seat outdoor Amphitheater. Feeder roads are utilized by fire station, schools and neighborhoods. We are very concerned; safety and pollution are areas we feel there will be a lack of consistent regulation.

Thank you for your time,  
Tarren and Cole Griggs

Sent from my iPhone

## **Baxter, Tamara**

---

**From:** Barbara Gritmaker <bfgritz@gmail.com>  
**Sent:** Monday, August 8, 2022 3:59 PM  
**To:** Baxter, Tamara  
**Subject:** The 8000 seat amphitheater

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Tamara

We live a short distance from this project but I don't think it will affect us as it will many in the closer vicinity. It seems to be an ill thought out project and money seems to be at the root of it. I'm amazed that schools have already received \$\$\$ when it is not yet approved. There is so much to consider as far as traffic and we drove past the area today and one of your signs is flapping in the breeze so is difficult to read. I hope the city does not stamp approval on this project without many studies being done. Bussing people around to help it take place is just plain stupid. Get the city planners out there and really look at the way it would happen. It is certainly not all being done "up front" as the man would like us to believe!

Thank you

BFG

## Baxter, Tamara

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**From:** Matt Grubestic <grubestic34@hotmail.com>  
**Sent:** Sunday, July 31, 2022 4:23 PM  
**To:** spencer.soicher@krdo.com; Baxter, Tamara  
**Subject:** Sunset

**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 do like the idea of having an outdoor concert venue in Colorado Springs. But Polaris Point is the wrong location for the following reasons.

Extremely close to numerous family neighborhoods.

The noise pollution from this venue and the off site parking will impact these family neighborhoods.

Who will be responsible to clean up the litter and trash in these neighborhoods?

The traffic on N Gate and I25 is already congested. The 2 apartment complexes being built at Polaris Point will only add to the congestion as well as this venue, and the 7 story conference center going in on the West side of I25 and N. Gate.

How many employees will be needed for the venue and where will they park?

How many concert goers paying \$80-\$250 a ticket want to be shuttled around? Not for me.

What happens if this does not work for D20 and suddenly no parking is allowed at the schools?

After a concert ends shuttling 8000 people around will take hours for the area to clear out. So midnight is my guess on a school night????

5 off duty police officers to handle 8000 people seems way out of balance. Alcohol and cannabis is what these venues attract.

The ideal place for this venue is the old dog track on Nevada Ave. The city needs to do something with that area.

Lets leave the north end a peaceful quiet environment to raise a family.

Thank You,

Matthew Grubestic  
719-661-2137

Sent from [Mail](#) for Windows

## Baxter, Tamara

---

**From:** Wintz, Katelynn A  
**Sent:** Friday, August 5, 2022 12:32 PM  
**To:** Matt Grubestic  
**Cc:** Baxter, Tamara  
**Subject:** RE: Sunset Amphitheater

Hi Matt –

Thanks for your comments.

The amphitheater project **is not approved at this time**. The application is still under City Planning review and plan revisions have been requested to further clarify certain aspects of project information.

My understanding that Gary Erickson currently owns the property in question but is under contract to sell to JW Roth should the application be approved.

There will be a neighborhood meeting on August 17, 2022 from 5 -7 PM at Boot Barn Hall to discuss the project.

Please let me know if you have any other questions

Kate

---

**From:** Matt Grubestic <grubestic34@hotmail.com>  
**Sent:** Thursday, August 4, 2022 2:10 PM  
**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Subject:** Sunset Amphitheater

**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 Katelynn,

There are numerous conflicting comments being made about the approval of this Sunset Amphitheater at Polaris Point. Can you confirm if this plan has been approved by the City of Colorado Springs? Also if this plan has not been approved please take into consideration the negative impact on the existing family neighborhoods that off site parking will bring after these concerts disperse. These family neighborhoods will not clear out until midnight, on a weekday when children should be sleeping. This proposal will disrupt the entire ambiance of the North Gate region. Also how could this be approved without the consent of the existing family neighborhoods for off site parking? Have you ever been to a concert at Red Rocks? One other question for clarification does Gary Erickson own the land for this Sunset amphitheater or does JW Roth?

Best,

Matthew Grubestic

Sent from [Mail](#) for Windows

## Baxter, Tamara

---

**From:** Matt Grubestic <grubestic34@hotmail.com>  
**Sent:** Tuesday, August 16, 2022 12:03 PM  
**To:** Wintz, Katelynn A; Baxter, Tamara  
**Subject:** FW: Amphitheater would cause neighborhood noise pollution - from Gainesville Sun

**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 Ladies,

If you have time please review the Gainesville Florida article below describing the negative impact on outdoor concerts throughout the United States. The facts are alarming based on the Cities that have approved this type of venue in family neighborhoods. Has the vacant racetrack on Nevada been discussed as a viable option for this type of venue? I know the City would love to get that revamped.

Also why was the town hall meeting at Boot Barn moved to September?

Best,

Matthew Grubestic

Sent from [Mail](#) for Windows

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**From:** [Matt Grubestic](#)  
**Sent:** Tuesday, August 16, 2022 10:26 AM  
**To:** [Matt Grubestic](#)  
**Subject:** Amphitheater would cause neighborhood noise pollution - from Gainesville Sun

Amphitheater would cause neighborhood noise pollution

Former U.S. Surgeon General William H. Stewart said, "Calling noise a nuisance is like calling smog an inconvenience. Noise must be considered a hazard to the health of people everywhere."

The Cent...

Check out this story on gainesville.com: <https://www.gainesville.com/story/opinion/columns/more-voices/2017/10/22/karen-orr-amphitheater-would-cause-neighborhood-noise-pollution/18182822007/>

Sent from [Mail](#) for Windows

## Baxter, Tamara

---

**From:** Matt Grubestic <grubestic34@hotmail.com>  
**Sent:** Friday, October 14, 2022 3:00 PM  
**To:** Baxter, Tamara  
**Subject:** RE: Polaris Pointe South Filing 4 (Sunset Amphitheater) traffic analysis and parking/access plan

**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!**

Hi Tamara,

After reading the analysis by Kimley Horn sentences like “plan to use” instead of, will use, raises concerns about the required parking spaces. Once again the analysis is vague. Also the City is okay with cars blocking bike paths on Spectrum Loop? Squeezing this development into the surrounding family neighborhoods will bring chaos and congestion to an area that is already meeting its limits. The apartments being built within 1 mile of this proposal, some on the same street, need to be considered in the traffic study. This will cause a greater impact on resources and traffic than what is being analyzed. I just do not see the benefit to the existing community. Noise, traffic, drunken concert attendees, during the week and on weekends, this area will not clear out until midnight, or 1 am. Also this shuttle scenario is not realistic, I for one would have no desire to wait in line after a concert to ride a shuttle then sit in traffic to leave. Does the traffic study take the shuttles into consideration? How many shuttles? Can the shuttles make the turns when the area is congested?

Also has the City and the City Planners taken into account that Gainesville FL article I handed to you and your colleague discussing the negativity of these outdoor venues across the country?

Best,

Matthew R Grubestic

Sent from [Mail](#) for Windows

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**From:** [Baxter, Tamara](#)  
**Sent:** Friday, October 14, 2022 1:00 PM  
**To:** [Baxter, Tamara](#)  
**Subject:** Polaris Pointe South Filing 4 (Sunset Amphitheater) traffic analysis and parking/access plan

Good Afternoon,

You are receiving this email as you have expressed an interest in the Sunset Amphitheater project.

The City has received an updated Traffic Analysis and Parking/Access Plan for the project today.

These two documents have been uploaded to  
LDRS: [https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

The file #s associated with this project are as follows:

AR PUD 22-00062  
AR NV 22-00480  
AR NV 22-00481

AR FP 22-00063

Please let me know if you have any questions.



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

[Planning & Community Development Home](#)

[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commision and Downtown Review Board Meetings Location and Days Change](#)

## **Baxter, Tamara**

---

**From:** Brian Guinn <brianguinn7@gmail.com>  
**Sent:** Thursday, July 14, 2022 9:46 AM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater Needed

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!

Colorado Springs has many different types of venues to keep our community happy and growing with museums, restaurants, sporting events and now has the opportunity have a music and arts venue to continue to support the needs of our community.

For my family and many a like, we continually travel to Denver and surrounding areas to enjoy listening to bands, see outdoor theater events and attending festivals and spend our money in those communities.

We would rather keep the money and continue to meet new community members in our own city.

With the growth of Colorado Springs, we are ready for a state of the art complex to enjoy music and arts in Colorado Springs.

It is the time now to build and expand what Colorado Springs has to offer and continue improving our community together.

This is the one area which has not kept up with local communities but we have the means to compete and enjoy the growth.

Thanks for supporting your Colorado Springs families and make this happen now!

Sent from my iPhone

## **Baxter, Tamara**

---

**From:** Judy Haefner <judy.haefner@comcast.net>  
**Sent:** Saturday, July 30, 2022 10:46 AM  
**To:** Baxter, Tamara  
**Subject:** Amphitheater idea —relocation

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!

Suggest to developer and city officials that the amphitheater might be welcomed if located at place near UCCS- old racetrack perhaps. Good access lots of space for parking. This area is not surrounded by residential housing and that area is appropriate for business entertainment developments.

Or is developer afraid to compete with switchbacks stadium. If yes then perhaps we really don't need a 2nd venue such as this...

Judy Haefner

Sent from my iPhone

Sent from my iPhone

## Baxter, Tamara

---

**From:** Megan Hardre <mrs.hardre@gmail.com>  
**Sent:** Monday, August 1, 2022 1:52 PM  
**To:** Baxter, Tamara  
**Subject:** AR PUD 22-00062

**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!**

Hi Tamara,

I'm reaching out in regards to the proposed "Sunset Music Venue" going in in Northgate. (AR PUD [22-00062](#))

I live off of Voyager and Middle Creek and my family and I are very concerned and absolutely disagree with this being put in around our community. Our home is 21 years old and we would not had bought here had we known.

We are absolutely concerned about the parking, and lack there of - we do not believe the current plan is appropriate. We also don't want an additional 8,000 people flooding into our community. We believe not only is it a traffic issue, it's an issue for emergencies, noise and property values. Our police staff is short staffed and tired already.

I wanted to email you and share that one more family is disagreeing with this venue going in. Hey, how about a closer grocery store going there? The proposed one on 83/Northgate still isn't close enough. Just a thought. Either way, we are in disagreement with this plan and would like it to not happen to our slower paced, quiet neighborhood.

Thank you,

Megan Hardré  
719-330-2249

## **Baxter, Tamara**

---

**From:** hartkt1@comcast.net  
**Sent:** Tuesday, August 9, 2022 6:23 AM  
**To:** Baxter, Tamara  
**Subject:** Proposed Amphitheater Project

**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!**

Ms Baxter,

Good morning. We're writing with great concern about the proposed amphitheater project at Polaris Pointe. We've lived in the nearby Middle Creek neighborhood for over 15 years. We understand that development comes with a city's growth. However, this project on the proposed site in close proximity to residential neighborhoods and schools seems ill-advised and a recipe for long-term problems. There are reports that parking will not be on site and that the owner plans to use nearby taxpayer-funded school parking lots. We hope that you and the city leadership recognize that parking at schools and on nearby residential streets, increased crime and garbage, traffic, and illegal noise levels places a substantially disproportionate cost and risk on local communities, particularly children, in the name of this for-profit venture and that you will consider a better long-term plan for our city. Allowing the amphitheater project at Polaris Pointe to continue, in our opinion, would be very short sighted.

There are many potential sites for such an amphitheater, however, Polaris Pointe is not among them. Thank you for your consideration.

Sincerely,  
Ken and Traci Hart

## **Baxter, Tamara**

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**From:** robin hassenday <rhdpaco@gmail.com>  
**Sent:** Friday, July 15, 2022 8:47 PM  
**To:** Baxter, Tamara  
**Subject:** Proposed amphitheater

**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!**

The growth in the housing industry alone in Colorado Springs has exploded !

I would rather support an arts entertainment venue which we need here based on current population and expected growth.

And are behind on that for our population as it stands now .

So. Count me on a yes venue for the new amphitheater .!!!!

Robin hassenday  
(719)439-8359

## Baxter, Tamara

---

**From:** robin hassenday <rhdpaco@gmail.com>  
**Sent:** Friday, July 15, 2022 8:47 PM  
**To:** Baxter, Tamara  
**Subject:** Proposed amphitheater

**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!**

The growth in the housing industry alone in Colorado Springs has exploded !

I would rather support an arts entertainment venue which we need here based on current population and expected growth.

And are behind on that for our population as it stands now .

So. Count me on a yes venue for the new amphitheater .!!!!

Robin hassenday  
(719)439-8359

Julie Haverluk  
14335 Timberedge Lane  
Colorado Springs, CO 80921  
October 23, 2022

RE: Vote NO on Sunset Amphitheater Proposal

Dear members of the Planning Commission,

I am writing to plead that you vote NO on the proposed Sunset Amphitheater at Spectrum Loop.

There are many reasons that this venue should not be built at the proposed Spectrum Loop location. With respect to the stated "Goals of the Project", the reasons to vote NO include:

- A medium to large scale outdoor concert venue should not be built immediately adjacent to a pre-existing residential neighborhood thus sacrificing the property values and peace of those families who chose to build and live in the area before such a project was conceived. The proposed venue could just as easily be built in the wide-open spaces which still exist south of Colorado Springs.
- If the promoters really wanted to reduce driving distance for adults and youth, they would place the venue in south Colorado Springs to be closer to the population of southern Colorado which really is far from large music venues rather than in north Colorado Springs which is relatively close to the Denver Area venues of Fiddlers Green and Red Rocks.
- The jobs which it proposes to bring to this area would be an even more welcomed and beneficial to residents of south Colorado Springs.
- The negative impacts will be felt within city limits but also by county residents north of the city limits who chose to live in a rural setting and did not choose for the city to come to them.
- The venue vaunts the 50+ concert evenings which will occur from May to September. That will be 50+ evenings polluted by unwanted noise, light and traffic. 50+ evenings when families with young children or older adults will need to close their windows to block the unwanted noise rather than leaving them open to enjoy the cool evening breeze; thereby increasing their energy use and costs by cooling with air-conditioning.
- May and September are school nights when young children will need to be put to bed despite the extra noise.

- The sunset could be viewed anywhere and although the venue vaunts the sunset views, it will erect a huge screen between the audience and the sunset, a screen which will blemish the same view for the current residents every night and every day as well.
- The venue vaunts the view of Pikes Peak and USAFA but those are best admired during the day, not after dark.

With respect to adverse impacts, I have heard no estimates for the quantity of water which will be required to maintain the large expanse of green lawn proposed by the venue or the chemicals which will need to be applied to maintain that pretty green lawn.

With respect to noise pollution, how will they control crowd noise and singing which will occur in addition to the 45 decibels to which they claim to be able to contain the performers and which will be in addition the 45 decibels of background traffic noise which are apparently already allowed (and which represent a significant increase in noise level from when I moved here in 1997) and doesn't account for the extra decibels of traffic noise which will be generated by the extra traffic.

I have not heard of any studies on the extra light pollution which the performances will create in addition to light pollution from the headlights and traffic lighting which will be necessary after dark.

Nor have I seen calculations on the extra air pollution caused by the additional vehicles driving and idling as they arrive and leave the venue.

In addition, the proposed 1 security guard for 250 vehicles is laughable and does not reassure me that sufficient steps will be taken by the venue to provide the necessary protection to the community.

I beg the City Council to consider better ways to increase tax revenue for the city than to sacrifice the well-being of a large number of its residents by approving the proposed Sunset Amphitheater at the Spectrum Loop location.

Sincerely,  
Julie Haverluk

## Baxter, Tamara

---

**From:** Trish Haworth <trishrhaworth@gmail.com>  
**Sent:** Thursday, August 11, 2022 9:48 PM  
**To:** Baxter, Tamara  
**Subject:** Polaris Point Amphitheater

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Tamara,

I am opposed to all aspects of this potential development. I live in the neighborhood of Northgate Highlands. The impact of parking on our residential streets, traffic, and noise levels will be overwhelming to say the least. It is not fair to put this so close to residential areas. I beg of you to reconsider allowing this development in this area. We don't need it. We have plenty of other venues for concerts in all areas of the Springs.

Regards,

Trish Haworth  
13735 Voyager Pkwy, Colorado Springs, CO 80921

## Baxter, Tamara

---

**From:** Friedman, Samuel  
**Sent:** Thursday, August 25, 2022 11:26 AM  
**To:** ross.haycock@gmail.com  
**Cc:** Baxter, Tamara  
**Subject:** RE: Sunset Amphitheater and Parking

Hi Ross,

Thank you for your email to Councilmember Helms regarding this project. Because this project may come before the City Council for Quasi-Judicial Public Hearing in the future, he is unable to respond directly as doing so is considered Ex-Parte Communication under State Statute. Taking part in Ex-Parte Communication may require him to recuse himself from those future potential proceedings, so he asked me to connect with you.

This application is still being administratively reviewed by the planners at the City Planning Department and has not been approved by the City. All documents associated with the project that have been either submitted to the City or produced by our Planners can be found using the City's LDRS website, which can be found here:

[https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

Type in AR PUD 22-00062 to the file number search bar, or "amphitheater" to the keyword search bar and you will be able to find review letters, drawings, correspondence, traffic reports, etc.

I would also encourage you to attend the upcoming town hall meeting about this project that is being hosted by the applicant. This will be held on Tuesday, September 13th from 5 PM – 7 PM and will be held at the Boot Barn Hall at Bourbon Brothers (13071 Bass Pro Dr). City Staff will be there as well to hear the feedback provided and address any entitlement questions. If you have any questions regarding the Land Use Review process used by the City, please feel free to contact the Planner assigned to this application, Ms. Tamara Baxter who is CC'ed to this email or myself.

Warmest regards,

### Sam Friedman

Constituent and Outreach Program Coordinator  
City Council, City of Colorado Springs  
(719) 385-5480 office



**From:** Ross <ross.haycock@gmail.com>  
**Sent:** Wednesday, August 24, 2022 3:33 PM  
**To:** Helms, Randy <Randy.Helms@coloradosprings.gov>  
**Subject:** Sunset Amphitheater and Parking

**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!**

Randy,

Has this project officially been approved? I've heard about their parking plan and am very concerned their parking plan or lack of will negatively impact my neighborhood, which is Middle Creek Subdivision.

What is the plan?

Thanks for your help

Ross

## **Baxter, Tamara**

---

**From:** David Helmbrecht <davidhelmbrecht@gmail.com>  
**Sent:** Tuesday, July 12, 2022 4:49 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset amphitheater

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!

As an avid concert goer and musician who has musical friends this would be a great addition to the Colorado Springs area if you were to approve this finalization for this amphitheater to be built would be deeply appreciated by lots and lots of musical people here in Colorado Springs Colorado thank you for your time for rudeness and I hope you approve it have a wonderful day David Helmbrecht

Sent from my iPhone

## Baxter, Tamara

---

**From:** David Helmbrecht <davidhelmbrecht@gmail.com>  
**Sent:** Tuesday, July 12, 2022 5:37 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Sunset amphitheater

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!

Darn auto correct in certain rudeness I don't know why so just read it minus the rudeness lol

Sent from my iPhone

> On Jul 12, 2022, at 4:49 PM, David Helmbrecht <davidhelmbrecht@gmail.com> wrote:

>

> As an avid concert goer and musician who has musical friends this would be a great addition to the Colorado Springs area if you were to approve this finalization for this amphitheater to be built would be deeply appreciated by lots and lots of musical people here in Colorado Springs Colorado thank you for your time for rudeness and I hope you approve it have a wonderful day David Helmbrecht

>

> Sent from my iPhone

## Baxter, Tamara

---

**From:** Rebecca Hensch <rshensch@gmail.com>  
**Sent:** Friday, July 29, 2022 4:48 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Theater Amphitheater lacks parking

**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 Mrs. Baxter,

My name is Rebecca Hensch and I have been waiting to address my concerns about this project until I had enough information but now is the time. I am a resident of the Stonewater at Northgate community. We are directly across the street from the Compassion buildings. I am **deeply concerned** about this project's **lack of parking**. From the drawings I see, there is on street parking only. I also see a transportation memo referencing traffic patterns from 2009. This is completely unacceptable because since 2009, our neighborhood of 150 homes has been built, The Farm with 520 homes has been built, and the Flying Horse neighborhood has expanded/is expanding. There is a brand new Visitor Center being built at the Northgate entrance of the Air Force Academy. That is just a fraction of the change that has happened since 2009. In addition to more homes and businesses, Voyager road right at the brand new stop lights has a tendency to flood with heavy rain. It made the news last year. It flooded again recently. The Power connection project has not been completed (or even started!) so it is likely cars will be working their way north up voyager from the East side of town. So my concerns are as follows....

- 1. A new transportation study** needs to be done of the area. This is no longer an open space that lacks residents. Over 600 new homes have been built here. These transportation plans are being made with inaccurate information.
- 2. Communication-** The city should hold an annual or semi annual town hall meeting with the venue and the residents of the area to address concerns and give us updates. This should start immediately
- 3. Safety-** The city or the venue should be required to provide safety officers to protect the residents of our community from those who try to park illegally or potentially walk through our community late in the night. They should also provide STRONG parking enforcement to patrol all residential streets and business lots in the area.

I am extremely disappointed in such a large project being proposed by the city when it is clearly an incomplete concept. This project should not move forward without research done to the area and with more onsite parking.

Rebecca Hensch

## Baxter, Tamara

---

**From:** Rebecca Hensch <rshensch@gmail.com>  
**Sent:** Sunday, August 7, 2022 4:19 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Sunset Theater Amphitheater lacks parking

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Mrs. Baxter,

I would like to add to some of my original comments. I have further reviewed the parking which has only increased my concern as the project's neighbor. After reading the code one this has stuck out to me. Typically you need 1 parking space for every 4 seats for a commercial theater space. To reduce that parking, there are guidelines which I have also read through. The main thing I found in the Colorado Springs code **7.4.204 for alternative parking** is that the reduction in parking "the parking requirement reduction will not limit the use of the subject property." Not having the appropriate parking WILL limit the use of subject property. This will affect concert goers who will be fighting for close parking, businesses in the surrounding areas (how will someone get to any of the restaurants or business during peak concert times?), and residents of the area accessing their own HOMES. Per city code, this proposed street parking does not meet the requirements of the city. Another solution must be proposed.

Becky Hensch

2. Additional Considerations: In addition to the conditions contained in subsection C1 of this section, the Manager may consider the following additional factors in determining whether a parking requirement reduction is appropriate for a given use(s):

- a. The scope, scale and other characteristics of the proposed use(s) are such that granting the parking requirement reduction would not generate significant off site impacts upon neighboring properties; and
- b. The parking requirement reduction will not limit the use of the subject property.

On Fri, Jul 29, 2022 at 4:48 PM Rebecca Hensch <rshensch@gmail.com> wrote:

Dear Mrs. Baxter,

My name is Rebecca Hensch and I have been waiting to address my concerns about this project until I had enough information but now is the time. I am a resident of the Stonewater at Northgate community. We are directly across the street from the Compassion buildings. I am **deeply concerned** about this project's **lack of parking**. From the drawings I see, there is on street parking only. I also see a transportation memo referencing traffic patterns from 2009. This is completely unacceptable because since 2009, our neighborhood of 150 homes has been built, The Farm with 520 homes has been built, and the Flying Horse neighborhood has expanded/is expanding. There is a brand new Visitor Center being built at the Northgate entrance of the Air Force Academy. That is just a fraction of the change that has happened since 2009. In addition to more homes and businesses, Voyager road right at the brand new stop lights has a tendency to flood with heavy rain. It made the news last year. It flooded again recently. The Power connection project has not been completed (or even started!) so it is likely cars will be working their way north up voyager from the East side of town. So my concerns are as follows....

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I am extremely disappointed in such a large project being proposed by the city when it is clearly an incomplete concept. This project should not move forward without research done to the area and with more onsite parking.

Rebecca Hensch

## **Baxter, Tamara**

---

**From:** Sheryl Hobbs <sthobbs@comcast.net>  
**Sent:** Tuesday, August 9, 2022 6:29 AM  
**To:** Baxter, Tamara  
**Subject:** Sunset venue

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My husband and I live in Flying Horse and are concerned about the conflicting communication and lack of adequate planning around the music venue slated for the Polaris Point property. The issues that appear to be damaging to the quality of life for many if not all the north side communities were initiated with the nefarious zoning changes timing and process and center around parking, sound and traffic.

After reviewing the available site plans as well as the sound and traffic "studies" and listening to/reading the comments (NextDoor, KRDO, etc.) of those making decisions we believe this project will present massive harm to the existing quality of life to the north side areas.

Sheryl and Rick Hobbs  
1837 Redbank Dr.

We Sent from my iPhone

## Baxter, Tamara

---

**From:** Leah Hoghaug <leahhoghaug@gmail.com>  
**Sent:** Monday, August 8, 2022 4:42 PM  
**To:** Baxter, Tamara  
**Subject:** Amphitheater

**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 extreme concern for this Amphitheater proposal, as well as the unfathomable parking plan to include shuttling concert goers into our neighborhoods.

I do not feel this location is suitable for an Amphitheater if they cannot keep the concert goers in the immediate vicinity. To shuttle thousands of them to schools does not make sense for the community. It is NOT good for our schools or neighborhoods.

We live immediately across from the DCC parking lot. The noise and crime associated with thousands of people, cars, and shuttles running late into the night makes NO sense in the neighborhood.

Traffic will be crazy as neighbors, including students, are coming home for the day. On weeknights, even if there aren't specific evening activities at the schools, kids in sports are not finishing up with practice until 5pm or later. Just the time concert goers are trying to file in for their show. Even if their shuttle doesn't quite pick up, they will arrive early to have a drink in the parking lot before the show. And our previous teens are finishing their after school activities and trying to get home.. NO WAY.

The noise, crime, traffic and chaos does NOT belong in our SCHOOL parking lots! As taxpayers we should DEFINITELY have a say in this.

Furthermore, the noise of the music needs to be in check. We as neighbors should NOT have to hear the shows unless we are attending.. Push the noise to the freeway or find a different place for this. We should NOT have to hear this from our homes.

Thank you for your time.

Leah Hoghaug

## Baxter, Tamara

---

**From:** Todd and Stacy Huddle <THEHUDDLES@msn.com>  
**Sent:** Friday, September 30, 2022 2:53 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

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Ms. Baxter,

We sent a letter expressing our concerns regarding the Sunset Amphitheater earlier this month (It is in this email thread for your reference). As we have been processing this situation, our concerns stated in the letter are still present. However, we have further questions we feel are important to go a bit deeper in addressing.

If the amphitheater is approved based on the specifications the developer, Notes Live, outlined at the neighborhood meeting at the Boot Barn on September 13, 2022, what happens if the design does not work as well as they state it will?

Notes Live said it is designed to mediate sound, lights, crime, and traffic, but they acknowledged challenges with these issues still exist.

We live in one of areas to the east of the site. In terms of sound mitigation, we can clearly hear The Classical Academy marching band practice and football games at our home. This school also is located down in a bowl type area with the stands with crowds facing west. Marching band mostly plays facing east. This is a very similar physical set up to the Sunset Amphitheater site plan.

The large new apartment complex approved this week on Voyager and Northgate will increase the burden of traffic that already exists on the roads. How does adding a large concert venue to that keep traffic congestion to a minimum?

If our neighborhoods are negatively impacted by the noise, lights, traffic, crime, mischief, trash, security, drugs and alcohol despite the promises the developer made, what recourse do the neighborhoods /communities have to hold the venue and city accountable and responsible to uphold their specifications?

We, along with many others have worked and saved for years to decades to afford a home in the upscale, safe, and quiet neighborhoods of North Colorado Springs. We bought a home in such a neighborhood, not a home that has a major concert venue a mile away.

If the approved venue is built and it does not perform as the City of Colorado Springs and Notes Live anticipate, it is then reasonable to deduct that home values in the area will decrease. This will leave many in a situation where they cannot stay in the homes they worked diligently for due to their quality-of-life plummeting. Will the homeowners be compensated in some way?

Concerts lasting until 10:30-11:30 pm every night of the week, with all that entails will make rest and peace difficult. Everyone deserves that to be the best they can be for their selves, family, work and community. If housing values decrease, it will make it difficult if not impossible for people to sell and move to a new neighborhood that has the quality of life their current one has.

The developers said they wanted to be “good neighbors” so how does that look in this scenario? The neighborhoods were here first and if the amphitheater cannot perform at the level they claimed it will, in all fairness, there needs to be a way to hold them accountable to their promise. This includes compensation for lost housing/real estate.

Does the city have a way to enforce specifications if the venue fails to meet the standards Notes Live put forth? What is the process for one to learn about this and to pursue it if needed? Being a “Good Neighbor” and good city planning would mean a plan is in place for this scenario.

This week, the area is now having to absorb one more large project. It can realistically only handle so much. With the approval of the apartments on Voyager and Northgate, it appears that perhaps a choice has been made in favor of that development and not the Amphitheater.

Based on the risks to the neighborhoods the venue and city cannot guarantee they can mitigate, we strongly encourage you to not approve the plans to build it on this current proposed site. We acknowledge the project itself is intriguing and interesting, but it is not at the right location to do both it and the neighborhoods the justice they both deserve.

Thank you for considering our requests and logging this letter in the City of Colorado Springs City planning documentation process.

Best Regards,

Todd and Stacy Huddle

---

**From:** Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>

**Sent:** Friday, September 16, 2022 6:48 PM

**To:** Todd and Stacy Huddle <THEHUDDLES@msn.com>

**Cc:** Frisbie, Todd <Todd.Frisbie@coloradosprings.gov>; Wysocki, Peter <Peter.Wysocki@coloradosprings.gov>; Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>; Friedman, Samuel <Samuel.Friedman@coloradosprings.gov>

**Subject:** RE: Sunset Amphitheater

Mr. and Mrs. Huddle,

Thank you for your thoughtful comments on this project.

Your comments have been logged with this project and all public comments will be provided to City Planning Commission (CPC) when they hear this project.

I have included your email on a listserv and you will be notified when a formal resubmittal is made and when this project is scheduled for CPC.

This application may be eligible for appeals through an established legislative process that may involve the Council members in the future.

Per the legislative process, council members are unable to participate in the discussion of any application that may ultimately be presented to them for decision-making.

Please let me know if you have any additional questions.



**Tamara Baxter**  
**Senior Planner**

Planning and Development – Land Use Review  
City of Colorado Springs  
Main Office: (719) 385-5905  
Direct: (719) 385-5621  
Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

- [Planning & Community Development Home](#)
- [Look at Applications Online \(LDRS\)](#)
- [Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commsision and Downtown Review Board Meetings Location and Days Change](#)

**PLEASE NOTE: I will be out of the office from Friday, July 29<sup>th</sup> and be returning Monday, August 8<sup>th</sup>. Please plan your submittals or resubmittals accordingly.**

---

**From:** Todd and Stacy Huddle <[THEHUDDLES@msn.com](mailto:THEHUDDLES@msn.com)>  
**Sent:** Thursday, September 15, 2022 3:24 PM  
**To:** Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)>; Wysocki, Peter <[Peter.Wysocki@coloradosprings.gov](mailto:Peter.Wysocki@coloradosprings.gov)>; Frisbie, Todd <[Todd.Frisbie@coloradosprings.gov](mailto:Todd.Frisbie@coloradosprings.gov)>; Wintz, Katelynn A <[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)>; [Hollywilliams@elpasoco.com](mailto:Hollywilliams@elpasoco.com); Helms, Randy <[Randy.Helms@coloradosprings.gov](mailto:Randy.Helms@coloradosprings.gov)>  
**Subject:** Sunset Amphitheater

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Todd and Stacy Huddle  
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[Tamara.Baxter@Coloradosprings.gov](mailto:Tamara.Baxter@Coloradosprings.gov)

[Peter.Wysocki@Coloradosprings.gov](mailto:Peter.Wysocki@Coloradosprings.gov)

[Todd.Frisbie@Coloradosprings.gov](mailto:Todd.Frisbie@Coloradosprings.gov)

[Katelynn.Wintz@Coloradosprings.gov](mailto:Katelynn.Wintz@Coloradosprings.gov)

September 15, 2022

Dear Ms. Baxter, Mr. Wysocki, Mr. Frisbie, Ms. Wintz, Mr. Helms, and Commissioner Williams,

We attended the neighborhood meeting regarding the Sunset Amphitheater on September 13, 2022. We live in the Serenity Park neighborhood near the proposed Venue. We went into the meeting with an open mind as we had thought the idea of this venue was interesting, but we had deep concerns. We have to say we left the meeting more uneasy than when we arrived.

We appreciated the panel and the information they presented. It appears good progress has been made in reaching compromises, but we are convinced more conversations need to occur.

We are glad that the parking plan for Discovery Canyon Campus has been cancelled due to concerns from the neighbors in that area. However, that means that the risks now shift to closer to our residences and neighborhoods around Serenity Park. The main access to our neighborhood is Serenity Park Drive off Voyager. The proposed off site/shuttle parking is in the nearby Compassion International and The Classical Academy properties.

Our main concerns are as follows:

- 1) We are aware a traffic study is still pending. At this time, it is reasonable to assume that Voyager will experience a large traffic burden on concert days. It is already difficult to turn onto Voyager as it is now. This is due to the regular current traffic as well as the median on a hill that makes it hard to see oncoming traffic.
- 2) We have had to call 911 to our home for a medical emergency in May. It took 25 minutes for the Fire station and AMR to arrive. It seems like emergency services would be increasingly more challenging to obtain when it is needed once the Venue is operating its proposed schedule.
- 3) With the additional large apartment complexes being built and planned in the area, can the existing roads and infrastructure realistically support the demands that a large concert venue would put on them as well?
- 4) Our home backs up to the stream and foliage that eventually borders this proposed venue downstream. If pyrotechnics are used or someone drops a cigarette butt, it would seem like the danger of fire traveling into the drought-stressed neighborhood would be increased. Again, if that occurs, would emergency services be able to access and respond to the area?
- 5) We are aware a parking fee would be part of the ticketing process in attempts to encourage people to park at the venue sites and designated off-site lots. There are always people that choose not to honor these policies, and what would discourage them from parking on our neighborhood streets and walking to the venue to avoid waiting for the proposed shuttles for a ride? What kinds of barriers are available that the city and/or Venue could use to block off the neighborhood streets from the concertgoers? If any barrier is utilized, the residents and EMS still will need easy entry/exit access.
- 6) The Panel mentioned that sound traveling east towards neighborhoods such as Serenity Park is a challenge to the design on the amphitheater. We are located due East of the site. They also mentioned that during cloudy and windy days the potential for sound to travel would increase. We are also at a high altitude at which sound carries quickly.

- 7) Currently, planned concerts will end at 10:30 pm on weeknights Monday through Friday and 11:30 pm on Weekends. This means that some concert or other activity could happen every night during the Venue's proposed activity calendar. This raises several concerns:
  - a. Many people do not work the M-F 8:00 to 5:00 jobs. They work evenings, nights, early mornings, weekends etc. (We are in this category). People go to bed at various hours to get the sleep they need. Some of them will retire to bed well before the 10:30 and 11:30 end times. The noise factor would make finding a restful environment for sleeping and resting challenging if not impossible.
  - b. If traffic on Voyager is heavy at concert end times, it would be a feasible option to cut through on Serenity Park Drive, to Equinox Dr, to Pride Mountain to Old North Gate Route to avoid traffic and leave the area. With concert end times that late, it is very likely many people would be continuously driving by our homes until 11:00 PM/Midnight almost every night of the week May-September.
  - c. Everyone deserves and needs a safe and quiet place to rest well so they can be at their most productive for their lives, jobs, and families. This feels very much threatened by having this Venue built so close to the established neighborhoods.
- 8) With large group gatherings, especially those that have access to live music, there tends to be issues with noise disturbances, trash, alcohol/drugs and their associated body fluids, mischief, weapons, and crime.
  - a. With the Venue so close to schools and neighborhoods, it is reasonable to deduct that homeowners and schools are going to need to deal with noise, trash, and body fluids in their yards. This concern rises more with the late end times of concerts.
- 9) The panel made a point of saying that this will be a luxurious amphitheater. That is an asset, however it doesn't matter how luxurious a venue is when there will be many bands/acts that will attract those people that will use illegal substances and conduct criminal acts further putting the surrounding neighborhoods at risk.
- 10) Security – The panel mentioned that they will hire security companies and utilize off-duty law enforcement officers as CSPD cannot provide adequate coverage. Are there enough of these professionals that are willing and able to cover the number of events and parking locations that are planned? How do we keep our neighborhoods safe from the activities previously outlined above if law enforcement personnel are not adequate.
- 11) There are many senior citizens and widows in the area. They are exceptionally concerned about noise and crime potential, and lack of CSPD resources.
- 12) The panel referred to Fiddler's Green several times as a model of design. There is a major dichotomy that cannot be compared with the two sites. Fiddler's Green is in a corporate office area surrounded by tall office buildings. The Sunset Amphitheater, even with its proposed design, does not have that benefit and is in an open field surrounded by homes and schools. It is also at a higher altitude than Denver, all of which would allow for increased noise pollution.
- 13) What occurs if the design for sound mitigation and parking plans do not work as well as the venue predicted, and these concerns become very apparent. What recourse would the community have to force the venue to correct the issues?
- 14) We do not know the areas of town where the addressed people in this letter live. Hypothetically, would any of you be eager to trade our home with yours if your home is not already in the affected area?

- a) Would you be OK with the increased traffic, commotion, lights, crime, alcohol, trash, and body fluids occurring in your front or back yard every night of the week for months until approximately Midnight?
- b) What would it do to your real estate value? Would you be comfortable if the project had a negative effect on the value of your home you worked hard for decades to obtain?
- c) What if you need to report to work at 3:00 am and you were unable to sleep the night before due to the noise and neighborhood traffic? You look forward to sleeping the next night, but the same scenario occurs again. When you open your door for work after sleepless nights, you notice beer bottles, marijuana joints, and food packaging strewn along your sidewalk and grass. Someone had vomited on your driveway. Would that be acceptable to you?
- d) Would you be comfortable letting your children play in the front yard and in the school's playgrounds?
- e) What if you couldn't find a parking place on your street for your private vehicle every time you came home from a demanding day at work?
- f) What if we had a fire event like the Marshall, Waldo Canyon, Black Forest fires that started from a spark from a pyrotechnic concert display or cigarettes occurred? What if CSFD and other emergency vehicles couldn't access your street to rescue your family or put the fire out at your home due to traffic congestion? What if the small number of Law Enforcement personnel available to assist in an emergency (Fire, riot, shooting) were tied up trying to safely deal with the large concert crowd?

If you would not be eager to do the above pretend house trade, we encourage you to reconsider the aspects of this project that will affect so many people already living near the proposed Venue.

Our sense that this development would have a devastating effect on the neighborhoods when we first heard of the project has only grown. We are told there is much support for this project from those that live in other areas of the city. Is it worth the risk, or is it fair to the homeowners who live around the venue and have lived and paid taxes here for decades? Would most of the people who support the venue feel that same if they were in our position?

We respectfully ask that our voiced concerns be acknowledged and considered during the approval process. It is apparent that this is not the most suitable location for this amphitheater.

With Kind Regards,

Todd and Stacy Huddle

## Baxter, Tamara

---

**From:** Todd and Stacy Huddle <THEHUDDLES@msn.com>  
**Sent:** Monday, October 17, 2022 7:07 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset update letter  
**Attachments:** Sunset.docx; Sunset 2.docx

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October 17, 2022

Dear Ms. Baxter,

We have been keeping current on the progress and discussions of the Sunset Amphitheater. We have written two previous letters (attached for reference). We received the most updated plans that were sent out on email.

We have attempted to keep an open mind about this project and our concerns have only grown with each update and the September neighborhood informational meeting. This most current update has not reassured us as we had hoped. The developers had stated at the neighborhood meeting they want to be a “good neighbor” to the area.

Apparently, it appears that there are different definitions to what a ‘good neighbor’ means. We align our perspective of the word with the following:

- 1) Webster’s dictionary defines it as “marked by principles of friendship, cooperation, non-interference in the internal affairs of another.”
- 2) Another internet scroll on the words describing a ‘good neighbor’ have the following qualities: friendship, quiet, respectful, helpful, trustworthy, considerate of noise, cooperative, have the interest of others above themselves, helpful, mature, and tidy and clean.

First, to clarify an answer to a question from the second letter we wrote (attached) regarding keeping the neighborhoods safe. It was reported that citizens could contact CSPD and Neighborhood Services for crime and mischief concerns. The venue had also reported that there is not enough CSPD officers to patrol the concerts. With the shortage and long response time CSPD reportedly already has, is that a reasonable option for citizens to receive help in a timely manner?

Once again, addressing the concern of noise/sound. As stated in previous documentation, the developers admitted that they cannot guarantee sound mitigation to areas to the North and East. If we are reading the current update correctly, it will still be above code for our area. This is unacceptable for the people who live in the area and must rest well to be an active and productive member of their families, jobs, and communities.

How are known high noise levels late every night an indication of being a “good neighbor?” This violates the neighborly qualities of being quiet, respectful, considerate of noise, helpful, considering others above themselves, and not interfering with the internal affairs of another.

Traffic is again, very concerning. The off-site parking at Compassion and TCA with shuttle services does not seem to be a ‘good neighbor’ plan. It contributes to many troubling issues. As we mentioned in previous letters, this current plan does not address the likely scenario that WAZE, and Goggle maps will redirect traffic through our neighborhood for concert goers who want to avoid heavy traffic on Voyager and Northgate.

With concerts every night of the week ending at 10:30 pm and 11:30 pm, that puts the traffic and noise on our residential street very late into the night. Every night. Along with that comes noise, trash, mischief, and crime. With shortage of CSPD resources, this puts the safety of neighbors very much at risk.

A “good neighbor” does not place its neighbors in a position where they cannot have their right to peaceful rest. Factoring in sleep/rest conditions that are not favorable to the noise, trash, mischief, and crime, is not a recipe for amenable interactions and relationships between neighbors and the venue.

A “good neighbor” doesn’t put their neighbors at risk for crime, mischief, drugs, alcohol, parking stress and trash on their property. This violates the neighborly qualities of being quiet, respectful, tidy, cooperative, considerate of others/noise, and noninterference with another’s affairs, etc.

We are aware the ticket purchases will include travel/parking plans. Unfortunately, many people chose not to follow the rules. They would likely click ‘ride share’ option, and then park on the neighborhood residential streets and walk into the venue. What are the venues plans to mitigate that and be the ‘good neighbor’ they stated they would like to be?

Will there be a venue funded and enforced plan for security and signage for residential entrances to avoid this? Will residents be able to reach their own homes quickly and easily?

Where will people park if Compassion chooses not to host parking for a specific band? Where will people park if TCA is unavailable due to a school function? They will park on our streets in front of our homes.

We respectfully refer back to our first letter (attached) and the pretend hypothetical house swap we proposed. If you would not be comfortable with the scenarios described there, the venue would be considered a “bad neighbor” and shouldn’t be approved as it doesn’t meet the criteria laid out above.

As health care professionals, we are familiar with a phenomenon called the ‘sense of impending doom.’ This is where a patient has a feeling in their soul and at a cellular level that an unfavorable, damaging, and devastating event will be occurring to them. They are very rarely wrong and most often will die. As this project has continued, our sense of ‘impending doom’ for the neighborhoods are growing: this venue will be devastating to the folks that call this part of Colorado Springs home.

We continue to feel to the very depths of our souls that this location is not the appropriate location to give the venue and the neighborhoods the justice they both deserve.

If it cannot be 100% proved with confidence that the Sunset Amphitheater will be a ‘good neighbor’ to the people in the area, it shouldn’t be there.

If it cannot be 100% proved with confidence it will not be the source of continued complaints, litigation, and neighborhood hardships, because the venue cannot deliver on its ‘good neighbor’ promises, it should ethically not be approved.

We ask that this letter be logged as an encounter voicing that the venue not be approved.

Respectfully,

Todd and Stacy Huddle

## **Baxter, Tamara**

---

**From:** Todd and Stacy Huddle <THEHUDDLES@msn.com>  
**Sent:** Thursday, September 15, 2022 3:24 PM  
**To:** Baxter, Tamara; Wysocki, Peter; Frisbie, Todd; Wintz, Katelynn A; Hollywilliams@elpasoco.com; Helms, Randy  
**Subject:** Sunset Amphitheater

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[Hollywilliams@elpasoco.com](mailto:Hollywilliams@elpasoco.com)

[Randy.Helms@Coloradosprings.gov](mailto:Randy.Helms@Coloradosprings.gov)

September 15, 2022

Dear Ms. Baxter, Mr. Wysocki, Mr. Frisbie, Ms. Wintz, Mr. Helms, and Commissioner Williams,

We attended the neighborhood meeting regarding the Sunset Amphitheater on September 13, 2022. We live in the Serenity Park neighborhood near the proposed Venue. We went into the meeting with an open mind as we had thought the idea of this venue was interesting, but we had deep concerns. We have to say we left the meeting more uneasy than when we arrived.

We appreciated the panel and the information they presented. It appears good progress has been made in reaching compromises, but we are convinced more conversations need to occur.

We are glad that the parking plan for Discovery Canyon Campus has been cancelled due to concerns from the neighbors in that area. However, that means that the risks now shift to closer to our residences and neighborhoods around Serenity Park. The main access to our neighborhood is Serenity Park Drive off Voyager. The proposed off site/shuttle parking is in the nearby Compassion International and The Classical Academy properties.

Our main concerns are as follows:

- 1) We are aware a traffic study is still pending. At this time, it is reasonable to assume that Voyager will experience a large traffic burden on concert days. It is already difficult to turn onto Voyager as it is now. This is due to the regular current traffic as well as the median on a hill that makes it hard to see oncoming traffic.
- 2) We have had to call 911 to our home for a medical emergency in May. It took 25 minutes for the Fire station and AMR to arrive. It seems like emergency services would be increasingly more challenging to obtain when it is needed once the Venue is operating its proposed schedule.
- 3) With the additional large apartment complexes being built and planned in the area, can the existing roads and infrastructure realistically support the demands that a large concert venue would put on them as well?
- 4) Our home backs up to the stream and foliage that eventually borders this proposed venue downstream. If pyrotechnics are used or someone drops a cigarette butt, it would seem like the danger of fire traveling into the drought-stressed neighborhood would be increased. Again, if that occurs, would emergency services be able to access and respond to the area?
- 5) We are aware a parking fee would be part of the ticketing process in attempts to encourage people to park at the venue sites and designated off-site lots. There are always people that choose not to honor these policies, and what would discourage them from parking on our neighborhood streets and walking to the venue to avoid waiting for the proposed shuttles for a ride? What kinds of barriers are available that the city and/or Venue could use to block off the neighborhood streets from the concertgoers? If any barrier is utilized, the residents and EMS still will need easy entry/exit access.
- 6) The Panel mentioned that sound traveling east towards neighborhoods such as Serenity Park is a challenge to the design on the amphitheater. We are located due East of the site. They also mentioned that during cloudy and windy days the potential for sound to travel would increase. We are also at a high altitude at which sound carries quickly.
- 7) Currently, planned concerts will end at 10:30 pm on weeknights Monday through Friday and 11:30 pm on Weekends. This means that some concert or other activity could happen every night during the Venue's proposed activity calendar. This raises several concerns:
  - a. Many people do not work the M-F 8:00 to 5:00 jobs. They work evenings, nights, early mornings, weekends etc. (We are in this category). People go to bed at various hours to get the sleep they need. Some of them will retire to bed well before the 10:30 and 11:30 end times. The noise factor would make finding a restful environment for sleeping and resting challenging if not impossible.
  - b. If traffic on Voyager is heavy at concert end times, it would be a feasible option to cut through on Serenity Park Drive, to Equinox Dr, to Pride Mountain to Old North Gate Route to avoid traffic and leave the area. With concert end times that late, it is very likely many people would be continuously driving by our homes until 11:00 PM/Midnight almost every night of the week May-September.
  - c. Everyone deserves and needs a safe and quiet place to rest well so they can be at their most productive for their lives, jobs, and families. This feels very much threatened by having this Venue built so close to the established neighborhoods.
- 8) With large group gatherings, especially those that have access to live music, there tends to be issues with noise disturbances, trash, alcohol/drugs and their associated body fluids, mischief, weapons, and crime.

- a. With the Venue so close to schools and neighborhoods, it is reasonable to deduct that homeowners and schools are going to need to deal with noise, trash, and body fluids in their yards. This concern rises more with the late end times of concerts.
- 9) The panel made a point of saying that this will be a luxurious amphitheater. That is an asset, however it doesn't matter how luxurious a venue is when there will be many bands/acts that will attract those people that will use illegal substances and conduct criminal acts further putting the surrounding neighborhoods at risk.
  - 10) Security – The panel mentioned that they will hire security companies and utilize off-duty law enforcement officers as CSPD cannot provide adequate coverage. Are there enough of these professionals that are willing and able to cover the number of events and parking locations that are planned? How do we keep our neighborhoods safe from the activities previously outlined above if law enforcement personnel are not adequate.
  - 11) There are many senior citizens and widows in the area. They are exceptionally concerned about noise and crime potential, and lack of CSPD resources.
  - 12) The panel referred to Fiddler's Green several times as a model of design. There is a major dichotomy that cannot be compared with the two sites. Fiddler's Green is in a corporate office area surrounded by tall office buildings. The Sunset Amphitheater, even with its proposed design, does not have that benefit and is in an open field surrounded by homes and schools. It is also at a higher altitude than Denver, all of which would allow for increased noise pollution.
  - 13) What occurs if the design for sound mitigation and parking plans do not work as well as the venue predicted, and these concerns become very apparent. What recourse would the community have to force the venue to correct the issues?
  - 14) We do not know the areas of town where the addressed people in this letter live. Hypothetically, would any of you be eager to trade our home with yours if your home is not already in the affected area?
    - a) Would you be OK with the increased traffic, commotion, lights, crime, alcohol, trash, and body fluids occurring in your front or back yard every night of the week for months until approximately Midnight?
    - b) What would it do to your real estate value? Would you be comfortable if the project had a negative effect on the value of your home you worked hard for decades to obtain?
    - c) What if you need to report to work at 3:00 am and you were unable to sleep the night before due to the noise and neighborhood traffic? You look forward to sleeping the next night, but the same scenario occurs again. When you open your door for work after sleepless nights, you notice beer bottles, marijuana joints, and food packaging strewn along your sidewalk and grass. Someone had vomited on your driveway. Would that be acceptable to you?
    - d) Would you be comfortable letting your children play in the front yard and in the school's playgrounds?
    - e) What if you couldn't find a parking place on your street for your private vehicle every time you came home from a demanding day at work?

f) What if we had a fire event like the Marshall, Waldo Canyon, Black Forest fires that started from a spark from a pyrotechnic concert display or cigarettes occurred? What if CSFD and other emergency vehicles couldn't access your street to rescue your family or put the fire out at your home due to traffic congestion? What if the small number of Law Enforcement personnel available to assist in an emergency (Fire, riot, shooting) were tied up trying to safely deal with the large concert crowd?

If you would not be eager to do the above pretend house trade, we encourage you to reconsider the aspects of this project that will affect so many people already living near the proposed Venue.

Our sense that this development would have a devastating effect on the neighborhoods when we first heard of the project has only grown. We are told there is much support for this project from those that live in other areas of the city. Is it worth the risk, or is it fair to the homeowners who live around the venue and have lived and paid taxes here for decades? Would most of the people who support the venue feel that same if they were in our position?

We respectfully ask that our voiced concerns be acknowledged and considered during the approval process. It is apparent that this is not the most suitable location for this amphitheater.

With Kind Regards,

Todd and Stacy Huddle

## Baxter, Tamara

---

**From:** Todd and Stacy Huddle <THEHUDDLES@msn.com>  
**Sent:** Friday, September 30, 2022 2:53 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

**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!**

Ms. Baxter,

We sent a letter expressing our concerns regarding the Sunset Amphitheater earlier this month (It is in this email thread for your reference). As we have been processing this situation, our concerns stated in the letter are still present. However, we have further questions we feel are important to go a bit deeper in addressing.

If the amphitheater is approved based on the specifications the developer, Notes Live, outlined at the neighborhood meeting at the Boot Barn on September 13, 2022, what happens if the design does not work as well as they state it will?

Notes Live said it is designed to mediate sound, lights, crime, and traffic, but they acknowledged challenges with these issues still exist.

We live in one of areas to the east of the site. In terms of sound mitigation, we can clearly hear The Classical Academy marching band practice and football games at our home. This school also is located down in a bowl type area with the stands with crowds facing west. Marching band mostly plays facing east. This is a very similar physical set up to the Sunset Amphitheater site plan.

The large new apartment complex approved this week on Voyager and Northgate will increase the burden of traffic that already exists on the roads. How does adding a large concert venue to that keep traffic congestion to a minimum?

If our neighborhoods are negatively impacted by the noise, lights, traffic, crime, mischief, trash, security, drugs and alcohol despite the promises the developer made, what recourse do the neighborhoods /communities have to hold the venue and city accountable and responsible to uphold their specifications?

We, along with many others have worked and saved for years to decades to afford a home in the upscale, safe, and quiet neighborhoods of North Colorado Springs. We bought a home in such a neighborhood, not a home that has a major concert venue a mile away.

If the approved venue is built and it does not perform as the City of Colorado Springs and Notes Live anticipate, it is then reasonable to deduct that home values in the area will decrease. This will leave many in a situation where they cannot stay in the homes they worked diligently for due to their quality-of-life plummeting. Will the homeowners be compensated in some way?

Concerts lasting until 10:30-11:30 pm every night of the week, with all that entails will make rest and peace difficult. Everyone deserves that to be the best they can be for their selves, family, work and community. If housing values decrease, it will make it difficult if not impossible for people to sell and move to a new neighborhood that has the quality of life their current one has.

The developers said they wanted to be “good neighbors” so how does that look in this scenario? The neighborhoods were here first and if the amphitheater cannot perform at the level they claimed it will, in all fairness, there needs to be a way to hold them accountable to their promise. This includes compensation for lost housing/real estate.

Does the city have a way to enforce specifications if the venue fails to meet the standards Notes Live put forth? What is the process for one to learn about this and to pursue it if needed? Being a “Good Neighbor” and good city planning would mean a plan is in place for this scenario.

This week, the area is now having to absorb one more large project. It can realistically only handle so much. With the approval of the apartments on Voyager and Northgate, it appears that perhaps a choice has been made in favor of that development and not the Amphitheater.

Based on the risks to the neighborhoods the venue and city cannot guarantee they can mitigate, we strongly encourage you to not approve the plans to build it on this current proposed site. We acknowledge the project itself is intriguing and interesting, but it is not at the right location to do both it and the neighborhoods the justice they both deserve.

Thank you for considering our requests and logging this letter in the City of Colorado Springs City planning documentation process.

Best Regards,

Todd and Stacy Huddle

---

**From:** Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>

**Sent:** Friday, September 16, 2022 6:48 PM

**To:** Todd and Stacy Huddle <THEHUDDLES@msn.com>

**Cc:** Frisbie, Todd <Todd.Frisbie@coloradosprings.gov>; Wysocki, Peter <Peter.Wysocki@coloradosprings.gov>; Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>; Friedman, Samuel <Samuel.Friedman@coloradosprings.gov>

**Subject:** RE: Sunset Amphitheater

Mr. and Mrs. Huddle,

Thank you for your thoughtful comments on this project.

Your comments have been logged with this project and all public comments will be provided to City Planning Commission (CPC) when they hear this project.

I have included your email on a listserv and you will be notified when a formal resubmittal is made and when this project is scheduled for CPC.

This application may be eligible for appeals through an established legislative process that may involve the Council members in the future.

Per the legislative process, council members are unable to participate in the discussion of any application that may ultimately be presented to them for decision-making.

Please let me know if you have any additional questions.



**Tamara Baxter**  
**Senior Planner**

Planning and Development – Land Use Review  
City of Colorado Springs  
Main Office: (719) 385-5905  
Direct: (719) 385-5621  
Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

- [Planning & Community Development Home](#)
- [Look at Applications Online \(LDRS\)](#)
- [Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commission and Downtown Review Board Meetings Location and Days Change](#)

**PLEASE NOTE: I will be out of the office from Friday, July 29<sup>th</sup> and be returning Monday, August 8<sup>th</sup>. Please plan your submittals or resubmittals accordingly.**

---

**From:** Todd and Stacy Huddle <[THEHUDDLES@msn.com](mailto:THEHUDDLES@msn.com)>  
**Sent:** Thursday, September 15, 2022 3:24 PM  
**To:** Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)>; Wysocki, Peter <[Peter.Wysocki@coloradosprings.gov](mailto:Peter.Wysocki@coloradosprings.gov)>; Frisbie, Todd <[Todd.Frisbie@coloradosprings.gov](mailto:Todd.Frisbie@coloradosprings.gov)>; Wintz, Katelynn A <[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)>; [Hollywilliams@elpasoco.com](mailto:Hollywilliams@elpasoco.com); Helms, Randy <[Randy.Helms@coloradosprings.gov](mailto:Randy.Helms@coloradosprings.gov)>  
**Subject:** Sunset Amphitheater

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Todd and Stacy Huddle  
1204 Equinox Dr  
Colorado Springs, CO 80921  
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[thehuddles@msn.com](mailto:thehuddles@msn.com)

[Tamara.Baxter@Coloradosprings.gov](mailto:Tamara.Baxter@Coloradosprings.gov)

[Peter.Wysocki@Coloradosprings.gov](mailto:Peter.Wysocki@Coloradosprings.gov)

[Todd.Frisbie@Coloradosprings.gov](mailto:Todd.Frisbie@Coloradosprings.gov)

[Katelynn.Wintz@Coloradosprings.gov](mailto:Katelynn.Wintz@Coloradosprings.gov)

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If you would not be eager to do the above pretend house trade, we encourage you to reconsider the aspects of this project that will affect so many people already living near the proposed Venue.

Our sense that this development would have a devastating effect on the neighborhoods when we first heard of the project has only grown. We are told there is much support for this project from those that live in other areas of the city. Is it worth the risk, or is it fair to the homeowners who live around the venue and have lived and paid taxes here for decades? Would most of the people who support the venue feel that same if they were in our position?

We respectfully ask that our voiced concerns be acknowledged and considered during the approval process. It is apparent that this is not the most suitable location for this amphitheater.

With Kind Regards,

Todd and Stacy Huddle

## **Baxter, Tamara**

---

**From:** Brian Huston <brianhuston21@gmail.com>  
**Sent:** Wednesday, July 13, 2022 10:02 AM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

**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!**

Good morning Tamara,

As a Flying Horse resident, we couldn't be happier to see the Sunset Amphitheater come to fruition. We have spent so many hours driving to Denver seeing shows at Fiddler's Green, Red Rocks, Hudson Gardens, and Ball Arena. Having a new option so close is incredible. We can't wait for it to open.

Sincerely,

Brian Huston

## **Baxter, Tamara**

---

**From:** Alexis Jenkins <lexdysic04@gmail.com>  
**Sent:** Tuesday, July 26, 2022 2:24 PM  
**To:** Baxter, Tamara  
**Subject:** Proposed Amphitheater and Parking- Northgate Area

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!

As a resident/taxpayer with young children who attend schools in the Northgate neighborhoods surrounding the proposed amphitheater, I plead with the city government to rethink approving the proposal for the parking situation for said amphitheater.

The venue should provide its own parking structure for its guests. The city should serve to protect the residents and taxpayers by overruling plans that will increase risk of harm, vandalism, littering, crime and potential violence by thousands of concert goers, usually during the nighttime hours, many of whom will likely be under the influence of some substance or other.

Expecting shuttle services to provide ample and timely transportation for attendees is overambitious and unrealistic, not to mention the fact that many attendees will try to forego the inconvenience of said service and congest our neighborhoods and streets with vehicles and foot traffic and overwhelm our already overused and hastily put together infrastructure and road systems.

The notion of lending our school properties for these events, paid for by OUR taxes, is completely preposterous. Allowing masses of strangers to roam the streets where our children attend and walk to schools, and using the parking that should be for students, staff and families for school events during and before and after school hours is asinine.

Please reconsider this parking proposal. Our beautiful community is already going to be negatively impacted by the increased traffic and noise and light pollution caused by this disaster of a project in such a compact space. Please don't make us fear or fight for our safety, security, and privacy as well.

Alexis Jenkins

## Baxter, Tamara

---

**From:** Alexis Jenkins <lexdysic04@gmail.com>  
**Sent:** Saturday, August 13, 2022 8:40 PM  
**To:** Baxter, Tamara  
**Subject:** Amphitheater Concern

**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!**

Ms. Baxter,

I'm sure the planning committee has been directed to this news article, which makes it clear that promises of speakers being directed away from homes will not ensure the control of sound pollution in the Northgate area. Sound pollution can be just as detrimental to one's health as any other type of pollution, and the threat should be taken seriously.

<https://www.gainesville.com/story/opinion/columns/more-voices/2017/10/22/karen-orr-amphitheater-would-cause-neighborhood-noise-pollution/18182822007/>

I find great irony in the fact that a parking garage proposal has been rejected because of environmental concerns. What about the environmental and mental health repercussions for surrounding homeowners, residents and even surrounding WILDLIFE caused by the light and sound pollution that will be produced by this amphitheater?

Please PLEASE reconsider allowing this hasty project to go forward!!

Alexis Jenkins

**Baxter, Tamara**

---

**From:** Lobato, Elena  
**Sent:** Wednesday, October 5, 2022 4:38 PM  
**To:** Steve Jeroslow  
**Cc:** Baxter, Tamara  
**Subject:** Re: Proposed Sunset Amphitheater Development

Hello Mr. Jeroslow,

I received your email, which I will be forwarding to the planner who is lead on this project. As this is a quasi-judicial matter, the commissioners are not allowed to discuss or receive citizen comments until they receive their agenda packet. The agenda packet will contain all public comments that were sent to the planner. Since I am forwarding this to Tamara Baxter, the case planner, this will be included in the official agenda packet that is given to the commissioners one week ahead of the hearing.

Additionally, I am not sure when this item will be heard at the Planning Commission. You can always check the below link to review our agendas. The agendas are posted one week prior to the formal hearings.

<https://coloradosprings.legistar.com/Calendar.aspx>

[City of Colorado Springs - Calendar](https://coloradosprings.legistar.com/Calendar.aspx)

The City of Colorado Springs is committed to making its websites accessible to the widest possible audience. We are constantly working to increase the accessibility and usability of our online technology.

[coloradosprings.legistar.com](https://coloradosprings.legistar.com)

Please don't hesitate to reach out if you have any other questions.

Warmest Regards,  
Elena

**Elena Lobato**  
Business Support Specialist  
**City of Colorado Springs**  
30 S Nevada Av, Suite 701 (MC 715)  
Colorado Springs, CO 80903  
**Office 719.385.5608**  
[Elena.Lobato@ColoradoSprings.gov](mailto:Elena.Lobato@ColoradoSprings.gov)



---

**From:** Steve Jeroslow <steve.jeroslow@hotmail.com>  
**Sent:** Monday, October 3, 2022 2:37 PM  
**To:** Lobato, Elena <Elena.Lobato@coloradosprings.gov>  
**Subject:** Proposed Sunset Amphitheater Development

**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!**

Elena,

Please forward the email below to each member of the Planning Commission for their consideration. Also, kindly let me know when and where a hearing will be held regarding this planned development. Thank you very much.

---

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Planning Commission Members,

I have lived in the Colorado Springs metropolitan area for most of my retirement, since 2008. I now live in west-central Black Forest and I do most of my shopping and doctor's visits in Monument and nearby northeast Colorado Springs.

I have read numerous articles in the Gazette about the planned development of the Sunset Amphitheater in the Polaris Pointe area of the northeast Springs, and I have seen the developer's nearly daily advertisements urging people to reserve accommodations in that venue. I wish to add my strenuous objection to the development, in addition to that of so many residents of that part of the City and elsewhere, for the following reasons.

Colorado Springs prides itself, and properly so, on the scenic beauty of the Rocky Mountains at its doorstep in the form of the Front Range and its local centerpiece, Pikes Peak. Hundreds of thousands of folks from all over the country have moved here over the decades to enjoy the proximity to, and in particular the views of, those mountains. Many newcomers and existing residents choose to pay extra money for a house, townhome, or apartment that captures a view of the mountains with its accompanying ambience.

This proposed open-air amphitheater, with its three monstrous screens, will clearly block the views of the mountains from many angles for many thousands of existing residents, depriving them not only of that beautiful vista but also significantly reducing the value of their homes. This entertainment venue will, in my judgment, represent a huge visible blight on the entire northeast sector of the City. This type of gigantic eyesore would never be tolerated in, for example, the historic Old North End, the Broadmoor neighborhoods, or the downtown area, where the City has gone to great lengths to minimize structures that unreasonably block the views of the mountains for businesses, residents, and visitors alike.

Interestingly, the "stunning sunsets" that the developer's advertisements boast about would not even be available to the majority of venue attendees during most of the warmer months, because of the sheer size of the screens. And it is worth noting that because this is an outdoor venue, it is likely to stand vacant most of the year due to the long winters and winter-like conditions that we experience here. The "Outdoor Firebox Suites" will probably not provide much protection against the winds, snow, and cold temperatures that can occur from roughly October through April, inclusive.

Beyond the obvious negative visual effect that the screens would have on the local community, there are several other harmful consequences of such a massive development, that anticipates fifty musical concerts a year. The first effect that comes to mind is amplified noise that could likely be heard for many miles around---probably even where I live, where the most sound I normally hear is the wind in the trees. In addition, the likely absence of adequate parking will require at least some of the up to 8,000 attendees to regularly use local residential streets. Furthermore, there will almost certainly be extreme congestion, noise, pollution, and road degradation inevitably resulting from the ingress and egress of such a large number of attendees during so many events. And remember that the City, that is, its taxpayers, will literally and figuratively be paying for this deterioration---not the developer, who will presumably be handsomely profiting from these events.

All things considered, this developer's coliseum concept is a very bad idea for Colorado Springs, negatively impacting the quality of life for so many residents in the northeast sector of the City, and destroying the aura of the metro area in general. I strongly urge you to reject the development. "Development" does not always translate into positive progress for residents, almost all of whom, it is worth remembering, are also voters. If the above arguments somehow don't persuade you, please ask yourselves if you and your family---or for that matter, the developer known as "Noteslive.VIP"---would like to live near this proposed amphitheater, and then vote accordingly.

If any of you wishes to discuss this matter, I can be reached at [steve.jeroslow@hotmail.com](mailto:steve.jeroslow@hotmail.com) or 719-646-4088. Thank you for your time and attention to this important issue.

## Baxter, Tamara

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**From:** Jaymie Jester <jaymiej15@gmail.com>  
**Sent:** Monday, August 8, 2022 10:36 PM  
**To:** Baxter, Tamara  
**Cc:** spencer.soicher@krdo.com  
**Subject:** More concerns arise everyday about Sunset Amphitheater

**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 Ms Baxter,

The more I hear about the Sunset Amphitheater plans, the more concerned I feel. Besides the obvious noise that I will hear from my residence ( I live in The Farm), the bigger problem seems to be the enormous lack of parking. Shuttling concert goers to and from nearby parking lots is a terrible idea! Most likely at every concert held at the amphitheater, there will be concert attendees who get drunk or high. Then they will be shuttled to our schools and next to neighborhoods? Without a doubt there will be alcohol bottles and drugs left around, fist fights, and who knows what else. These residents who live in nearby neighborhoods (and there are thousands of residents within a 2 mile radius) have invested a great deal in our community. Besides the financial investment of our homes, we invest time in our schools and HOA/neighborhoods. We have made our lives here. I certainly would NOT have purchased my home 4 years ago if I thought there would be an amphitheater built this close to me. Residents have already invested so much into making Colorado Springs their home. The VERY LEAST our city can do is hold the developer responsible for building a parking structure that would accommodate its patrons.

Sincerely,  
Jaymie Jester

## Baxter, Tamara

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**From:** Jaymie Jester <jaymiej15@gmail.com>  
**Sent:** Sunday, October 16, 2022 4:49 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Polaris Pointe South Filing 4 (Sunset Amphitheater) traffic analysis and parking/access plan

**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 appreciate getting updates on parking for the amphitheater project even though from everything they said at the Boot Barn Hall meeting and in these emails, it is clear there will be so many traffic problems and parking issues in that area that it feels pointless to keep reading the revisions. People will not patiently wait for shuttle buses after the concerts are over which is why so many residents are concerned about their lack of parking because concert goers will be parking in the businesses near the amphitheater and on residential streets in front of our houses. Not to mention the company providing traffic analysis on this was hired by the developer, correct? So obviously residents are not gaining much reassurance from these traffic revisions/reports.

Also, I have been waiting to hear/see updates on the amphitheater's sound system and the testing of it. I have only seen one post about this (posted by a resident on Nextdoor Neighbor) that said Sunset Amphitheaters is having their own sound system built for this project, so there is no way to test the noise levels before it is built. I can't imagine that is legal, but I definitely wanted to ask you about it and get info about that.

Thank You,  
Jaymie Jester

On Fri, Oct 14, 2022 at 1:00 PM Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)> wrote:

Good Afternoon,

You are receiving this email as you have expressed an interest in the Sunset Amphitheater project.

The City has received an updated Traffic Analysis and Parking/Access Plan for the project today.

These two documents have been uploaded to  
LDRS: [https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

The file #s associated with this project are as follows:

AR PUD 22-00062

AR NV 22-00480

AR NV 22-00481

AR FP 22-00063

Please let me know if you have any questions.



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

[Planning & Community Development Home](#)

[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commsision and Downtown Review Board Meetings Location and Days Change](#)

## **Baxter, Tamara**

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**From:** Misti Jobe <misti@thejobe.com>  
**Sent:** Monday, October 3, 2022 2:49 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

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 you today to express my support for the Sunset amphitheater.

I am a third-generation Colorado native that lives in Denver.

This venue has the potential to be an amazing and unique addition for all of Colorado little own the amazing opportunity, it is for Colorado Springs.

We have so enjoyed this group's boot barn hall and restaurants for the last several years. We often drive up because the venue is so well run, and safe, and they seem to attract great talent it always makes for a fun evening!

We enjoy staying at the local hotels like the Flying Horse for the weekend, experiencing different venues and some of the growing restaurants and shops. A venue like Sunset will give us a reason to come more frequently, which is good for everyone in the economy.

The opportunity for Something unique like this doesn't come along that often. It's an incredible bonus that it's being built by such honorable quality people.

it's been our experience that this group is very well run.

We have also attended several wonderful charity events there as well. This group seems to enjoy being a part of the local community and consciously trying to be supportive and give back from what we've seen.

There will always be people who are upset about any changes in the local community. I'm sure people complain about traffic and noise but it is not 24 hours a day the bulk of the time they probably are not adversely affected in reality.

Many people fought, red rocks and fiddlers green in their early days as well, and look, what a wonderful addition they have become to those communities over time.

I would much rather have a group like this, create a unique development something that adds to the Colorado community, as a whole, than just another big box shop or development. This kind of venue presents the opportunity for many businesses to grow and thrive as a result.

The development will come to the area whether people like it or not the world constantly changes, so why not make a conscious effort to build something amazing and different?

This group seems to be a first class operation and has truly created quality bussiness. It would be a shame not to see them flourish. The proposed plans I've seen are phenomenal. It will be enjoyed by many people old, young, and philanthropic for many years.

Sincerley,  
Misti Jobe

Sent from my iPhone

## Baxter, Tamara

---

**From:** Misti Jobe <misti@thejobe.com>  
**Sent:** Wednesday, October 5, 2022 8:58 AM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

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

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The development will come to the area whether people like it or not the world constantly changes, so why not make a conscious effort to build something amazing and different?

This group seems to be a first class operation and has truly created quality bussiness. It would be a shame not to see them flourish. The proposed plans I've seen are phenomenal. It will be enjoyed by many people old, young, and philanthropic for many years.

Sincerley,  
Misti Jobe

Sent from my iPhone

## Baxter, Tamara

---

**From:** Kim Johnson <kim.johnson199@yahoo.com>  
**Sent:** Saturday, July 30, 2022 9:39 AM  
**To:** Baxter, Tamara  
**Cc:** spencer.soicher@krdo.com  
**Subject:** Sunset Amphitheater in Northgate, AR PUD 22-00062

**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!**

Hi Tamara, I wish to voice my concern for this proposed Sunset amphitheater being considered in the Northgate area of Colorado Springs. I am not for it. Why?

1. This proposed project, should provide it's own parking. How tacky and ridiculous to bus ticket holders to this venue. The damage to our roads in order to have over 80 buses - 2 ways (my guestimate), traveling for each event is absurd. The extra police to direct traffic and the possibility of disorderly ticket holders — not a good idea.
2. Some residential areas have limited ways into their developments as well as limited ways out. Not good.
3. Using a school for parking is unsafe. The kids have events and will be in and out — not safe with kids involved; a poor idea and a tacky idea. These ticket holders will make a mess. Also, if they are drinking alcohol and doing drugs, not good around kids. The amount of trash and people possibly using our streets to urinate — yuck 🤢!
4. WE DO NOT HAVE THE INFRASTRUCTURE TO SUPPORT THIS TRAFFIC.
5. The noise — this is way to close to residential areas. Residents moved to this area to get away from high traffic, noise, etc... Residents have jobs and need to get their sleep.

I vote — REJECT THIS AMPHITHEATER!

Kim Johnson, 1810 Volterra Way Colorado Springs CO 80921  
719-464-5554 cell  
Kim.johnson199@yahoo.com

[Sent from Yahoo Mail for iPad](#)

## Baxter, Tamara

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**From:** Terri Jones <maynard1961@hotmail.com>  
**Sent:** Monday, August 1, 2022 4:48 PM  
**To:** Helms, Randy; Baxter, Tamara  
**Subject:** Amphitheater Parking

**Importance:** High

**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!**

This is such an irritating situation. I've lived in Colorado Springs for 36 years and the Northgate area for the past 18, almost 19 yrs. We knew when we moved in eventually Powers was going to go through and having lived RIGHT OFF ACADEMY for 18 years, we thought we would deal with it because Powers was going to be a little farther than where we were off Academy. And we were willing to be close to our school, The Classical Academy. We were really happy that an intersection light went in there to help thin out the traffic & keep it moving from school. It was more than inconvenient when Gary Jacobson (or whatever his name is) wanted to put in all his shops @ his shopping center and then it required TWO MORE INTERSECTION lights from Northgate/Struthers to help with that traffic. And then you had to put in an intersection light @ Voyager & Spectrum Loop because sooo many people couldn't watch the traffic flow and had accidents. AND THEN.....you have to put in an intersection for the Firehouse @ Copper Center Pkwy, which is fine, but maybe one foot from intersection for The Classical Academy?? But now all the freaking lights that just HAD TO go in for the Powers extension is beyond ridiculous. There are NINE (9) intersection lights from I-25 to the intersection for The Classical Academy. There are 6 just from my neighborhood to the school and it's only ONE MILE!!!! The only thing that is a positive for all of these RIDICULOUS traffic lights is that my kids have already graduated and I don't have to go down there anymore, but I know there are oh sooooo many that do have to drive it. Seriously.....name me one other place in Colorado Springs that has THAT MANY LIGHTS in that short of a distance.

Who is the freakin' city planner that allows all of this in a two mile radius??? We were notified by our HOA when some deplorable developer wanted to build apartments right there behind the Mining Museum that we could voice our concerns to somebody @ the planning office and do you think anybody listened??? No.....somebody was already "in". Especially if we were to have another wildfire??? Because our neighborhood and several others were put on mandatory leave from the Black Forest fire. We had already planned a vacation, but we just had to go off and pray everything would be there when we got back.

So now we're having to deal with an amphitheater and its laughable situation of not having enough parking!! Of course, ALL of the people who DO NOT LIVE in neighborhoods OFF OF VOYAGER are thrilled because they won't have to deal with the traffic that has massively overgrown in the north part of the Springs. And people who think they will attend concerts @ this crappy venue because the talent isn't going to be any big named groups or people like the developer thinks. Someone even mentioned that there is some kind of contract with promotion companies up in Denver that the same acts can't have shows within a 60 or so mile radius from their venues. Of course, acts are going to hit Denver because of the size & exposure. There will be no worthwhile acts here. It will be like it already is. And you, Randy, who must live somewhere up here to have sadly won your election (and trust me, I won't make that mistake again) can't seriously think the parking situation of this venue is acceptable??? By paying schools and organizations around the area?? Do you

honestly think people are going to ride shuttles from DCC or TCA to this venue??? Bahahahaha!! But not funny, because they're NOT going to want to WAIT for those shuttles, so they will try finding parking along our neighborhoods.

If the land is worth being destroyed for an amphitheater, then it is CERTAINLY worth it to be destroyed to have some kind of parking built on the premises.

## **Baxter, Tamara**

---

**From:** Melissa Jung <thejungs6@gmail.com>  
**Sent:** Wednesday, July 27, 2022 11:53 AM  
**To:** Baxter, Tamara  
**Cc:** Helms, Randy; Phil Jung  
**Subject:** Concerns with the Sunset Amphitheater development

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Dear Tamara Baxter,

I have a few concerns about the development lead by JW Roth and companies, the Sunset Amphitheater.

Colorado Springs is a large community that already houses several musical venues- both large and small, including: the Boradmoor World Arena, the Pikes Peak Center, Weidner Field, The Black Sheep, Lulu's, Stargazers Theatre to name a few. With all those place already available to book artists at, the Sunset Amphitheater development proposal has two very large flaws in its planning.

### 1. Incredibly inadequate parking-

-While I know that there are contracts in place to shuttle services in for parking, these are both private and public locations largely surrounded by residential areas. And while it has been promised that the only late night bookings are Friday's and Saturday's until 11:30pm, by the time shuttles get people back to their vehicles, that is long past midnight.

-Not all residences work Monday through Friday jobs, some have small children, some have other issues that make sleep difficult. We appreciate the city's efforts to enforce noise ordinance past 7pm, to ensure a peaceable quality of life, and this project, if variance is granted, would take all of that away.

-There will be traffic in the middle of the night through all of our neighborhoods in the area, by concert goers attempting to bypass traffic out of the "rented" parking lots.

-Students and parents at Discovery Canyon Campus are concerned that there already is inadequate parking for students and staff, and even though concerns are at night time, there will be events all throughout the year, where school events will overlap with concert events. This is a concern for space, and more importantly, safety for the students at the school.

### 2. Increased police presence is needed-

-Our police department is struggling with adequate staffing already, and this will put a much greater demand on it to maintain peace and order surrounding the concerts.

### 3. Increased fire department and ambulance presence is needed-

-There will be more accidents in the area, possible grass fires (from smoking, as most if not all proposed parking is surrounded my grassy native areas), and medical calls due to this project - again, on an already strained fire department.

Will all do respect to the investors involved in this project, this is the wrong way to use up the last bit of land that Roth owns in the area near their restaurant and small venue hall, the Boot Barn.

Please do not grant approval of the Sunset Amphitheater. Other than financial gain to the owners of the venue, there is no gain for the city or for our community. What ever tax revenue the city may gain from this project, it will be taken away in paying for the aforementioned needs, and the surrounding residential community will suffer greatly for it.

Respectfully,

Melissa Jung

Resident of The Farm neighborhood off of Voyager, next to Compassion International

## Baxter, Tamara

---

**From:** Melissa Jung <thejungs6@gmail.com>  
**Sent:** Friday, July 29, 2022 9:59 AM  
**To:** Baxter, Tamara  
**Subject:** Re: Concerns with the Sunset Amphitheater development

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Tamara Baxter,

Thank you for your helpful response.

Is there anything else that I can do to tangibly help express my concerns in a better way?

Possibly specifically in the areas of granting variances for noise and parking?

What about the fact that D20 has already received funds for parking allowances, and that the principle of DCC, by their own admission, doesn't know how they are actually going to handle the situation?

Or that the claimed cost of this project is 40 million, but realistically, that's not nearly enough. With that in mind, will they even be able to build it safely, or will it end up being another unfinished project like what the Great Wolf Lodge or the business complex connected to ICON movie theaters was?

I realize that some of my questions may be beyond your department, and my apologies in advance for that. This is all new to me. I just want to ensure, that if this project actually goes forward, that it's done legally, safely, properly, and fairly.

Best Regards  
Melissa Jung

> On Jul 27, 2022, at 12:09 PM, Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:

>

> Ms. Jung,

>

> Thank you for your email.

> Staff continues to evaluate the application and your feedback is valued.

> I will add you to this project's email listserv so you can receive updates as the project review continues.

>

> Please note that at this time, the project is being reviewed administratively by planning staff.

> Although this item is currently under administrative review, the application may be eligible for appeals through an established legislative process that may involve the Council members in the future.

> Per the legislative process, council members are unable to participate in the discussion of any application that may ultimately be presented to them for decision-making.

>

> If you have any further comments or questions, please do not hesitate to contact me.

>  
>  
> Tamara Baxter  
> Senior Planner  
> Planning and Development – Land Use Review City of Colorado Springs  
> Main Office: (719) 385-5905  
> Direct: (719) 385-5621  
> Email: tamara.baxter@coloradosprings.gov  
>  
> Links:  
> Planning & Community Development Home  
> Look at Applications Online (LDRS)  
> Pre-Application Meeting Request  
>  
> • • Please consider the environment before printing this e-mail.  
>  
> UPDATE: Planning Commission and Downtown Review Board Meetings  
> Location and Days Change  
>  
> PLEASE NOTE: I will be out of the office from Friday, July 29th and be returning Monday, August 8th. Please plan your submittals or resubmittals accordingly.  
>  
> -----Original Message-----  
> From: Melissa Jung <thejungs6@gmail.com>  
> Sent: Wednesday, July 27, 2022 11:53 AM  
> To: Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>  
> Cc: Helms, Randy <Randy.Helms@coloradosprings.gov>; Phil Jung <integrityphil@gmail.com>  
> Subject: Concerns with the Sunset Amphitheater development  
>  
> CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!  
>  
>  
> Dear Tamara Baxter,  
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> Colorado Springs is a large community that already houses several musical venues- both large and small, including: the Broadmoor World Arena, the Pikes Peak Center, Weidner Field, The Black Sheep, Lulu's, Stargazers Theatre to name a few. With all those places already available to book artists at, the Sunset Amphitheater development proposal has two very large flaws in its planning.  
>  
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- >
- > -Not all residences work Monday through Friday jobs, some have small children, some have other issues that make sleep difficult. We appreciate the city's efforts to enforce noise ordinance past 7pm, to ensure a peaceable quality of life, and this project, if variance is granted, would take all of that away.
- >
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- >
- > -Students and parents at Discovery Canyon Campus are concerned that there already is inadequate parking for students and staff, and even though concerns are at night time, there will be events all throughout the year, where school events will overlap with concert events. This is a concern for space, and more importantly, safety for the students at the school.
- >
- > 2. Increased police presence is needed-
- > -Our police department is struggling with adequate staffing already, and this will put a much greater demand on it to maintain peace and order surrounding the concerts.
- >
- > 3. Increased fire department and ambulance presence is needed-
- > -There will be more accidents in the area, possible grass fires (from smoking, as most if not all proposed parking is surrounded my grassy native areas), and medical calls due to this project - again, on an already strained fire department.
- >
- > Will all do respect to the investors involved in this project, this is the wrong way to use up the last bit of land that Roth owns in the area near their restaurant and small venue hall, the Boot Barn.
- >
- > Please do not grant approval of the Sunset Amphitheater. Other than financial gain to the owners of the venue, there is no gain for the city or for our community. What ever tax revenue the city may gain from this project, it will be taken away in paying for the aforementioned needs, and the surrounding residential community will suffer greatly for it.
- >
- > Respectfully,
- >
- > Melissa Jung
- > Resident of The Farm neighborhood off of Voyager, next to Compassion
- > International
- >
- >

## Baxter, Tamara

---

**From:** Melissa Jung <thejungs6@gmail.com>  
**Sent:** Friday, October 14, 2022 1:24 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Polaris Pointe South Filing 4 (Sunset Amphitheater) traffic analysis and parking/access plan

**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!**

While it seems to be good news that DCC has been removed as parking for this venue, the venue's maximum occupancy requires quite a large variance to making parking and traffic work. This is still putting an unreasonable burden on all of us neighbors around the venue, to have to put up with traffic and noise in our currently quiet, peaceful, and private neighborhoods. How are they going to assure that people won't be driving through our private neighborhoods, parking in front of our homes, and using our streets as thoroughfares to get to the venue and away from the venue? In addition to those concerns of noise and parking, many of us are not confident that this venue can actually attract the musical acts in the scope that they require to make this venue financially viable. There are several successful venues in our community presently, and there isn't a need for more. My personal concern is that variances are potentially being granted to make this project work for Roth and Notes, at the expense and quality of life of all the neighbors around their properties on Spectrum Loop. I strongly request that careful consideration to NOT grant the variances is followed through. Please do not allow this project to move forward.

Thank you again for taking the time to listen to my concerns,

Kindly,

Melissa Jung

On Oct 14, 2022, at 1:00 PM, Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)> wrote:

AR NV 22-00480

## **Baxter, Tamara**

---

**From:** Anne Kassner <kittyrn864@comcast.net>  
**Sent:** Monday, August 1, 2022 7:16 PM  
**To:** Baxter, Tamara; Helms, Randy  
**Subject:** Sunset Amphitheater

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Tamara and Randy,

I am writing in concern over the proposed Amphitheater over noise pollution, traffic congestion, and the safety of our neighborhoods and children. My husband and I recently moved to the Northgate area, unaware that the amphitheater was going to be built; if we had known, we would never have moved to the Northgate area. My first concern is the noise pollution we will have from the concert seven days a week from April until October. The second concern is parking for over 8 thousand concertgoers; everything is off-site, and I know that people will not wait over an hour for shuttles. Patrons will not want to wait for a shuttle and will use our neighborhoods for parking instead; it will affect our children who use our streets and sidewalks to play. The other concern is using grade school parking. Concert patrons using grade school parking lots, what if our children pick up a syringe or drugs and ingest them? It could seriously harm a child. Even though they will have to clean up, can they possibly get everything picked up after a concert?

Please consider your citizens first and the safety and noise pollution before you allow this. This venue will not benefit neighborhoods around the area; it will be havoc for us all, pose a safety risk, and create our living environment with noise pollution that will affect us all.

I appreciate your consideration.

Anne Kassner  
12456 Creekhurst Dr  
Colorado Springs, CO 80921  
kittyrn864@comcast.net

## Baxter, Tamara

---

**From:** Friedman, Samuel  
**Sent:** Tuesday, August 2, 2022 11:42 AM  
**To:** Anne Kassner  
**Cc:** Baxter, Tamara  
**Subject:** RE: Sunset Amphitheater

Good Morning Anne,

Thank you for your email to Councilmember Helms regarding this project. Because this project may come before the City Council for Quasi-Judicial Public Hearing in the future, he is unable to respond directly as doing so is considered Ex-Parte Communication under State Statute. Taking part in Ex-Parte Communication may require him to recuse himself from those future potential proceedings, so he asked me to connect with you.

This application is still being administratively reviewed by the professional planners of the City Planning Department. As part of that process the Planning Department is hosting a neighborhood meeting on August 17<sup>th</sup> to hear residents' concerns. This meeting will be located at the Boot Barn Hall (13071 Bass Pro Dr) and will begin at 5pm and end around 7pm. I would very much encourage you to attend that meeting to register your opinion on this matter.

If this item is administratively approved and appealed to the Planning Commission and ultimately City Council, I would encourage you to stay in touch with both myself and the Planner assigned to this application, Ms. Tamara Baxter who you have already communicated with.

If you have any questions, Ms. Baxter and I are happy to assist.

Warmest regards,

### Sam Friedman

Constituent and Outreach Program Coordinator  
City Council, City of Colorado Springs  
(719) 385-5480 office



-----Original Message-----

From: Anne Kassner <[kittyrn864@comcast.net](mailto:kittyrn864@comcast.net)>

Sent: Monday, August 1, 2022 7:16 PM

To: Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)>; Helms, Randy <[Randy.Helms@coloradosprings.gov](mailto:Randy.Helms@coloradosprings.gov)>

Subject: Sunset Amphitheater

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Tamara and Randy,

I am writing in concern over the proposed Amphitheater over noise pollution, traffic congestion, and the safety of our neighborhoods and children. My husband and I recently moved to the Northgate area, unaware that the amphitheater was going to be built; if we had known, we would never have moved to the Northgate area. My first concern is the noise pollution we will have from the concert seven days a week from April until October. The second concern is parking for over 8 thousand concertgoers; everything is off-site, and I know that people will not wait over an hour for shuttles. Patrons will not want to wait for a shuttle and will use our neighborhoods for parking instead; it will affect our children who use our streets and sidewalks to play. The other concern is using grade school parking. Concert patrons using grade school parking lots, what if our children pick up a syringe or drugs and ingest them? It could seriously harm a child. Even though they will have to clean up, can they possibly get everything picked up after a concert?

Please consider your citizens first and the safety and noise pollution before you allow this. This venue will not benefit neighborhoods around the area; it will be havoc for us all, pose a safety risk, and create our living environment with noise pollution that will affect us all.

I appreciate your consideration.

Anne Kassner  
12456 Creekhurst Dr  
Colorado Springs, CO 80921  
[kittyrn864@comcast.net](mailto:kittyrn864@comcast.net)

## Baxter, Tamara

---

**From:** Anne Kassner <kittyrn864@comcast.net>  
**Sent:** Thursday, August 25, 2022 8:35 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Sunset Amphitheater Neighborhood Meeting Rescheduled

**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!**

Tamera,

The other most crucial issue regarding the amphitheater and no parking. If there is an emergency, with over 8000 people and that many cars on the street, if emergency or wildfire, How will emergency vehicles get through? Please think of us who live around the amphitheater; the safety of surrounding neighborhood citizens should come first. Besides the noise pollution, cars everywhere due to limited parking. This amphitheater is in the wrong location!

Anne Kassner

Sent from my iPhone

On Aug 12, 2022, at 3:56 PM, Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:

The City of Colorado Springs Planning & Community Development Department received a request from the Notes Live team to postpone the neighborhood meeting for the Sunset Amphitheater scheduled on August 17<sup>th</sup>, 2022 at Boot Barn Hall at Bourbon Brothers.

The **meeting is rescheduled** to **Tuesday September 13<sup>th</sup> from 5 PM – 7 PM** and will be held at the Boot Barn Hall at Bourbon Brothers (13071 Bass Pro Dr).

Planning staff will continue to follow-up with you as new information is presented by the Applicant Team.



**Tamara Baxter**  
**Senior Planner**  
Planning and Development – Land Use Review  
City of Colorado Springs  
Main Office: (719) 385-5905  
Direct: (719) 385-5621  
Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

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[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commssion and Downtown Review Board Meetings Location and Days Change](#)

**PLEASE NOTE:** I will be out of the office from Friday, July 29<sup>th</sup> and be returning Monday, August 8<sup>th</sup>. Please plan your submittals or resubmittals accordingly.

## **Baxter, Tamara**

---

**From:** Wade Kennedy <wadekennedy@comcast.net>  
**Sent:** Monday, August 1, 2022 11:46 AM  
**To:** Baxter, Tamara; spencer.soicher@krdo.com  
**Subject:** Amphitheater by Northgate

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!

Very bad idea for all the reasons being argued. As a nearby resident, I vote an emphatic NO.

## **Baxter, Tamara**

---

**From:** Daniel Kingsford <dkingsford@comfortdental.biz>  
**Sent:** Monday, August 8, 2022 10:51 PM  
**To:** Baxter, Tamara

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!

Just another concerned citizen about the potential parking , traffic and noise issues of this concert venue. I currently live parallel to Voyager in Flying Horse next to serenity Park. outdoor concerts happened at boot barn Hall a few summers ago it was very noisy from there I have a lot of the same concerns you've already heard so I won't waste your time but just know I am concerned about the project

Regards

Dan  
Sent from my iPhone

## **Baxter, Tamara**

---

**From:** Maureen Kirchdoerfer <ReleaseMeCreations@hotmail.com>  
**Sent:** Thursday, August 25, 2022 4:24 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Ampitheater in Northgate, AR PUD 22-00062

**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!**

Fully AGAINST this. We bought up north to GET AWAY from noise, traffic, congestion. We will 100% have to hear these concerts whenever they are held no matter how good of a "sound technician engineer" you have working on it. We worked hard to be able to own a home up north, and now all of this rampant building is absolutely destroying this dream we have built for ourselves. I truly hope that my voice as a voting resident of Colorado Springs is heard, and it is not drowned out by the sound of money hitting bank accounts. It seems that with all of this building with zero regard for thoughts on residents who have homes in this area that that has been the case. Residents' thoughts and opinions seem to not matter as the builders get to silence them with the money being thrown at the city government. Please hear this plea! No to the noise, the traffic, the influx of crime that will show up when there are events, not to mention drunken people, and drunken drivers. It is a completely inappropriate place to build this right next to residential homes. FULLY AGAINST THIS PROJECT! VOTE NO!

## **Baxter, Tamara**

---

**From:** melissa@klute.org  
**Sent:** Monday, August 8, 2022 2:52 PM  
**To:** Baxter, Tamara  
**Subject:** Polaris Pointe Amphitheater concerns

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 Ms. Baxter,

I've been watching the buzz about the proposed amphitheater in Polaris Pointe. It seems to me a great idea, but, not great planning. Would you please encourage the developer to develop parking on-site (maybe a parking garage?) to make this less of a burden on the surrounding community? I don't see bussing people from DCC or TCA as great options either.

Can the developer be required to make this less of a fiasco??

Thank you!

Melissa Klute  
Monument

## **Baxter, Tamara**

---

**From:** Warren Knop <wwknop@aol.com>  
**Sent:** Tuesday, September 27, 2022 3:54 PM  
**To:** Baxter, Tamara  
**Cc:** Wintz, Katelynn A  
**Subject:** Sunset Amphitheater

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 Tamara & Katelynn;

Please allow me the opportunity to express my family's excitement with the possible Sunset Amphitheater.

We were long time residents of Monument, with all three adult children having attended District 38 schools. Our love of music is rich indeed and have enjoyed seeing many great concerts at Ball Arena, Fiddler's Green, and the iconic Red Rocks. Having a new outdoor venue for 8,000 people, and looking past the stage towards Pikes Peak and the Air Force Academy would be inspiring and truly unique. The whole development of Bass Pro Drive, including Velocity, Top Golf, Raceway, Bass Pro, Bourbon Brothers Restaurant, and Boot Barn Hall, have been superbly executed in my opinion. The Sunset Amphitheater would only add more prestige to this iconic destination in the United States.

Sincerely,  
Warren Knop

Sent from my iPhone

## Baxter, Tamara

---

**From:** Jeffrey Koch <jeffreykoch81@gmail.com>  
**Sent:** Monday, August 8, 2022 11:06 PM  
**To:** Baxter, Tamara; Wintz, Katelynn A; Wysocki, Peter; Frisbie, Todd  
**Subject:** Sunset Amphitheater Concerns  
**Attachments:** 43904 (1).jpeg; 44008.jpeg; 44010.jpeg

**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!**

Ms. Baxter, Ms. Wintz, Mr. Wysocki, and Mr. Frisbee,

My wife and I have serious concern about the proposed Sunset Amphitheater near Voyager Pkwy. We live between Rockbridge Cir and Serenity Park, and are one of the closest residences to the proposed amphitheater site.

-Our most critical concern is the parking situation. The egregious lack of on-site parking will lead to parking in residential and undesignated commercial areas

-- Despite the developers plan for "off-site" parking, there are still not enough spaces or adequate shuttle services to ensure residential and commercial areas are not overwhelmed. People will walk instead of waiting for a shuttle

-- As seen by events in Manitou and Old Colorado city, residential areas become congested with hundreds, and this case, potentially thousands of walkers who will not wait for limited shuttle service or could get a closer free spot. This will be nearly every night from April to October

-- Commercial business in the area will suffer from parking being taken by event goers

-- This will cause significant congestion at a time when many are commuting home

-- Ride share services will be circling residential areas, increasing safety risk and increasing already congested roads

-- Increased safety risks due to increased foot traffic during evening commute along Voyager Pkwy

-- Regardless of concessions provided for school events, this will undoubtedly will cause issue with pick up times from school, ad hoc parent-teacher events, and scheduling conflicts between the venue and school events

--- Could be mitigated in part by full 4000 space on-site parking

--- Enforcement of "No Event Parking in Residential Areas" by CSPD

--- Additional police presence required for ordinance enforcement

- Our next greatest concern is the associated crowd

-- It is common for concert goers to drink and, in Colorado, get high. It can be assumed the venue and surrounding areas will have a sizable volume of this type in and around residential and commercial areas in the vicinity. This will likely lead to litteeing and/or vandalism, trespassing, public urination, etc. The neighborhoods, homes and businesses were not established with the situation presented by the amphitheater in mind

- Tail-gating and "pre-gaming" are also common occurrences. Despite a proposed police presence in off-site parking this does nothing to protect residential areas or the parks and open spaces in nearby neighborhoods
- Clean-up of parking lots was addressed, but there was never a concession for residential neighborhoods or parks that will be impacted
- Could be mitigated in part by full 4000 space on-site parking
- Enforcement of "No Event Parking in Residential Areas" by CSPD
- Additional police presence required for ordinance enforcement
- Personal video surveillance with expectation of active CSPD response
- Our third greatest concern is Noise and Light pollution. Concerts are proposed for nearly everyday from April through October, and can run as late as 2230L or 2300L, and attendees will still be leaving the proposed venue hours after
- This is significantly later than many working professionals are accustomed to, and the proximity to residential areas does not allow for sufficient remediation
- Despite the event ending, there will be hours of additional road noise (honking), loud event goers, flood lights, crowd noise, and other disturbances
- Homeowners in nearby residential areas will likely be wary, or fearful, due to transient venue goers. The late hours, and increased late night establishment proposed, will likely result in late night and early morning foot and vehicle traffic in neighborhoods and parks
- Flood lights and lasers from the show will shine into residential areas
- Daily noise pollution from sound checks, crowded streets (people and additional vehicles) and the events themselves
- Concessions for noise mitigation will not provide sufficient deadening for nearby residences
- Could be mitigated in part by full 4000 space on-site parking
- Enforcement of "No Event Parking in Residential Areas" by CSPD
- Additional police presence required for ordinance enforcement
- Recommend complete noise cancellation remediation, paid for by the developer, for impacted residences
- Finally, the developer did NOT do due diligence when posting or notifying impacted/interested parties
- This development presents unique challenges for all the reasons above and more caution and courtesy needs to be taken to allow public discourse
- First legitimate notice of the proposed venue was on the nightly news. No flyers or notices other than small signs in a construction zone, away from usual traffic patterns
- Positive feedback was received; however, most positive responses were collected from those 3 or more miles from the proposed venue

-- The developer said he notified parties within 1000', however, there are almost no permanent residences in that area and the nature of the development (parking, crowd, noise, light) warrants robust notification/discussion

I appreciate your time reading these concerns. We request your support in finding an alternative location, or establishing a mandate for a **complete on-site parking** development/solution, to this development.

Thank you,

Jeffrey D. Koch  
Concerned Resident  
[Jeffreykoch81@gmail.com](mailto:Jeffreykoch81@gmail.com)  
6084694048

**J** Jed Fuqua

Greyhawk · 11h



Did anyone in Greyhawk or Northgate Highlands get notification postcards about the neighborhood meeting back in February of 2022? According to Tamara, the HOA's were also notified. I never saw any signs along Voyager or Spectrum Loop...except that I hear they were posted last Friday (does seem like short notice for a meeting that is on Aug. 17). Here's the response I got from Tamara when I questioned the signs, (or lack thereof), as well as the lack of community notification:

(She's got a few typos...but she just got back from vacation!)

\*\*\*\*\*

\*\*\*\*\*

I wanted to response to you regarding posting of the property for the amphitheater project.

Per City Code Section 7.5.902, Public Notice, the property was posted with three posters (two along Voyager and one adjacent to the site) when the formal application was submitted in January of this year. Neighborhood meetings are options, however, with the scope of this project, planning staff required a neighborhood meeting which was held virtually (due to COVID protocols) in February 2022.

Notification (postcards) was sent out to property owners within 1000' of the project site. Also, CONO (Council of Neighbors & Organizations) was notified so that



Add a reply...





**Jed Fuqua**  
Greyhawk · 11h



Per City Code Section 7.5.902, Public Notice, the property was posted with three posters (two along Voyager and one adjacent to the site) when the formal application was submitted in January of this year. Neighborhood meetings are options, however, with the scope of this project, planning staff required a neighborhood meeting which was held virtually (due to COVID protocols) in February 2022.

Notification (postcards) was sent out to property owners within 1000' of the project site. Also, CONO (Council of Neighbors & Organizations) was notified so that information could be sent to adjacent HOAs. With the recent variance requests, the same notification process took place with postcards and posters was followed (3 posters along Voyage and 1 at the site along Spectrum Loop).

Notification was sent out last Friday, per City Code for the upcoming community meeting (neighborhood meeting) to be hosted by the Applicant

A community meeting will be held on Wednesday, August 17th, at the Boot Barn Hall (13071 Bass Pro Dr) from 5pm to 7pm. Please let me know if you have any additional questions.

Tamara Baxter  
Senior Planner



Add a reply...





## Baxter, Tamara

---

**From:** Jeffrey Koch <jeffreykoch81@gmail.com>  
**Sent:** Wednesday, August 10, 2022 10:46 AM  
**To:** Baxter, Tamara  
**Subject:** Re: Sunset Amphitheater Concerns  
**Attachments:** image001.png

**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!**

Ms. Baxter,

Thank you for your response and your time. I know getting to an universally amicable, or even acceptable, solution on the proposed Sunset amphitheater is an incredible challenge for you and your office.

I will absolutely attend all discussions on the topic, openly express our concerns, and volunteer solution space wherever possible.

As I mentioned, the greatest concern that my wife and I have is for the overall safety and welfare of private residents, users of public schools and open spaces, and current commercial shops. All will undoubtedly be negatively impacted by the near-constant flow of vehicle and foot traffic unless a more practical solution to minimize event-goer sprawl is implemented.

Again, thank you for your consideration, and we look forward to meeting with you.

Vr

Jeff  
608-469-4048

On Wed, Aug 10, 2022, 9:42 AM Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)> wrote:

Mr. Koch,

The Community Development Department appreciates your comments and interest in this project.

Staff continues to evaluate the application and your feedback is valued.

I will add you to this projects email listserv so you can receive updates as the project review continues.

If you have any further comments or questions, please do not hesitate to contact me.



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

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**PLEASE NOTE: I will be out of the office from Friday, July 29<sup>th</sup> and be returning Monday, August 8<sup>th</sup>. Please plan your submittals or resubmittals accordingly.**

---

**From:** Jeffrey Koch <[jeffreykoch81@gmail.com](mailto:jeffreykoch81@gmail.com)>

**Sent:** Monday, August 8, 2022 11:06 PM

**To:** Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)>; Wintz, Katelynn A <[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)>; Wysocki, Peter <[Peter.Wysocki@coloradosprings.gov](mailto:Peter.Wysocki@coloradosprings.gov)>; Frisbie, Todd <[Todd.Frisbie@coloradosprings.gov](mailto:Todd.Frisbie@coloradosprings.gov)>

**Subject:** Sunset Amphitheater Concerns

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I appreciate your time reading these concerns. We request your support in finding an alternative location, or establishing a mandate for a **complete on-site parking** development/solution, to this development.

Thank you,

Jeffrey D. Koch

Concerned Resident

[Jeffreykoch81@gmail.com](mailto:Jeffreykoch81@gmail.com)

6084694048

## Baxter, Tamara

---

**From:** Jeffrey Koch <jeffreykoch81@gmail.com>  
**Sent:** Tuesday, August 16, 2022 2:25 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Sunset Amphitheater Neighborhood Meeting Rescheduled  
**Attachments:** image001.png

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Ms. Baxter,

The delay in this meeting at the developers request is concerning in the context of light, but steady, development on the proposed Sunset Amphitheater site. My wife and I were looking forward to tomorrow's meeting, and hope thus delay doesn't limit our opportunities to publicly discuss our concerns before impacting and irreversible decisions are made.

I was able to find the formal nonuse variance application filed by the developer. Despite being outside the formal window for comment, I feel it is important to highlight several key points that the developer may not have been entirely forthcoming on.

I am not familiar with all of the legality, but this struck me.

c. The unique physical conditions of the property may be the size or location of existing structures on the property if such structures are not self-imposed conditions; or

It would appear that the parking situation requires the most exception. The limited space is directly self imposed by the size of the venue, the plan to develop restaurants, and not purchase or repurpose additional/adjacent land specific for the purpose.

I have some concern with the AEG Presents (parent company) assertion that 35-40% of concert goers use ride share services. The developer is using this to baseline the need for 2000 parking spaces, which as i will try to support, is a significant understatement, especially considering the concessions required by the local community.

The statistical relevance of this data point is in context of all (or their choice of some) of their venues. It is not presented with assumptions to support their methods. It is likely the data is skewed by large Metro areas like Denver, Los Angeles, New York, etc. where a) parking is inherently limited, b) ride share is regular pattern of life for event goers, and c) the majority of venue goers are coming from a local area.

I don't believe Northgate in Colorado Springs meets any of these criteria. Adequate parking can be re-addressed. Ride share in and around Colorado Springs, especially Northgate is limited, and unlikely to grow in demand for a venue that, as the developer stated, will have approximately 50 events per year. Finally, like Red Rocks, the developer stated this will draw patrons from all along the front range. It is doubtful that these folks will ride share. At this point, you and your board can still ensure a adequate and safe on-site (not outside of 400') parking situation for event patrons and the community.

I respectfully request that you ask AEG Presents provide you with all data they used to build their 35-40% assessment to compare apples to apples. It establishes the need in context.

Please provide an independent assessment, one not provided by the interested parent company when assessing parking demand.

As I mentioned in my last email, the ride share solution adds to traffic contesting and thereby public safety risk. These operators need to circle the areas their patrons go and leave from, and will become a greater safety/congestion risk without sufficient shuttle service (planned service is lacking).

I cannot believe that 560 vehicles will be able to park on Spectrum Loop, especially with volume of foot traffic around the venue. In effect, people will park in adjacent neighborhoods and walk. This is another concession they are asking for, no pedestrian easements to get to the venue. There are significant safety concerns for patrons and residents.

Finally, there are no restrictions on the number of events taking place, but the parent company has limited cleanup and security support to 50 days. Either limiting the number of days of use, or increasing guaranteed support to indefinite are solutions.

One additional concern is trash in the on street parking in residential areas. The cleanup and security have not been addressed and cannot be overlooked, or Northgate will be at risk of losing its "great place to live" tag.

Vr

Jeffrey Koch  
608-469-4048  
[Jeffreykoch81@gmail.com](mailto:Jeffreykoch81@gmail.com)

On Fri, Aug 12, 2022, 4:57 PM Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)> wrote:

The City of Colorado Springs Planning & Community Development Department received a request from the Notes Live team to postpone the neighborhood meeting for the Sunset Amphitheater scheduled on August 17<sup>th</sup>, 2022 at Boot Barn Hall at Bourbon Brothers.

The **meeting is rescheduled** to **Tuesday September 13<sup>th</sup> from 5 PM – 7 PM** and will be held at the Boot Barn Hall at Bourbon Brothers (13071 Bass Pro Dr).

Planning staff will continue to follow-up with you as new information is presented by the Applicant Team.



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

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## Baxter, Tamara

---

**From:** Jeffrey Koch <jeffreykoch81@gmail.com>  
**Sent:** Tuesday, August 16, 2022 2:58 PM  
**To:** Baxter, Tamara; Frisbie, Todd  
**Subject:** Spectrum Loop - Sunset Amphitheater (proposed)

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Ms. Baxter, Mr. Frisbie,

On a lark, I drove Spectrum Loop to gauge the distance.

My truck tracked .9 miles. I'll play into error and assume an extra .1 mile for not being exactly accurate and another .1 for not being on the exterior curb.

Also, I assume no parking in bike lanes.

I did assume parking starting corner of Voyager and spectrum

1.1 miles = 5808 ft

Average car length (most online accounts) = 14.7 ft

parallel parking (assuming very close spacing) = 3 ft

$5808 \text{ ft} / 17.7 \text{ ft} = 328$  spaces for closely parked cars

This is far fewer than 560 as described in the exemption request form unless an exception will be made to park both sides (in bike lanes).

As an aside, and not that it is of particular concern to your office, but cellular service is already abysmal in the northgate area. This may actual spur verizon to action.

Also, what practical assessment was done for city services like water? We live near the top of the hill and 8000 people consuming resources in a short time is not a negligible amount.

Vr

Jeffrey Koch  
608-469-4048

## Baxter, Tamara

---

**From:** marybeth kramer <marybethkramer@msn.com>  
**Sent:** Tuesday, September 6, 2022 3:09 PM  
**To:** Baxter, Tamara; Wysocki, Peter; Frisbie, Todd  
**Subject:** AR PUD 22-00062 Sunset Amphitheater  
**Attachments:** 20220830\_083655.jpg; 20220830\_085227.jpg; 20220830\_085143.jpg; 20220830\_085523.jpg; 20220830\_085710.jpg; 20220830\_090129.jpg; 20220830\_090207.jpg; 20220830\_091123.jpg; 20220830\_091108.jpg; 20220830\_092623.jpg

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Tamara, Peter and Todd,

This email and the attached ten pictures, is regarding the Sunset Amphitheater that is under consideration. It is neither for nor against the proposed project. It is to let you know about what is involved in walking to the site from the west parking lot of Compassion International, (proposed parking site for the venue), at Voyager and Middle Creek. This would be the situation for a concert goer(s) who didn't want to use the shuttle bus.

The first picture shows the time we started walking out of the west parking lot to the corner of Middle Creek and Voyager then north along the west side of Voyager. Almost all along the way there are grassy and flood plain areas. The sidewalk is wide enough for two people to walk side by side. The third picture shows a steep drop off just to the west side of the sidewalk. If someone tried to pass us, they would certainly fall down into the ravine. The sidewalk is incomplete along the way and turns to dirt for a section. This section contains bent over landscape fabric pins. My guess is they somehow prevent erosion. Depending upon what type of shoes you are wearing they can be a tripping hazard. Tennis shoes were not a problem for us to walk across them. Along Spectrum Loop on the other side of the split rail fence, is a steep drop off. The height of the wall holding back this area can be seen in the prior picture. The fence appears strong, but if for some crazy reason a concert goer wanted to climb over it, they could get hurt if they fell off of it. There is a section where the fence is broken.

The seventh picture shows it took us to approximately 25 minutes to go 1.1 miles to where the road on Spectrum Loop is closed on the south side. It would be a little bit further to get to the actual Sunset site. As of now there is no crosswalk in that area of the road to go over to the site. The round trip took us approximately 49 minutes and 2.31 miles. There were no other walkers on the path and we didn't have to wait for any of the traffic lights, both of which would make for a longer walk.

Concerns – there are a few places along this walk where the side drops off sharply into ravines that you could fall into if you weren't paying attention. We couldn't tell how far down you would fall. There is a lot of vegetation that would most likely break your fall, but we wouldn't want to find out. It is a very pretty drainage area along most of the walk. However a carelessly tossed cigarette butt by someone could easily start a fire when this area is dry. Since we live in the area and know of four fires in the last couple of years it is a great concern for this community. We also noted a lack of street lights along this side of the street. A flashlight would be good to have for a nighttime return walk. There is wildlife in this community, bear, deer, and mountain lion have all been commented on in public forums.

Hope this email gives you some insight as to what will be involved for the concert goers taking this path, due to no onsite parking large enough to host the size of this venue.

Sincerely,  
Marybeth Kramer

Sent from [Mail](#) for Windows

---

**From:** [marybeth kramer](#)

**Sent:** Monday, September 5, 2022 4:16 PM

**To:** [marybeth kramer](#)

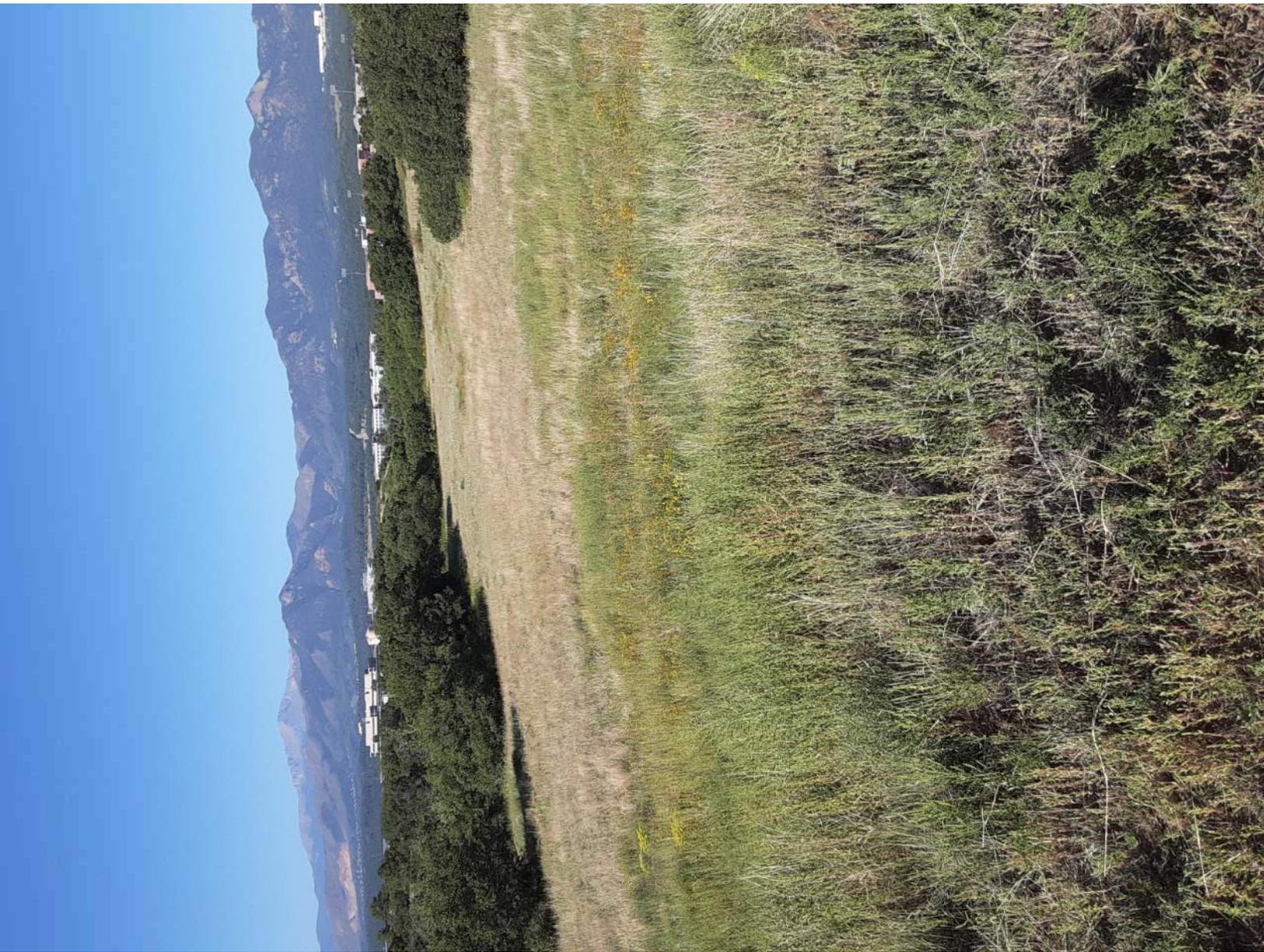
**Subject:** Amphitheater walk

Sent from my Verizon, Samsung Galaxy smartphone

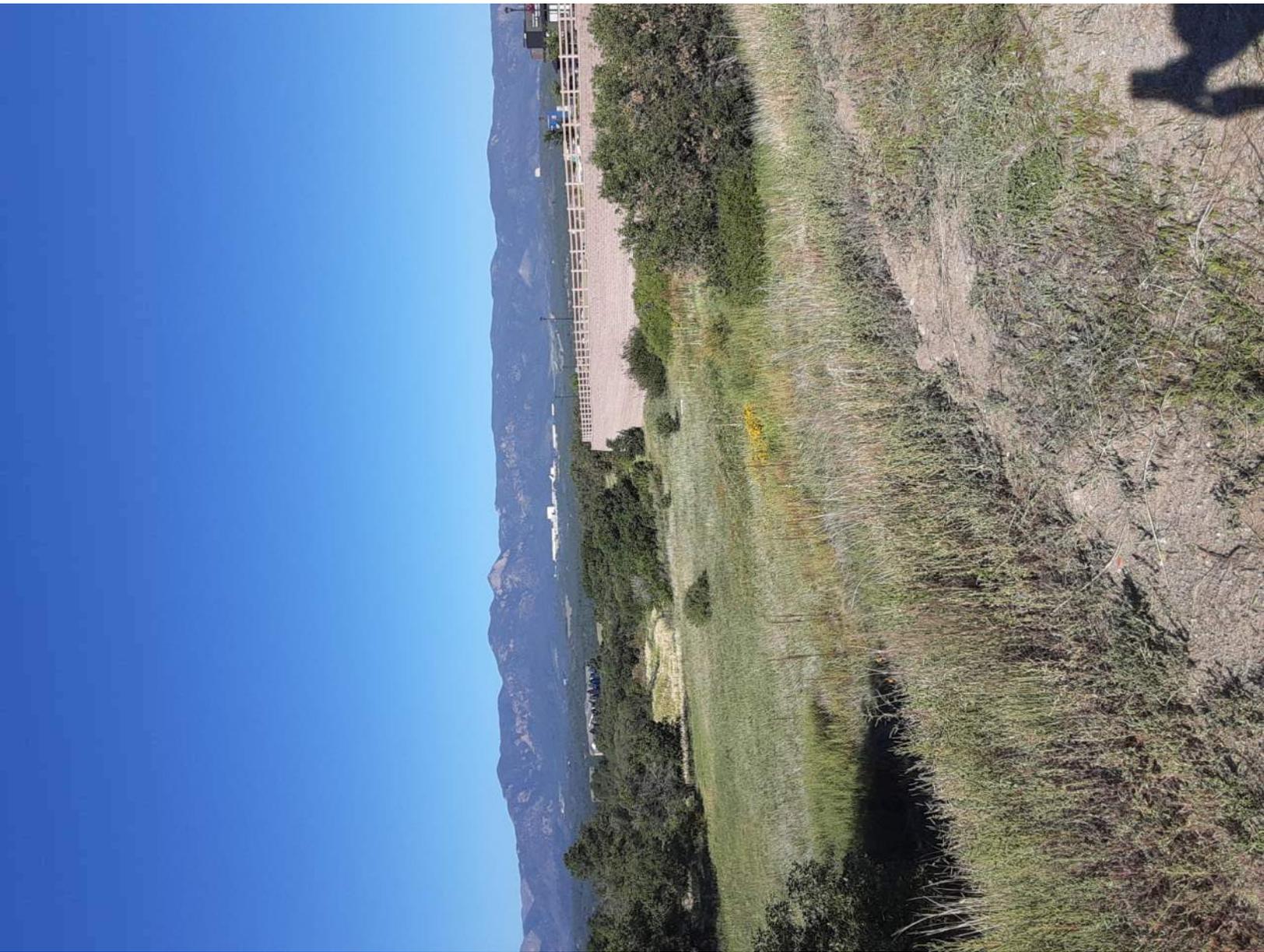
Get [Outlook for Android](#)















9:02



25:28.49

82 ACTIVE CAL

22'09" AVERAGE MILE

1.14MI







9:26



49:42.91

163 ACTIVE CAL

21'26" AVERAGE PACE  
MILE

2.31MI

## Baxter, Tamara

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**From:** marybeth kramer <marybethkramer@msn.com>  
**Sent:** Monday, October 10, 2022 3:11 PM  
**To:** Baxter, Tamara  
**Subject:** RE: Polaris Pointe South Filing 4 (Sunset Amphitheater) resubmittal

**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!**

Thank you for the information. I did not notice in this information plans to finish the sidewalk along the west side of Voyager. Are there any to do this? Also some fencing to prevent people from falling into the ravine where needed?

On a different subject. We received a postcard in the mail listing meetings to gather ideas for what to do with the Drake Power Plant land. Perhaps this would be a better spot for an amphitheater. Are there any planning department recommendations to delay a decision on the Sunset amphitheater until the results of recommendations from these meetings by the Downtown Partnership can be reviewed?

Kindly,  
Marybeth Kramer

Sent from [Mail](#) for Windows

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**From:** [Baxter, Tamara](#)  
**Sent:** Thursday, October 6, 2022 3:09 PM  
**To:** [Baxter, Tamara](#)  
**Subject:** Polaris Pointe South Filing 4 (Sunset Amphitheater) resubmittal

Good Afternoon,  
You are receiving this as you have expressed an interest in the Sunset Amphitheater project. The City has received a resubmittal by the Applicant Team. All documents on located on LDRS: [https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)  
The file #s associated with this project are as follows:  
AR PUD 22-00062  
AR NV 22-00480  
AR NV 22-00481  
AR FP 22-00063

Please let me know if you have any questions.



**Tamara Baxter**  
**Senior Planner**  
Planning and Development – Land Use Review  
City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

[Planning & Community Development Home](#)

[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commsision and Downtown Review Board Meetings Location and Days Change](#)

## Baxter, Tamara

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**From:** Ann Kumm <akummco1@gmail.com>  
**Sent:** Monday, August 8, 2022 4:21 PM  
**To:** Baxter, Tamara; Wysocki, Peter; Frisbie, Todd  
**Subject:** Sunset Amphitheatre

**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 Colorado Springs planners,

I have been following the announcement of the Sunset Amphitheatre in the local news as well as on Nextdoor. I live in Pine Creek so I would not be impacted like residents who live much closer to the planned development, but I have come to believe that this is not a development that is good for this location at this time.

My primary objections are about traffic and its impact not just on the neighboring living areas, but how it will impact traffic on Powers and especially I-25. CDOT is finally finishing The Gap and it has helped, but we still haven't seen how many people will use the express lane when it becomes tolled. Regardless, The Gap has helped but it is already 10-15 years too late and I suspect we will have a clogged interstate system very soon as weekday travel between COS and Denver (and even Pueblo to COS and/or Denver) have increased for many employees.

We all know that I-25 from Motor City north until about Fillmore is jam-packed and slows down almost every afternoon even without an accident or big event. Now you look at the southern COS event attractions (Switchbacks, etc.) and add 5-6 months of near daily high-attendance attractions on the north end, and the result is gridlock from city limits to city limits. You must also consider the USAFA football, hockey, basketball schedules, USAFA graduation events; unknown-as-yet but likely increased visitor traffic when the new visitor center opens on the handful of close exits and entrances along I-25 in this area. Presumably the amphitheatre will look at not only School District 20 calendar (academic, athletics, arts and graduations), but also USAFA event calendar...but they should really look at other major scheduled events in the more southern part of COS...to include, but not be limited to: UCCS, Colorado College, Old Co City/Manitou Springs, Broadmoor World Theatre...(wait, so we already do have a music venue of the sort proposed by Sunset).

The Springs is a city that is both blessed and cursed with its physical location. The nearby foothills and mountains, as well as its striking, natural topography make it a unique place to live and visit. However, those things also limit the mass movement of thousands of people in short periods of time...and when weather turns sour or we have a wildfire scare...all bets are off. Though I-25 is our main north-south artery, it is really woefully misplaced right now when you look at where and how the city has developed and the impact of that traffic volume on public safety, wellbeing and interstate driving expectations. Powers Boulevard has a long way to go to help alleviate the burden and it may never do much good even when the Powers-I25 interchange opens. Again, the city and CDOT are trying to play catch-up but the unfettered growth and development are making it a possibility.

This type of development does not lead to a "world-class city" as the Mayor has spoken of for years. It just leads to traffic woes/gridlock, noise, accidents and dissatisfaction for both residents and our thousands of tourists. Enough is enough...please just say no to Sunset Amphitheatre's plan. I don't believe it is in the interest of COS residents.

Sincerely,  
Ann Kumm  
3714 Palazzo Grove  
COS 80920

## Baxter, Tamara

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**From:** Kevin LaFollette <kevin@lafollette.com>  
**Sent:** Monday, August 8, 2022 10:03 AM  
**To:** Baxter, Tamara  
**Subject:** Objection to proposed Polaris Pointe Outdoor Amphitheater

**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!**

To Tamara Baxter, and Colorado Springs Land Use Review Division:

RE: File Number: AR PUD 22-00062; AR FP 22-00063; AR NV 22-00480; AR NV 22-00481. Future 8,000 seat outdoor amphitheater at Polaris Pointe

In regards to the Future 8,000 seat outdoor amphitheater proposed for the Polaris Pointe area, we want to voice our opposition to this proposed development. As a resident of the Stone Crossing at Middle Creek community, we are 1.3 miles of the proposed amphitheater location. We frequently shop/drive roads around the proposed site, on Voyager Pkwy, North Gate Blvd, Spectrum Loop, Bass Pro Dr, and the new I-25 ramps on Voyager.

Traffic will be unacceptable in the area during events. Even today with the build-up of the Polaris Pointe area, traffic is extremely busy on Voyager and Northgate now. The additions of concerts filling in the early evening will likely cause gridlock during concert events, with the only other option is to drive back through communities like Flying Horse to reach 83, as Voyager Pkwy, North Gate Blvd, Spectrum Loop, Bass Pro Dr., and I-25 ramps are going to be gridlocked. Given the designed lack of parking in the area, it is highly likely that there will be masses of pedestrians walking to cars parked all over the area on streets or random unplanned commercial parking lots. It will be very difficult to police this and steer people to designated off-site parking, as considerable amounts of people will not want to wait/take provided shuttle busses. This will negatively impact communities of Gleneagle, Serenity Park, Northgate, Stone Crossing, and Flying Horse.

Given that the orientation of the theater is intended to have a view from the seats of the front-range mountains, this means that the amplified audio of the concerts will be aimed East will negatively impact the surrounding neighborhoods. Most of the surrounding houses are on hills above the amphitheater, to a point that no amount of berms or fencing will prevent sound from reaching the surrounding homes on the upslope hills. Also, sounds from the Air Force Academy stadium, I-25 traffic, and freight trains west of I-25 are clearly audible, as those sounds bounce off of the front range mountains and reflect back east towards our neighborhood. Unless the amphitheater intends to use a PA system sized for a small bar, it will be extremely disturbing to a large number of local residents into the late hours of the evening. All summer long we will no longer be able to have our windows open in the evening without hearing the concert sound. Given past experiences in neighborhoods that were nearby to similar venues in the Midwest (Poplar Creek and Alpine Valley) It is highly likely that with a typical PA system for a venue this size, we will be able to hear the sound at a disturbing level even with the windows closed.

The current Colorado Springs noise ordinance restricts noise occurring within the jurisdiction of the City shall be measured at a distance of at least twenty five feet (25') from a noise source located within the public right of way, and if the noise source is located on private property or property other than the public right of way, at least twenty five feet (25') from the property line of the property on which the noise source is located. The sound levels during the proposed concerts starting after 8:00 PM (after sunset, as they developer has published). As published, the limit is 50dB(A), which is equivalent a quiet conversation, a quiet suburb, a quiet office, or a quiet refrigerator. Even by the sound study performed by MerckHill, <https://web1.coloradosprings.gov/LUISPlanner/uploaded/LUISPlanner/Documents/Study/147399.pdf>, in the best case, the nearest residences will be exposed to higher levels than this (53-63 dBA).

Noise Ordinance Limits 7:00 P.M. To Next 7:00 A.M.

Residential 50 dB(A)

Commercial 55 dB(A)

Also the Acoustical study performed by MerckHill (it referenced measurements taken at 68 F°, 50% relative humidity, 0 mph wind), is not realistic considering the Colorado Springs area has considerable wind, usually from the West, that would carry sound further into surrounding neighborhoods. By the study done showing 53-63dBA levels at nearest residence, they are already beyond the established ordinance limits after 7:00PM. Also the report did no elevation studies to assess the impact given most of the surrounding neighborhoods are well above the grade of the music theater, allowing the sound to carry further. Sunset Amphitheater should be held to account by ordinance, similar to what has been imposed by Morrison Colorado for the Red Rocks Amphitheater. Also note that MerckHill based measurements on assumption construction of multi-level parking garage and surrounding buildings, that are not yet in evidence of being constructed before the amphitheater is operational.

Given this and the negative impacts to parking, traffic, congestion, noise, and likely reduction in surrounding property values, the permit for this development at this Polaris Pointe location should be denied.

---

Kevin and Patricia LaFollette

12631 Heather Oaks Ct

Colorado Springs, CO 80921

[kevin@lafollette.com](mailto:kevin@lafollette.com)

312-925-9163

## Baxter, Tamara

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**From:** Kevin LaFollette <kevin@lafollette.com>  
**Sent:** Thursday, August 18, 2022 8:24 AM  
**To:** Kevin LaFollette  
**Subject:** Noise concerns with proposed Sunset Amphitheater

**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!**

I have recently emailed you my general concerns with the proposed 8000 seat Sunset Amphitheater at Polaris Pointe. The long-term most concerning factor that causes our opposition is the noise coming from concerts negatively impacting health, well-being, and personal freedom to live in peace. I encourage you to read further on significant long-term issues that other communities that have outdoor concert venues operating close to residential neighborhoods. This negative impacts described in this article from the Gainesville Florida Sun that references many cities that have had negative experiences with outdoor amphitheaters close to residential neighborhoods. This should be strongly considered by Colorado Springs government. What will you do to prevent this from happening to your constituents? Please don't make this mistake, that will negatively impact thousands of people living around the Polaris Pointe area.

[https://www.gainesville.com/story/opinion/columns/more-voices/2017/10/22/karen-orr-amphitheater-would-cause-neighborhood-noise-pollution/18182822007/?embedded\\_webview=true](https://www.gainesville.com/story/opinion/columns/more-voices/2017/10/22/karen-orr-amphitheater-would-cause-neighborhood-noise-pollution/18182822007/?embedded_webview=true)

Neighbors of the amphitheater at the Florida State Fairgrounds said noise is so intense, pictures rattle and they are forced to leave home. A mother living less than a mile away said crowd noise is audible even with windows closed. The amplified noise creates headaches and keeps her husband and children awake. Despite legal actions by the Hillsborough County Environmental Protection Commission, noise problems continued.

Hundreds of residents of a formerly quiet rural/residential neighborhood near Austin have complained about amplified noise from a new 1,500-seat amphitheater. Neighbors say they can't enjoy their backyards or even escape into their houses because of window rattling noise levels forced upon them on weekends, and sometimes two nights a weekend.

In May, Jacksonville residents, whose neighborhoods have been tormented by loud concerts at Metro Park, began bracing for the opening of another outdoor concert venue. Like the Virginia Beach residents, the St. Nicolas-area neighbors were told they wouldn't be affected because speakers are aimed away from them. At this point, neighbors know the noise will be so loud, speaker siting is irrelevant.

Virginia Beach residents were concerned but meekly acquiesced when assured there would be no noise problems due to newer-style speakers that were directed away from them, sound walls and a partly underground structure. In reality, neighbors are bombarded with hooting, yelling, chanting and amplified noise projected into their homes.

In Nashville, the city-owned amphitheater receives noise complaints from downtown condominium residents, from neighborhoods as far away as east Nashville and from businesses disrupted by daytime sound checks. But apparently those battered neighbors were indifferent to the outdoor arena plan before it was built. The Nashville parks and

recreation director said, "It's like people are surprised that an outdoor amphitheater comes along with music and sound."

Citizens of Costa Mesa, California, where amphitheater concerts generate dozens of noise complaints, were told there's little, if anything, the city can do about it.

Some in Gainesville also appear oblivious to what it really means to have an outdoor amphitheater in an area surrounded by residential neighborhoods. But this is not the time to tune out. If an outdoor amphitheater is built at Depot Park, life will never be the same. When the amphitheater's noise is projected into homes, there's no stopping it. No amount of desperate noise complaints to police, no number of tearful pleas to City Hall will help. Once the noise problems from outdoor amphitheaters begin, they are unsolvable and unending.

Good luck to homeowners trying to flee. The noise problem might be out of sight from potential home buyers but Realtors will be obligated to inform them about it. Even a greatly reduced asking price might not be enough to unload a house in a neighborhood regularly blasted by intrusive amplified outdoor events.

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Kevin LaFollette  
12631 Heather Oaks Ct  
Colorado Springs, CO 80921  
[kevin@lafollette.com](mailto:kevin@lafollette.com)  
312-925-9163

## Baxter, Tamara

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**From:** Kevin LaFollette <kevin@lafollette.com>  
**Sent:** Thursday, September 8, 2022 7:12 AM  
**To:** Baxter, Tamara; Strand, Tom; Helms, Randy  
**Subject:** Objection to Sunset Amphitheater, Revised Sound Study by LSTN Consultants  
**Attachments:** Sunset Amphitheater Noise Study, 09-Mar-2022.pdf; SUNSET AMPHITHEATER NOISE STUDY...07 15 22.pdf

**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!**

I have read the revised sound study done by LSTN Consultants LLC in July and felt compelled to make sure the City Council and land-use division realizes that this study is misleading and does not improve the outlook that the Amphitheater won't create significant noise disturbances for nearby residents that will negatively impact our health, quality of life, and freedom from outside intrusion.

The latest LSTN study makes mention in Section 3 that they agree with the Merck & Hill study done in March and expect this to result in a noise spill of 53dB(A) outside the residences located ~3,500ft to the east and say that would be at the upper level of the PA stage output of 101dBA 60' from stage. This misrepresents the noise levels that Merck shows in their March study. The Merck noise map shows **63 dB** at 3,500 feet away at residences to the east at a 100 dB stage volume and the lower 53db only when the stage volume is at its lowest of 91dB. LSTN is giving the worst case loudest noise at residences to the east, for the lowest stage volume. They've misrepresented the noise levels to make the best case for the amphitheater.

Merck's high estimate at the houses to the east was 63dB, which is a Light Industrial zoning limit per the Colorado Springs noise ordinance after 7PM. LSTN also did not mention that the Merck study showed that the residences (Polaris Junction Apartments) just 650 ft to the south of the stage along Spectrum Loop will experience sound levels between 64-77 dB, which is in the range of Industrial Zone limits set in the Colo Springs 9.8.104 Permissible Noise Levels. Also note in that 9.8.104 section E of the noise ordinance says "Adjacent Zones: When a noise source can be measured from more than one zone, the permissible sound level of the more restrictive zone shall govern." So even if the Amphitheater is zoned commercial, that doesn't matter if their emitted noise reaches residences.

In all but LSTN's last example, they wholly violate the noise ordinance for residences to the East, and even in the last example, the booming bass frequencies of 63Hz and 125Hz travel the furthest, penetrate/rattle walls, they violate the ordinance at 60-66dB. Note that the noise ordinance limits residential to 50dB from 7PM to 7AM. They make no revised calculations for the Apartment complexes only a few hundred feet away to the south on Spectrum Loop that will be much more severely impacted.

Estimate	Decibels, dB at Octave Band Center Frequency, Hz							
	63	125	250	500	1k	2k	4k	8k
FOH Mix Position	109	104	99	94	94	94	89	89
NE Residence, No Mitigation	78	73	67	60	58	54	34	0
NE Residence, w/ Electroacoustic Mitigation	77	72	64	56	50	43	24	0
NE Residence, w/ Physical Mitigation	66	60	49	39	31	21	0	0

### 9.8.104: Permissible Noise Levels:

A noise measured or registered as provided in section 9.8.103 of this part from any source other than provided in section 9.8.109 of this part at a level which is equal to or in excess of the dB(A) established time period and zones listed in this section, is declared to be excessive and unusually loud and is u

Zone	7:00 A.M. To <u>Next 7:00P.M.</u>	7:00 P.M. To <u>Next 7:00 A.M.</u>
Residential	55 dB(A)	50 dB(A)
Commercial	60 dB(A)	55 dB(A)
Light Industrial	70 dB(A)	65 dB(A)
Industrial	80 dB(A)	75 dB(A)

For purposes of this section only, these zones shall be defined as follows:

- A. Residential: An area of single or multi-family dwellings where businesses may or may not be cor the dwellings. The zone includes areas where multiple-unit dwellings, high rise apartment distri redevelopment districts are located. A residential zone may include areas containing accommo transients such as motels and hotels and residential areas with limited office development, but include retail shopping facilities. Residential zone includes educational facilities, hospitals, nurs and similar institutions.

If the city is considering an exemption to the current noise ordinance for the Amphitheater, you should read the National Institutes of Health study and numerous supporting references that describe the negative public health effects that you will be responsible for inflicting on your residents. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4608916/> National Institute of Health study on Environmental noise and sleep disturbances: A threat to health.

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Kevin LaFollette  
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312-925-9163

## Baxter, Tamara

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**From:** Kevin LaFollette <kevin@lafollette.com>  
**Sent:** Wednesday, October 26, 2022 8:00 AM  
**To:** Baxter, Tamara  
**Subject:** Opposition to Proposed Sunset Amphitheater - Revised October Submittals

**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!**

We strongly object to the development of the Sunset Amphitheater at this location. Given negative noise health impacts and increased traffic/congestion, Polaris Pointe is not the right location for this amphitheater development.

In reading the October 4<sup>th</sup> Project Statement, sent to the Planning Division <https://web1.coloradosprings.gov/LUISPlanner/uploaded/LUISPlanner/Documents/Letter/152737.pdf> It states that *"It is acknowledged that it will not be possible to mitigate music event sound at the residential apartment development south of the venue. To that end, the developer has met with the owner of the community, who supports the venue and is intending to inform all potential residents of the nature of the venue's operation and sound impact, including a clause reflecting such in the lease. It is important to note that the study did not incorporate the impact of the recently approved apartment complex to the east, located off of Voyager which the acoustician believes will have material, additional reduction value of sound impacting residential areas to the east."*

How is it that the amphitheater and the apartment owners can mutually decide that it is acceptable and legal to subject the Polaris Junction apartment residents to unhealthy and illegal noise levels? Would it be okay for the apartment owner to include in the lease that the tenants must accept high lead levels in the water are above EPA limits? It is also notable that the LSTN sound study does not estimate the expected sound levels at those apartments. The previous Merck Hill study estimated the sound levels at the Polaris Junction apartments to be 75+ dBA, which is a sound level that the Colorado Springs noise ordinance classifies as an "Industrial" zoning level, far above the 50dBA levels required not to exceed for residential areas after 7PM.

Regarding the newly approved Grayhawk apartments along Voyager and their claim that they will act as a buffer to reduce sound levels to the Grayhawk subdivision homes behind the apartments; those homes 3500 feet away were used to make their main case that the sound levels will be acceptable and within noise limits for residential areas. It is now notable that their statement does not give an estimate for the expected sound levels at those new apartments. Given their previous estimate at the Grayhawk homes were barely within noise ordinance limits, the apartments that will be closer and taller will likely experience noise levels that exceed allowed limits and healthy levels.

Reference: National Institute of Health study on [Environmental noise and sleep disturbances: A threat to health? - PMC \(nih.gov\)](#) *"...Nocturnal environmental noise may be the most worrying form of noise pollution in terms of its health consequences because of its synergistic direct and indirect (through sleep disturbances acting as a mediator) influence on biological systems. Duration and quality of sleep should thus be regarded as risk factors or markers significantly influenced by the environment and possibly amenable to modification through both education and counseling as well as through measures of public health. One of the means that should be proposed is avoidance at all costs of sleep disruptions caused by environmental noise..."*

Reference: In 1974, the Environmental Protection Agency (EPA) published noise levels that the agency had argued were requisite to protect public health under the act. Additionally, the levels were issued to provide guidelines for state and local governments in setting standards. The EPA set a 24-hour exposure level of 70 decibels as the level that would prevent measurable hearing loss in individuals over a lifetime. Further, the EPA set a level of 55 decibels outdoors and 45 decibels indoors as the levels at which individuals would not experience annoyance or activity interference. [EPA Identifies Noise Levels Affecting Health and Welfare | About EPA | US EPA](#)

Kevin & Patricia LaFollette  
12631 Heather Oaks Ct  
Colorado Springs, CO 80921  
[kevin@lafollette.com](mailto:kevin@lafollette.com)  
312-925-9163

## Baxter, Tamara

---

**From:** Erin Laney <eacarey@gmail.com>  
**Sent:** Friday, July 29, 2022 12:42 PM  
**To:** Baxter, Tamara  
**Cc:** spencer.soicher@krdo.com  
**Subject:** Sunset Amphitheater

**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!**

Hi there,

I am a concerned resident who is within a one mile radius of this planned amphitheater and I do not want the sound pollution, traffic, trash, and parking in my neighborhood. I am so disappointed in the city planning aspect here. The fact that there will be so few parking spots for such a large venue is really just a smack in the face. If this plan is actually going to go through, at the very least, build enough parking so that all of the close neighborhoods will at least not have their small streets filling up with trash, noise, and cars. I'm truly confused and saddened and hope this issue gets the thought it deserves.

Thank you for considering,  
Erin Laney

## Baxter, Tamara

---

**From:** Erin Laney <eacarey@gmail.com>  
**Sent:** Monday, August 8, 2022 9:10 AM  
**To:** Baxter, Tamara  
**Subject:** Re: Sunset Amphitheater

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Thank you, Ms. Baxter. We are in a culdesac on Bandon Drive that parallels Middle Creek and is right across from Compassion. Our street will be free parking and we WILL be affected. Our neighborhood is extremely saddened to hear this news and is hoping their voices get heard. We have considered installing a gate, however, our neighborhood is very small and a \$50,000 gate plus maintenance isn't something our HOA funds would be able to afford. We are desperate and hopeful that our city planners like yourself put themselves in our shoes and ask the venue to either build a garage so they don't affect this entire area negatively or help neighborhoods figure out a way to safely navigate what parking and trash pick up will look like. I'm not understanding why the venue isn't trying to at least contain the disruption they'll cause.

Erin Laney

On Mon, Aug 8, 2022 at 12:54 AM Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)> wrote:

Ms. Laney,

The Community Development Department appreciates your comments and interest in this project.

Staff continues to evaluate the application and your feedback is valued.

I will add you to this projects email listserv so you can receive updates as the project review continues.

If you have any further comments or questions, please do not hesitate to contact me.



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

[Planning & Community Development Home](#)

[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commission and Downtown Review Board Meetings Location and Days Change](#)

**PLEASE NOTE:** I will be out of the office from Friday, July 29<sup>th</sup> and be returning Monday, August 8<sup>th</sup>. Please plan your submittals or resubmittals accordingly.

---

**From:** Erin Laney <[eacarey@gmail.com](mailto:eacarey@gmail.com)>  
**Sent:** Friday, July 29, 2022 12:42 PM  
**To:** Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)>  
**Cc:** [spencer.soicher@krdo.com](mailto:spencer.soicher@krdo.com)  
**Subject:** Sunset Amphitheater

**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!**

Hi there,

I am a concerned resident who is within a one mile radius of this planned amphitheater and I do not want the sound pollution, traffic, trash, and parking in my neighborhood. I am so disappointed in the city planning aspect here. The fact that there will be so few parking spots for such a large venue is really just a smack in the face. If this plan is actually going to go through, at the very least, build enough parking so that all of the close neighborhoods will at least not have their small streets filling up with trash, noise, and cars. I'm truly confused and saddened and hope this issue gets the thought it deserves.

Thank you for considering,

Erin Laney

## Baxter, Tamara

---

**From:** Erin Laney <eacarey@gmail.com>  
**Sent:** Wednesday, August 10, 2022 5:49 PM  
**To:** Baxter, Tamara; Wysocki, Peter; Frisbie, Todd  
**Subject:** Question about parking for Sunset Amphitheater

**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, just wanted to check in, as I am hearing from the developer that it is actually city planning that is limiting the developer of Sunset Amphitheater in not allowing them to provide enough on-site parking. This will affect all neighboring housing and is not okay. We want to be able to drive in our area in the evenings without traffic, and we want our neighborhoods to not be filled with cars and trash on event nights. This is unacceptable. I was under the impression that the developer was to blame, and when I found out it was city planning, it broke my heart. We should be putting Colorado Springs residents at the forefront. If you're saying there isn't room for more parking, then a multi-level garage is a great option. This can be above or underground. Or maybe this area isn't the right place. There's much more land in Monument for something like this. The developer should be able to provide at least 1200 spots plus Bass Pro's parking. I feel this number would keep traffic localized to that area and will not affect the surrounding areas so drastically. Please do the right thing here and allow the developer to provide adequate parking.

-Erin Laney  
724-650-6640

## Baxter, Tamara

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**From:** Jim and Christie Lee <cjleenav@gmail.com>  
**Sent:** Monday, September 19, 2022 11:43 AM  
**To:** Baxter, Tamara  
**Subject:** Proposed Sunset Amphitheater

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 Ms Baxter,

I am writing in regards to the proposed Sunset Amphitheater building project near Northgate Blvd and Spectrum Loop. I have been a Colorado Springs resident for nearly 12 years and live off of Northgate Blvd and Hwy 83 next to the Discovery Canyon Campus where 3 of our children attended all 3 DCC schools and where I also worked on staff for at time. I am very concerned about the potential amphitheater building project and potential negative impact on our community and families that live in the Northgate and Voyageur area.

In regards to traffic impact: We have seen a significant increase in traffic on Northgate Blvd over the last few years including a significant increase in reckless and high speed driving on Northgate despite a school zone on Northgate near the DCC campus. On weekend nights, especially in the summer, we hear cars drag racing on Hwy 83, Northgate and Old Northgate roads frequently. With an amphitheater being built so close to 7 schools, Da Vinci elementary, Discovery Campus Elementary, Discovery Canyon Campus Middle, Discovery Canyon Campus HS and The three Classical Academy schools - elementary, middle and high school, I have serious concern about people unfamiliar with the area driving recklessly or under the influence of substances so close to our school campuses. The amount of children this area near the proposed amphitheater attending schools, and after school activities and the potential impact for accidents, places our school children in unnecessary risk with a concert venue this close to their school properties and neighborhoods.

In regards to noise pollution/impact: We regularly can hear retreat from the AF Academy in the evenings from our home/neighborhood as well as the outdoor band playing at the TCA stadium for football or graduation events and we live two blocks from Barefoot park - almost to Hwy 83. I am not sure that any configuration of noise blocking or noise mitigation will prevent the concert venue from polluting the residential areas surrounding the proposed venue each and every concert and be able to stay below the 50 decibel limit. The AF Academy cadet area where retreat is broadcast is miles further from our home than the proposed building site and we can still hear retreat regularly. (I have no problem with this noise as it is short-lived and I have 4 family members who all graduated from this wonderful institution in our community.).

As a musician myself, I love attending concerts and would love to see a concert venue placed in an appropriate area of Colorado Springs where all residents can have access to music without compromising residential quiet and peace and putting safety of school children at risk due to unsafe traffic conditions.

I respectfully ask that you deny the proposed amphitheater and encourage the developer to search another more suitable location for his project.

Sincerely,

Christie Lee  
Colorado Springs resident

## **Baxter, Tamara**

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**From:** Richard Lewis <narrowleaf912@gmail.com>  
**Sent:** Tuesday, August 9, 2022 2:05 PM  
**To:** william.grey@coloradosprings.gov; Frisbie, Todd; Baxter, Tamara; Williams, Wayne; Murray, Bill; mike.omally@coloradosprings.cov; Avila, Yolanda; stephannie.fortune@colordosprings.gov; dave.donaldson@coloradosprings.gov; Helms, Randy; tim.strand@coloradosprings.com; Henjum, Nancy  
**Subject:** Amphitheater

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!

City Council members,

I am opposed to the amphitheater being located next to our residential area.

1. This facility belongs in an area away from family homes.
2. Listening is in the ears of the beholder; not everyone appreciates different forms of music. We have been informed that the the concert will be held nightly for 5-6 hours. This is a time when people need to relax and be able to sleep
3. The site does not have adequate parking to accommodate the number of people coming. This site will be using other areas for there overflow parking.
4. I believe do to the concert that crime will increase in our area.

For these reasons I'm opposed to the amphitheater.

Sincerely,  
Richard K. Lewis  
13724 Narrowleaf Drive.

Sent from my iPad

## Baxter, Tamara

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**From:** The Litwhilers <dwlit@yahoo.com>  
**Sent:** Sunday, June 26, 2022 4:38 PM  
**To:** Baxter, Tamara  
**Subject:** Amphitheater

**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 Ms Baxter:

A huge issue is noise pollution in an open air venue near an ever increasing number of nearby homes and luxury apartment complexes. We live in Gleneagle and can regularly hear trains four miles away at night and reveille and taps at USAFA. I don't want to hear performers at night every weekend blaring out at the venue. There's a lawsuit going on in Telluride right now between a condo adjacent to a roofless venue being allowed to operate by the city without replacing a roof.

On top of that is the fact that hardly any acreage is dedicated for parking and proposed use of parking within shuttle distance. Shuttling of 5000 people all leaving the venue at the same time is not feasible. Nobody will want to wait for a second or third or later shuttle bus. I experienced that once trying to catch a light rail to Lincoln Road from Union Station after a Rockies game. Never again.

This project is a very bad idea.

Daniel W Litwhiler

719 310 5926

[Sent from Yahoo Mail on Android](#)

## Baxter, Tamara

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**From:** Charlotte Long <cmlong63@gmail.com>  
**Sent:** Tuesday, August 9, 2022 9:09 AM  
**To:** Baxter, Tamara; Wintz, Katelynn A  
**Subject:** Amphitheater Parking Concerns

**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!**

We are residents of Northgate Highlands and have huge concerns that parking from the Amphitheater will bleed into our neighborhood. We live at the intersection of Meadowgrass and Fox Run. Meadowgrass would be a natural street for concert goers to park on. Being the second house built in this neighborhood we have seen this area grow exponentially and witnessed traffic issues from interstate detours, Air Force Football traffic and general growth. It is not fair to add to this by having concert goers park in our neighborhoods. With that parking will be people drinking, smoking and leaving their litter behind in our neighborhoods. JW Roth says he will clean up the parking lots where there are shuttles, but what is going to do about our neighborhoods. It is ludicrous to allow the building of such a venue without proper parking.

We are opposed to the Amphitheater being built without adequate parking.

Charlotte Long and Donald Beatty  
484 Fox Run Cir, Colorado Springs, CO 80921

## **Baxter, Tamara**

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**From:** Jeff Maciejewski <jeffrey.maciejewski@gmail.com>  
**Sent:** Tuesday, August 2, 2022 11:25 AM  
**To:** Baxter, Tamara  
**Subject:** NO Sunset Amphitheater

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!

Ms Baxter,

I am a resident of Northgate Highlands and I am writing today in opposition to the proposed Sunset Amphitheater. While many see this as an opportunity for our community, those of us who will be living near it face only negatives, negatives like massive increases in noise, traffic, and crime. I have two small children who go to bed early, and I know we will be able to hear the noise and feel the bass in our home. Also, we lived here during USAFA's debacle of hosting an NHL game at Falcon Stadium. Traffic was horrendous, and that wasn't even in our neighborhood. It'll be even worse with this amphitheater.

I am also concerned about the insufficient parking that the amphitheater will have. The developer Mr Roth is outsourcing this to the community under the guise of being altruistic to the community. For example, he makes it sound as though he's doing it for the children by donating \$250K a year to Discovery Canyon. This is a charlatan's ploy, one designed to elicit an emotional reaction while evading rational criticisms. It doesn't take much thought to realize by not using his space near the amphitheater for parking that he'll be able to build more revenue generating property that will produce far more than the \$250K that he's oh-so-generously giving to the school.

Some proponents of the amphitheater are calling us NIMBYs and to some extent we are. But from all I've seen, this was never part of the Polaris Pointe master plan, so you'll have to forgive us for being upset. How many people in this area would have built their dream house, or decided to retire here would have thought differently had they known this venue would be coming? How different would the local infrastructure be had city planners known this was coming? Some proponents are excited for an outdoor venue in Colorado Springs, but I would argue that we have on that already exists for such events like Weidner Field. They also say it'll only be used 40-50 days a year like that's some sort of consolation. But it isn't when you consider that those will be concentrated during the summer, ruining quiet evenings outside with family and friends.

I can already hear the band at TCA. I can already hear the announcers at TCA sporting events. I can already hear the trains going through USAFA. I can already hear Retreat planning at USAFA. None of these are issues, but a concert venue that will be much louder will be. I want no part of that in our community.

I can be reached via email with any questions.

Jeff

## **Baxter, Tamara**

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**From:** Jeff Maciejewski <jeffrey.maciejewski@gmail.com>  
**Sent:** Wednesday, October 12, 2022 7:49 PM  
**To:** JMaguire@noteslive.vip; JRoth@noteslive.vip; BMudd@noteslive.vip;  
RMudd@noteslive.vip  
**Cc:** Baxter, Tamara  
**Subject:** Sunset Amphithe

**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!**

Good evening,

I have a few follow up questions from the presentation on the proposed Sunset Amphitheater.

In regards to parking, Mr. Mudd mentioned that when booking tickets, customers will be able to select how they plan on parking or if they are doing ride share, with onsite parking fees being collected online for those who wish to do so. What is to stop someone from saying they're going to do ride share to avoid the fees, and just parking in a local neighborhood? I know they plan to put up signs in neighborhoods saying "No Event Parking" but what enforcement will there be? Will there be a way for those of us in the nearby neighborhoods to provide proof that someone is improperly parked and hold both them and you accountable?

Similarly, I know there will be a reliance on ride share. I also know that when large events happen, there is an increase in the amounts of Uber and Lyft drivers to provide coverage. That said, there is a severe lack of such drivers in Colorado Springs as it is. What happens if the number of such drivers you're planning on having with your traffic and parking studies don't materialize.

In regards to traffic and noise, what assurances do we have if your studies end up being completely wrong? Will you simply shrug and say "we did our best" and carry on while those of us in the local neighborhoods have to continually suffer through "your best?" Or will there be a way for the city to hold you accountable every time the noises exceed your expectations, or when Voyager and Northgate become a mess?

Speaking of that, have your studies looked at what happens to Voyager any time there is a major accident on I-25? It has taken me nearly an hour to my home in Northgate Highlands from Research and Voyager before. What affect will that have when you also throw a concert into the mix?

One concerned resident mentioned response times for local emergency services during peak traffic. Mr Mudd said that your studies are looking into that. That doesn't provide much reassurance. Those times when there have been accidents on I-25, I guarantee you there will be no way for emergency vehicles to get where they need to be in a timely manner. Have you contacted Station 22 near where the amphitheater to hear first-hand how their response times are affected in such situations?

Have your studies factored in the apartments that will be going in at Voyager and Spectrum Loop.

Again, what recourse with the local community have if response times are significantly delayed during peak hours, especially if the peak traffic exceeds your studies? What if someone dies because they can't get to the hospital in enough time to receive life-saving care? Will the families be able to sue you? I want to know what accountability will be in place.

I look forward to your response.

Jeff Maciejewski, Northgate Highlands

## Baxter, Tamara

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**From:** Juli and Bob Mansfield <julesandbob@gmail.com>  
**Sent:** Friday, October 14, 2022 2:29 PM  
**To:** Baxter, Tamara  
**Cc:** Helms, Randy  
**Subject:** RE: Polaris Pointe South Filing 4 (Sunset Amphitheater) traffic analysis and parking/access plan

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Thank you for this info, Tamara.

I have a question regarding the following statement in the application:

The background traffic volumes were based on the existing traffic-count data and previous work completed by LSC in the area. The background traffic volumes include additional traffic projected to be generated by development within Polaris Pointe and additional through traffic due to regional growth but no traffic due to the proposed event venue.

Does “regional growth” include the new apartment complex (over 300 apartments) that was recently approved for the Powers/Voyager intersection? I know the traffic plan for that complex did NOT account for the amphitheater impact.

Please forward my comments to the appropriate entities. I am truly disheartened that this project is allowed to stay at its current size. The developer has asked for waivers to noise ordinances, which are established to prevent this exact type of development in an area many people must live. The entire parking plan relies on external entities that guarantee space availability, but in reality can't really promise the spaces will be available on any given concert date (when a sports team has a late practice, or Bass Pro has a sale with larger participation). There is no recourse for a failed parking event. Stepping back and asking if an 8000 seat concert venue is appropriate in proximity to residential neighborhoods (without the necessary infrastructure inherent in the plan) is really quite comical. The noise is one problem, but the congestion will ruin this area for decades. A horrible legacy of failure to protect citizen's interest is hanging in the balance.

Thank you.

Bob Mansfield

Sent from [Mail](#) for Windows

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**From:** [Baxter, Tamara](#)  
**Sent:** Friday, October 14, 2022 1:00 PM  
**To:** [Baxter, Tamara](#)  
**Subject:** Polaris Pointe South Filing 4 (Sunset Amphitheater) traffic analysis and parking/access plan

Good Afternoon,  
You are receiving this email as you have expressed an interest in the Sunset Amphitheater project.

The City has received an updated Traffic Analysis and Parking/Access Plan for the project today.

These two documents have been uploaded to  
LDRS: [https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

The file #s associated with this project are as follows:

AR PUD 22-00062  
AR NV 22-00480  
AR NV 22-00481  
AR FP 22-00063

Please let me know if you have any questions.



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

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**UPDATE:** [Planning Commision and Downtown Review Board Meetings Location and Days Change](#)

## Baxter, Tamara

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**From:** Juli and Bob Mansfield <julesandbob@gmail.com>  
**Sent:** Tuesday, June 28, 2022 1:52 PM  
**To:** Baxter, Tamara  
**Subject:** Polaris Point - AR PUD 22-00062

**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 Ms. Baxter;

Thank you for taking time to read my email and consider our concerns.

We are home owners in The Farm (west of Voyager and about 1.5 miles south of Polaris Pointe). We have recently become aware of the plans for a 8000 seat amphitheater for the Polaris Pointe development. We cannot adequately express the level of our opposition to this project in its current state. We have discussed this project with 12 other home owners in The Farm and not one has expressed any support at all. We are all opposed to this very aggressive development and infringement to our quality of life.

Thank you for taking time to review our concerns, which echo many of the points you made to the legal counsel in your June 13<sup>th</sup> letter. Please consider the following:

1. From reading the letter, it appears the developer will not comply with the city's noise ordinance and is using structures to be built in the future as noise mitigation. This is a commercial enterprise located in close proximity to hundreds of homes that were built prior to this project coming to light. Home owners were not aware this would come up when they purchased their homes, and I believe there will be litigation against the city and developer if the sound levels exceed the city's limits.
2. You articulated the major concerns regarding parking very well in your letter. I don't think it's wise to allow the parking dilemma to be "solved" by allowing the developer to enter into parking agreements with other commercial establishments (especially for approximately 1700 spaces!). These other business will occasionally have very full lots from their own operations and the parking will end up being pushed into residential neighborhoods with children playing, etc. I really think this is a recipe for disaster.
3. I also make a plea for the workers living in this area who are NOT on a Monday-Friday 9-5 schedule. I am an airline pilot and occasionally get up at 3:00am to head to work. If I am unable to sleep, I am forced to call in sick to prevent an unsafe staffing event in a commercial airline. The impact of this "entertainment" venue is wide ranging and very deep. Please consider these things for the pilots, fire fighters, police officers, and other workers who get up very early to head to work.

Thanks for reviewing our concerns and working on this issue. Please let me know how I can funnel the many, many other people's concerns to you most effectively.

Sincerely,

Bob and Juli Mansfield

Sent from [Mail](#) for Windows

## Baxter, Tamara

---

**From:** Juli and Bob Mansfield <julesandbob@gmail.com>  
**Sent:** Saturday, July 23, 2022 12:58 PM  
**To:** Baxter, Tamara  
**Cc:** kerrypearsonlaw@gmail.com; taabrit2000@yahoo.com; Strand, Tom; Murray, Bill; Helms, Randy  
**Subject:** RE: Polaris Pointe S F4 Resubmittal\_ AR FP22-00063\_AR PUD 22-00062\_AR NV 22-00480

**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!**

Thank you for the update, Ms. Baxter.

I have copied in my city council representative and a couple of my HOA officers for The Farm. My wife and I share the view of many other residents expressed on apps, such as Neighborhood and Facebook. Home owners who purchased in this area for the family-like atmosphere without noise and traffic associated with this plan are at risk of a significant deterioration of their quality of life. I think there is room for compromise, but the scale of this venue (along with the noise generated) is too large. We all know growth is coming, but an 8000 seat amphitheater in a residential area is not a smart move. It is not something most home owners would anticipate and is not reasonable planning.

The traffic issues will not be solved with remote parking, due to a large number of attendees opting to park in surrounding neighborhoods in lieu of waiting for shuttle busses to offsite parking facilities. This will completely wreck the neighborhood environment. I am very concerned kids playing in the neighborhoods surrounding this venue will be at risk of death and injury from intoxicated concert-goers.

The noise generated by this venue is a major problem. As I have communicated previously, many residents perform shift work and other jobs requiring them to come and go at all times of the day. I am an airline pilot and routinely get up very early to fly trips. Concerts that end "early", but are very loud, will impact the first responders, doctors, nurses, pilots, and other shift workers that live here.

I've quickly reviewed the application uploaded and have a question. In paragraph 1, starting on page 5 of the variance request document is this statement:

"Nature of the amphitheater venues, the sound issue is a sensitive topic for both City and public. We have provided a robust noise study prepared by LSTN Consultants LLC, an acoustics company. A detailed Environmental Noise assessment report is included with this application."

I was unable to find a copy of the noise study in the attachments. Can you please point me to the document?

Thanks very much,

Bob Mansfield

Sent from [Mail](#) for Windows

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**From:** [Baxter, Tamara](#)  
**Sent:** Friday, July 22, 2022 1:42 PM  
**To:** [Baxter, Tamara](#)  
**Subject:** Polaris Pointe S F4 Resubmittal\_ AR FP22-00063\_AR PUD 22-00062\_AR NV 22-00480

Good Afternoon,

You have expressed an interest in the above-mentioned project.

The Applicant Teams has recently resubmitted plans and support documents for this project.

All documents submitted can be viewed on LDRS: [https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

The following are the City File numbers associated with this project.

1. AR PUD 22-00062 (Development Plan)
2. AR FP 22-00063 (Final Plat)
3. AR NV 22-00480 (Nonuse Variance for Parking) – new application request

Please reach out if you have questions.



**Tamara Baxter**  
**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

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 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commsision and Downtown Review Board Meetings Location and Days Change](#)

**PLEASE NOTE: I will be out of the office from Friday, July 29<sup>th</sup> and be returning Monday, August 8<sup>th</sup>. Please plan your submittals or resubmittals accordingly.**

## **Baxter, Tamara**

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**From:** scottmattivi@aol.com  
**Sent:** Tuesday, July 12, 2022 4:41 PM  
**To:** Baxter, Tamara  
**Subject:** Support for Sunset Amphitheatre

**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!**

Hi Tamara,

I'm just writing to express my family's support for the Sunset Amphitheatre. We all think it would be a wonderful addition to an already great place to live, work and play!

Sincerely,  
Scott Mattivi  
Monument, CO  
816.520.2866

## Baxter, Tamara

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**From:** b b <bb2luma@gmail.com>  
**Sent:** Monday, August 8, 2022 4:35 PM  
**To:** Baxter, Tamara  
**Subject:** New Amphitheater Concerns

**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,

As a member of the Northgate community, I have many concerns about the new amphitheater. Although I have read articles, studies, and the plans, it seems the noise level as well as traffic and parking will be a disruption the community. How will the limited planned parking for such a large venue be addressed so as to not disrupt nearby school activities and clog neighborhoods with unwanted event parking and foot traffic and associated noise?

Thank you for your time addressing these concerns.

M. B.

[Bb2luma@gmail.com](mailto:Bb2luma@gmail.com)

Northgate

## Baxter, Tamara

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**From:** George&Gail McBane <gailgeo@galacticomm.org>  
**Sent:** Saturday, July 30, 2022 8:39 AM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater in Colorado springs

**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 Madam,

I am writing to express my great concern about the Sunset Amphitheater being planned near my house. I live in the Stonewater development.

As I'm sure you are aware, the seating in the amphitheater is for 8,000 people and there is only planned parking for 800 cars! Some businesses in the area have agreed to have their parking lots used. But, even adding all of this in, there is not room for the thousands of cars that will be attending. Not to mention the traffic back-ups, the trash, the noise to the many residents who live in this area, the walking through and parking in residential areas.

Please consider these very huge problems before granting permission for this to be built. It seems the developer has not thought this through (or maybe doesn't even care). The city should not allow such a large venue to be built with such poor planning.

Thank you for listening to my concerns. I trust the city will do the right thing for those of us who make our homes in this area.

Gail McBane  
Resident of Stonewater at Northgate

## **Baxter, Tamara**

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**From:** George McBane <gailgeo@hotmail.com>  
**Sent:** Thursday, August 4, 2022 11:03 AM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

**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 Madam,

I am writing to express my great concern about the Sunset Amphitheater being planned near my house. I live in the Stonewater at Northgate development.

As I'm sure you are aware, the seating in the amphitheater is for 8,000 people and there is only planned parking for less than 800 cars! Some businesses in the area have agreed to have their parking lots used. But, even adding all of this in, there is not room for the thousands of cars that will be attending. Not to mention the traffic back-ups, the trash, the noise to the many residents who live in this area, the walking through and parking in residential areas.

Please consider these very huge problems before granting permission for this to be built. It seems the developer has not thought this through. The city should not allow such a large venue to be built with such poor planning.

Thank you for listening to my concerns. I trust the city will do the right thing for those of us who make our homes in this area.

George McBane  
Resident of Stonewater at Northgate

## **Baxter, Tamara**

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**From:** Nancy MC CLELLAN <ricknancymac@comcast.net>  
**Sent:** Sunday, September 18, 2022 1:41 PM  
**To:** Baxter, Tamara; Wysocki, Peter; Frisbie, Todd; Wintz, Katelynn A; Hollywilliams@elpasoco.com; Helms, Randy  
**Subject:** Amphitheater

**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 Ms. Baxter, Mr. Wysocki, Mr. Frisbie, Ms. Wintz, Ms. Williams, Mr. Helms:

I have many concerns about the proposed Sunset Amphitheater. I live in the Northgate Patio homes, very close to Sprouts. My huge and main concern is the noise factor. Concerts have tendencies to be extremely loud and it seems certain that the noise will carry far and loud.

This is a peaceful and quiet area and we all paid well to have peace and quiet. The noise, plus the traffic, and parking all will prove to disturb unfavorably the whole community. And think of the crowds parking in front of residential houses since there are not many parking places provided. And drugs.

If any of you live in the surrounding area, would you want the noise, traffic, crowds, etc. imposed on you against your will.

Please consider these concerns and relocate this monstrosity.

We do not care about how luxurious it would be; we just do not want it there.

Nancy McClellan

## Baxter, Tamara

---

**From:** Nancy <ricknancymac@comcast.net>  
**Sent:** Sunday, September 25, 2022 4:00 PM  
**To:** Baxter, Tamara; Wysocki, Peter; Frisbie, Todd; Wintz, Katelynn A; Hollywilliams@elpasoco.com; Helms, Randy  
**Subject:** Re: Amphitheater

**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 Ms. Baxter, Mr. Wysocki, Mr. Frisbie, Ms. Wintz, Ms. Williams, Mr. Helms:

I am writing again as i live near Sprouts, concerning the Sunset Amphitheater. I am quite concerned about the noise, even though it was said it was being taken care of. If you live near here, you would know that we hear the trains very well and they are across the highway. I do not see how at all the noise could possibly be controlled. And now I hear the concerts, etc. on weekends will last until 11:30.

Also, another concern is the closeness to TCA, and the impact of traffic and drugs that often accompany such a setting.

And with so little parking, It will be certain people will be parking in local neighborhoods which will have traffic in neighborhoods late at night.

All in all, it is a very bad location for such a huge, loud, traffic producing structure. Please do not allow this in this area. I do not suppose you would like to live here with all of that going on.

Nancy McClellan

Sent from my iPad

On Sep 18, 2022, at 1:41 PM, Nancy MC CLELLAN <ricknancymac@comcast.net> wrote:

Dear Ms. Baxter, Mr. Wysocki, Mr. Frisbie, Ms. Wintz, Ms. Williams, Mr. Helms:

I have many concerns about the proposed Sunset Amphitheater. I live in the Northgate Patio homes, very close to Sprouts. My huge and main concern is the noise factor. Concerts have tendencies to be extremely loud and it seems certain that the noise will carry far and loud.

This is a peaceful and quiet area and we all paid well to have peace and quiet. The noise, plus the traffic, and parking all will prove to disturb unfavorably the whole community. And think of the crowds parking in front of residential houses since there are not many parking places provided. And drugs.

If any of you live in the surrounding area, would you want the noise, traffic, crowds, etc. imposed on you against your will.

Please consider these concerns and relocate this monstrosity.

We do not care about how luxurious it would be; we just do not want it there.

Nancy McClellan

## **Baxter, Tamara**

---

**From:** Joe McGovern <joe@mcgovern-web.com>  
**Sent:** Friday, July 29, 2022 11:21 AM  
**To:** Baxter, Tamara  
**Cc:** spencer.soicher@krdo.com  
**Subject:** Amphitheater / Outdoor Event Center

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,

My name is Joe McGovern. I live just north of North Gate Blvd in Gleneagle. I have two daughters who are enrolled in the D20 school district and go to the DCC campus. We moved here from Frisco Texas in 2015. You may of head of it or may have not but it is a well managed city despite its record growth year after year. The city officials made sure the community benefited from its growth and was not taken advantage of by developers.

The idea that a private enterprise, whose sole purpose is to make money, does not have to improve the infrastructure is ludicrous. I have lived in numerous places and never heard of such a thing. How is Colorado Springs to maintain the growth if the burden is placed on the tax payers and the citizens rather than the company which is making the money.

I am not against the idea of an outdoor venue if it benefits the community around it. I am against a venue which leaches off the community and is a burden to the local citizens. From what I have found and read this is a raw deal for the local community and very short-sighted. This is the most obvious pandering to a developer I have ever seen and I am embarrassed for all the people involved.

I would highly recommend that prior to allowing this cluster to continue you review some other locations which successfully implemented an outdoor event center and some lessons learned from some which were not. And I would also recommend reaching out to the city managers office at Frisco as they have multiple successful outdoor and indoor areas which actually benefitted the city, local communities and the developer.

And if you have any questions regarding my views or concerns please feel free to reach out to me.

Regards,  
Joe McGovern

## **Baxter, Tamara**

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**From:** Douglas McKechnie <douglas.b.mckechnie@gmail.com>  
**Sent:** Thursday, July 28, 2022 1:42 PM  
**To:** Baxter, Tamara  
**Cc:** Kristin McKechnie  
**Subject:** Opposition to the Amphitheater at Polaris Pointe

**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 Ms. Baxter,

I write to voice my and my wife's opposition to the amphitheater at Polaris Pointe. My wife (cc'd) and I are residents of the Stonewater neighborhood where we have lived with our three children for eight years. We have very serious concerns about the noise and parking plans for the proposed amphitheater. Currently, our community is a wonderful residential neighborhood. My wife and I fear that the issues caused by the amphitheater, including the late night music from the venue along with the trash, noise, and attendant issues caused by the insufficient onsite parking will significantly degrade the quality of our neighborhood.

Please know that we have enjoyed living in our neighbourhood and the commercial development that has occurred nearby. However, this proposal is for an open air amphitheater to host concerts up to five days a week, from April to October, with some concerts ending at 10:30pm. As this venue is approximately two miles from our home, we have significant concerns about the impact on our family's and our community's quality of life. The amphitheater is simply incompatible with the number of residential communities so close to the proposed site.

Thank you for registering my and my wife's opposition as voters, tax payers, and members of the Colorado Springs community.

Best regards,

Douglas McKechnie  
12320 Warm Springs Dr., Colorado Springs, CO 80921

## Baxter, Tamara

---

**From:** Friedman, Samuel  
**Sent:** Tuesday, August 2, 2022 11:11 AM  
**To:** kristin.m.mckechnie@gmail.com; douglas.b.mckechnie@gmail.com  
**Cc:** Baxter, Tamara  
**Subject:** RE: Opposition to Amphitheater at Polaris Pointe

Good Morning Mr. and Ms. Mckechnie,

Thank you for your email to Councilmember Helms regarding this project. Because this project may come before the City Council for Quasi-Judicial Public Hearing in the future, he is unable to respond directly as doing so is considered Ex-Parte Communication under State Statute. Taking part in Ex-Parte Communication may require him to recuse himself from those future potential proceedings, so he asked me to connect with you.

This application is still being administratively reviewed by the professional planners of the City Planning Department. As part of that process the Planning Department is hosting a neighborhood meeting on August 17<sup>th</sup> to hear residents concerns. This meeting will be located at the Boot Barn Hall (13071 Bass Pro Dr) and will begin at 5pm and end around 7pm. I would very much encourage you to attend that meeting to register your opinion on this matter.

If this item is administratively approved and appealed to the Planning Commission and ultimately City Council, I would encourage you to stay in touch with both myself and the Planner assigned to this application, Ms. Tamara Baxter who is CC'ed above.

If you have any questions, Ms. Baxter and I are happy to assist.

Warmest regards,

### Sam Friedman

Constituent and Outreach Program Coordinator  
City Council, City of Colorado Springs  
(719) 385-5480 office



**From:** Douglas McKechnie <douglas.b.mckechnie@gmail.com>  
**Sent:** Thursday, July 28, 2022 2:41:17 PM  
**To:** Helms, Randy <Randy.Helms@coloradosprings.gov>  
**Cc:** Kristin McKechnie <kristin.m.mckechnie@gmail.com>  
**Subject:** Opposition to Amphitheater at Polaris Pointe

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Dear Councilmember Helms,

I write to voice my and my wife's opposition to the amphitheater at Polaris Pointe. My wife (cc'd) and I are residents of the Stonewater neighborhood where we have lived with our three children for eight years. We have very serious concerns about the noise and parking plans for the proposed amphitheater. Currently, our community is a wonderful residential neighborhood. My wife and I fear that the issues caused by the amphitheater, including the late night music from the venue along with the trash, noise, and attendant issues caused by the insufficient onsite parking will significantly degrade the quality of our neighborhood.

Please know that we have enjoyed living in our neighbourhood and the commercial development that has occurred nearby. However, this proposal is for an open air amphitheater to host concerts up to five days a week, from April to October, with some concerts ending at 10:30pm. As this venue is approximately two miles from our home, we have significant concerns about the impact on our family's and our community's quality of life. The amphitheater is simply incompatible with the number of residential communities so close to the proposed site.

Thank you for registering my and my wife's opposition as voters, tax payers, and members of the Colorado Springs community.

Best regards,

Douglas McKechnie  
12320 Warm Springs Dr., Colorado Springs, CO 80921

## Baxter, Tamara

---

**From:** mike <metzger1478@comcast.net>  
**Sent:** Tuesday, July 12, 2022 8:02 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

**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!**

Good Morning Ms. Baxter,

I am writing today to express my deepest belief that the Sunset Amphitheater that is to be built on the North end of town in the Polaris Point Shopping Center, would be a great asset to this area as well as the rest of the city. It would bring in outstanding revenue for the city, new jobs for the area, new "tourist" area for in towners, as well as out of towners! Plus this area could use a venue like this since most concerts are in Denver. (We have been to many of them) This will also bring people from Denver and surrounding area to come here. There are many reasons to consider this Amphitheater to happen, please kindly consider it. Thank you for your time.

Sincerely,  
Melinda Metzger

Sent from [Mail](#) for Windows

## Baxter, Tamara

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**From:** Nolene <nolenemetzger@aol.com>  
**Sent:** Tuesday, August 23, 2022 12:16 PM  
**To:** Baxter, Tamara  
**Subject:** Northgate, AR PUD 22-00062

**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!**

Hi Tamara,

I am writing to oppose the Sunset Amphitheater parking situation. Parking should not be allowed in neighborhoods, schools and other businesses. There should either be sufficient parking at the venue or it shouldn't be built.

Thank you,  
Nolene Metzger

[Sent from the all new AOL app for iOS](#)

## Baxter, Tamara

---

**From:** Eric Miller <eric.millerfamily@gmail.com>  
**Sent:** Monday, July 25, 2022 9:15 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

**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 Ms. Baxter,

I've been following the posts on Next Door from concerned citizens and the developer of the Sunset Amphitheater regarding the parking situation in the new Amphitheater. I rarely get involved in these kinds of matters and rarely spend time on Next Door but my wife alerted me to it since it involves our kid's school, TCA, and because we live in Northgate, and I felt I had to speak up.

I saw the post by Mary Talbott that was extremely well thought out and I just wanted to say that I completely agree with it. Having an absurdly small amount of parking for this venue is going to encourage concert-goers to take the path of least resistance to find parking and attend the event. As a parent of TCA athletes and a volunteer baseball and softball coach for the high school, I can tell you that we already have parking issues during school activities throughout the year. Families have to be bused in for football games as it is because there is not enough parking, and we regularly have soccer, basketball, baseball, and softball games scheduled at the same time, along with choir events, band events, art shows, and elementary/middle school events (since it's a K-12 school), and it can already be challenging to navigate the parking lot during these times well into the night. Cars are frequently backed up almost to Voyager when events are let out. Activity buses regularly block traffic as well. Students are regularly contending with traffic to make their way around the parking lot. I cannot imagine having to contend with concert goers for half of the school year (during the majority of most athletic events).

As a resident of Northgate, I'm also dismayed at the thought of concert goers regularly parking in other businesses and neighborhoods and walking to the concerts in an attempt to avoid messy parking situations like TCA. My opinion is that the venue developer should be responsible for providing a complete on-site parking solution or they should not be allowed to build the venue.

I've forwarded the current info and the concerns detailed on Next Door to our local news outlets as well. I will attempt to attend any town halls that are offered in order to educate myself more on the details of this situation as I'm sure I don't fully understand the entire situation and I don't want to misrepresent anything.

Thanks for your consideration,  
Eric Miller

## Baxter, Tamara

---

**From:** Eric Miller <eric.millerfamily@gmail.com>  
**Sent:** Monday, August 1, 2022 10:32 AM  
**To:** Baxter, Tamara  
**Subject:** Re: Sunset Amphitheater

**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!**

Ms. Baxter,

I submitted this to the traffic engineering group but they indicated you would be the more appropriate person to send it to, so here it is! I am planning on attending the Aug 17th meeting. Please let me know if you have any questions about what I said or if there's a more appropriate way to submit this.

Thanks,

Eric

Hello,

I don't know how else to submit this, but this is in regard to the new Sunset Amphitheater. I saw that the plans are still being reviewed by your office, so I wanted to submit a safety concern I have for the TCA students.

If you take a look at the aerial footage of TCA, there is a walking path through native grasslands directly from the school to the venue. TCA is, by walking distance via that path, closer to the venue than most businesses in Spectrum Loop. I'm concerned that the lack of an on-site parking venue combined with this short walking path will make TCA a very attractive option for those looking for free, accessible parking, regardless of whether TCA has partnered with the venue or not.

I'm concerned about grass fires from cigarette and marijuana butts...the area between I-25 and Northgate has burned twice this summer. I'm especially concerned on nights where TCA has conflicts and refuses its lots to the developer (as it appears they are allowed to do). In contradiction to the developer saying they would not host on those nights (in his KRDO interview), the developer has informed the city in their responses on LRDS that they will still look to host on those nights because they have 1300 spots available from Bass Pro, Compassion, and Progressive, plus the 250 on site, and the 500 on spectrum loop that you've allowed them, so they are able to reach that 2000 number. I think this is a bare minimum solution that's going to leave a lot of concert goers displaced, either because they don't want to shuttle, or shuttle spots are full (I don't think 2000 will always be sufficient), or spots on spectrum loop are already taken by other patrons, etc. I'm concerned that they will head over to TCA, where they are used to parking during summer concerts, and there will be no way to stop or oversee them.

There are also events held at TCA into the evenings regularly in May, September and October. My kids go there and I help coach there so we are there most evenings during the year. It's rare that the parking lot is empty during school evenings. We already have to bus our families in for football games in Aug/Sep because we don't have enough parking. I'm concerned that on the very nights that TCA has the most people on site, concert-goers will be attempting to use our lots, and there won't be any security or oversight because we didn't partner with the venue for that night. I'm concerned that when my kids head to their cars after practice or a game, if they're even able to park in the lot, that we don't know who will be parked alongside them. I'm concerned about the dances the school puts on in Sep/Oct evenings, about the K-12 choir, art, and band events that are regularly going on in the evenings, the sports and activities meetings that regularly occur on the campus in the evenings...whether TCA is an approved lot or not for that night, I'm concerned about where TCA students will park, and who will be parking next to them possibly tailgating or returning from the concert (given that there may not be any security oversight if TCA is not an approved lot that evening).

Plus, the developer has stated in their responses to the city that they don't actually know the amount of events that will be held, either during concert season or outside of it. They said they "do not support to limit the number of events" and requested the city code (which apparently doesn't exist) that would allow the city to enforce a limit (<https://web1.coloradosprings.gov/LUISPlanner/uploaded/LUISPlanner/Documents/Letter/151327.pdf>). They have essentially stated that they will hold as many events as demand supports, well into the school year on both ends. I don't think this will be a summer-only venue.

I would ask you to strongly reconsider not allowing those 500 spots on spectrum loop to be counted so that the vendor CANNOT hold events on nights when TCA refuses. Even better, please require a parking structure big enough to house all concert-goers and have the developer require proof of parking for concert entry (I don't see how you can implement a proof of parking solution given that you're allowing people to park on spectrum loop...how would they prove where they parked?) Any solution that incentivizes concert-goers to find their own parking is going to result safety concerns for the students at TCA.

Thanks for your consideration,  
Eric Miller

On Tue, Jul 26, 2022 at 9:59 AM Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)> wrote:

Mr. Miller,

The Community Development Department appreciates your comments and interest in this project.

Staff continues to evaluate the application and your feedback is valued.

I will add you to this projects email listserv so you can receive updates as the project review continues.

If you have any further comments or questions, please do not hesitate to contact me.



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

[Planning & Community Development Home](#)

[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commision and Downtown Review Board Meetings Location and Days Change](#)

**PLEASE NOTE: I will be out of the office from Friday, July 29<sup>th</sup> and be returning Monday, August 8<sup>th</sup>. Please plan your submittals or resubmittals accordingly.**

---

**From:** Eric Miller <[eric.millerfamily@gmail.com](mailto:eric.millerfamily@gmail.com)>

**Sent:** Monday, July 25, 2022 9:15 PM

**To:** Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)>

**Subject:** Sunset Amphitheater

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Hello Ms. Baxter,

I've been following the posts on Next Door from concerned citizens and the developer of the Sunset Amphitheater regarding the parking situation in the new Amphitheater. I rarely get involved in these kinds of matters and rarely spend time on Next Door but my wife alerted me to it since it involves our kid's school, TCA, and because we live in Northgate, and I felt I had to speak up.

I saw the post by Mary Talbott that was extremely well thought out and I just wanted to say that I completely agree with it. Having an absurdly small amount of parking for this venue is going to encourage concert-goers to take the path of least resistance to find parking and attend the event. As a parent of TCA athletes and a volunteer baseball and softball coach for the high school, I can tell you that we already have parking issues during school activities throughout the year. Families have to be bused in for football games as it is because there is not enough parking, and we regularly have soccer, basketball, baseball, and softball games scheduled at the same time, along with choir events, band events, art shows, and elementary/middle school events (since it's a K-12 school), and it can already be challenging to navigate the parking lot during these times well into the night. Cars are frequently backed up almost to Voyager when events are let out. Activity buses regularly block traffic as well. Students are regularly contending with traffic to make their way around the parking lot. I cannot imagine having to contend with concert goers for half of the school year (during the majority of most athletic events).

As a resident of Northgate, I'm also dismayed at the thought of concert goers regularly parking in other businesses and neighborhoods and walking to the concerts in an attempt to avoid messy parking situations like TCA. My opinion is that the venue developer should be responsible for providing a complete on-site parking solution or they should not be allowed to build the venue.

I've forwarded the current info and the concerns detailed on Next Door to our local news outlets as well. I will attempt to attend any town halls that are offered in order to educate myself more on the details of this situation as I'm sure I don't fully understand the entire situation and I don't want to misrepresent anything.

Thanks for your consideration,

Eric Miller

## Baxter, Tamara

---

**From:** Melody Morgan <melodysmorgan@comcast.net>  
**Sent:** Saturday, August 27, 2022 10:26 AM  
**To:** Baxter, Tamara  
**Subject:** Re: Sunset Amphitheater Neighborhood Meeting Rescheduled

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Tamara,

Please don't allow this amphitheater to be built in the middle of residential neighborhoods. Last night, apparently from a PA system at The Classic Academy, I could hear all their music and the announcements from inside my house. I live in Stone Crossing. I know I am close to that, but that was just a PA system and it ended by 9:30. I can't imagine every night of the week in the summer trying to relax in my house with music coming in until 10:30-11:00 most nights. It would be unbearable. I would have to move just to have a quiet night in my house. I am an RN and need my sleep! Please, please, help JW Roth to see that this is not the right spot for this. I love my home and don't want to leave. He could find so many other spots that are more suitable to his dream of making an outdoor amphitheater.

Thanks for hearing me,  
Melody Morgan

Sent from my iPad

On Aug 23, 2022, at 4:29 PM, Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:

Thank you Ms Morgan for your email and the article.



**Tamara Baxter**  
**Senior Planner**  
Planning and Development – Land Use Review  
City of Colorado Springs  
Main Office: (719) 385-5905  
Direct: (719) 385-5621  
Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

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**UPDATE:** [Planning Commsision and Downtown Review Board Meetings Location and Days Change](#)

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---

**From:** Melody Morgan <melodysmorgan@comcast.net>  
**Sent:** Wednesday, August 17, 2022 6:13 PM  
**To:** Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>  
**Subject:** Re: Sunset Amphitheater Neighborhood Meeting Rescheduled

**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!**

Hi Tamara,

Thanks for responding to me. My husband just brought this ad home to me. It makes it sound like a done deal. This is not the right location for this. It will negatively impact property values in the area. Great idea but wrong location. PLEASE reconsider this idea.

**12** Aug. 5 - 11, 2022 Colorado Springs Business Journal

# SUNSET

The Sunset is a state of the art open-air amphitheater located at the rich Polaris Pointe development in Colorado Springs. The project is in financing and due to open in 2023, The Sunset is the largest venue acts in the country in style and comfort on the same site as the current mid-sized music venue Boot Barn Hall. Designed by local architects, The Sunset will offer an unparalleled outdoor venue at Pikes Peak, America's mountain, right behind the scenic views of the city.

Thanks,  
Melody Morgan  
Sent from my iPad

On Aug 12, 2022, at 4:56 PM, Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)> wrote:

The City of Colorado Springs Planning & Community Development Department received a request from the Notes Live team to postpone the neighborhood meeting for the Sunset Amphitheater scheduled on August 17<sup>th</sup>, 2022 at Boot Barn Hall at Bourbon Brothers.

The **meeting is rescheduled** to **Tuesday September 13<sup>th</sup> from 5 PM – 7 PM** and will be held at the Boot Barn Hall at Bourbon Brothers (13071 Bass Pro Dr).

Planning staff will continue to follow-up with you as new information is presented by the Applicant Team.



**Tamara Baxter**  
**Senior Planner**  
Planning and Development – Land Use Review  
City of Colorado Springs  
Main Office: (719) 385-5905  
Direct: (719) 385-5621  
Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

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[Pre-Application Meeting Request](#)

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**UPDATE:** [Planning Commission and Downtown Review Board Meetings Location and Days Change](#)

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## **Baxter, Tamara**

---

**From:** Melody Morgan <melodysmorgan@comcast.net>  
**Sent:** Tuesday, August 9, 2022 1:51 PM  
**To:** Baxter, Tamara  
**Subject:** Amphitheater near Bass Pro shop

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Tamara,

I am very much against this amphitheater being developed in that area. The traffic congestion, sound pollution, parking problems and impact on the local businesses will be a huge problem. I know I will not go anywhere near that area if concerts are being held.

Please reconsider this plan. There are so many other places in the Springs that could accommodate a venue of this size.

Melody Morgan  
Sent from my iPad

## Baxter, Tamara

---

**From:** Melody Morgan <melodysmorgan@comcast.net>  
**Sent:** Wednesday, August 17, 2022 6:13 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Sunset Amphitheater Neighborhood Meeting Rescheduled

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**12** Aug. 5 - 11, 2022 Colorado Springs Business Journal

# BE SUNSET

The Sunset is a state of the art open-air amphitheater located at the rich Polaris Pointe development in Colorado Springs. The project is currently in financing and due to open in 2023, The Sunset will be the largest venue acts in the country in style and comfort on the same scale as the current mid-sized music venue Boot Barn Hall. Designed by world-class architects, The Sunset will offer an unparalleled view of the city and Pikes Peak, America's mountain, right behind the stage.

Thanks,  
Melody Morgan  
Sent from my iPad

On Aug 12, 2022, at 4:56 PM, Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:

The City of Colorado Springs Planning & Community Development Department received a request from the Notes Live team to postpone the neighborhood meeting for the Sunset Amphitheater scheduled on August 17<sup>th</sup>, 2022 at Boot Barn Hall at Bourbon Brothers.

The **meeting is rescheduled** to **Tuesday September 13<sup>th</sup> from 5 PM – 7 PM** and will be held at the Boot Barn Hall at Bourbon Brothers (13071 Bass Pro Dr).

Planning staff will continue to follow-up with you as new information is presented by the Applicant Team.



**Tamara Baxter**  
**Senior Planner**  
Planning and Development – Land Use Review  
City of Colorado Springs  
Main Office: (719) 385-5905  
Direct: (719) 385-5621  
Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

[Planning & Community Development Home](#)

[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commsision and Downtown Review Board Meetings Location and Days Change](#)

**PLEASE NOTE: I will be out of the office from Friday, July 29<sup>th</sup> and be returning Monday, August 8<sup>th</sup>. Please plan your submittals or resubmittals accordingly.**

## Baxter, Tamara

---

**From:** Melody Morgan <melodysmorgan@comcast.net>  
**Sent:** Saturday, August 27, 2022 10:26 AM  
**To:** Baxter, Tamara  
**Subject:** Re: Sunset Amphitheater Neighborhood Meeting Rescheduled

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Tamara,

Please don't allow this amphitheater to be built in the middle of residential neighborhoods. Last night, apparently from a PA system at The Classic Academy, I could hear all their music and the announcements from inside my house. I live in Stone Crossing. I know I am close to that, but that was just a PA system and it ended by 9:30. I can't imagine every night of the week in the summer trying to relax in my house with music coming in until 10:30-11:00 most nights. It would be unbearable. I would have to move just to have a quiet night in my house. I am an RN and need my sleep! Please, please, help JW Roth to see that this is not the right spot for this. I love my home and don't want to leave. He could find so many other spots that are more suitable to his dream of making an outdoor amphitheater.

Thanks for hearing me,  
Melody Morgan

Sent from my iPad

On Aug 23, 2022, at 4:29 PM, Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:

Thank you Ms Morgan for your email and the article.



**Tamara Baxter**  
**Senior Planner**  
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---

**From:** Melody Morgan <melodysmorgan@comcast.net>  
**Sent:** Wednesday, August 17, 2022 6:13 PM  
**To:** Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>  
**Subject:** Re: Sunset Amphitheater Neighborhood Meeting Rescheduled

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Hi Tamara,

Thanks for responding to me. My husband just brought this ad home to me. It makes it sound like a done deal. This is not the right location for this. It will negatively impact property values in the area. Great idea but wrong location. PLEASE reconsider this idea.

**12** Aug. 5 - 11, 2022 Colorado Springs Business Journal

# SUNSET

The Sunset is a state of the art open-air amphitheater located at the rich Polaris Pointe development in Colorado Springs. The project is in financing and due to open in 2023, The Sunset is the largest venue acts in the country in style and comfort on the same site as the current mid-sized music venue Boot Barn Hall. Designed by local architects, The Sunset will offer an unparalleled experience. Located on Pikes Peak, America's mountain, right behind the scenic

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Sent from my iPad

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## Baxter, Tamara

---

**From:** Michael Muszynski <ski135nav@q.com>  
**Sent:** Monday, August 8, 2022 9:01 PM  
**To:** Baxter, Tamara  
**Subject:** Objections to Proposed Sunset Ampitheater

**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!**

Good evening Tamara

My name is Michael Muszynski and my wife and I are a longtime residents (18 years) of the Middle Creek neighborhood. We would like to express our shared concerns that many have already posted on nextdoor.com regarding the proposed Sunset Ampitheater project in Polaris Point.

We feel that this project has largely "gone under the radar" in terms of public awareness, particularly for those who live in the neighborhoods that would be most likely affected by the venue, were it approved. Has it been approved? There is conflicting information on this between postings on nextdoor.com and ads for the venue already appearing in Quality Connections magazine.. Have there been public hearings on this project? We read on NextDoor.com about what appears to be a neighborhood meeting on this project on 11 Aug., though we've seen no announcements of it anywhere other than photos of signs posted on nextdoor. That said, we echo the following concerns on community impact of a 8000 seat venue in this location.

1. Only 800 planned parking spaces, with remainder over flowing to area side streets, business parking lots, schools and other businesses.
2. Traffic congestion caused by literally thousands of vehicles flowing in/out of the area on Voyager and Northgate blvds, which were not designed for anything close to this kind of traffic volume. How would emergency vehicles and residents needing to get to emergency facilities possibly get through that kind of traffic density? Have any independent traffic studies been done to model traffic volume in the thousands on these roads with only two lanes in each direction?
3. Transient traffic, parking and foot traffic on residential side streets that struggle to accommodate daily school zone traffic at The Classical Academy and DaVinci, much less an 8000 seat venue.
4. Likelihood of increased property crime (vehicle breakins, vandalism, is orderly conduct and other crimes of opportunity) as the result of thousands of people parking on neighborhood sides streets.
5. Noise - We have seen no mention of noise abatement or decibel limits for this proposed venue. How could a venue that would be only 20% smaller than the Red Rocks Ampitheater keep music and crowd noise to a level that would not be a nuisance to local residents who need peace and quiet in order to work from home, study for school and sleep at night (which includes thousands of school children who attend, DaVinci, TCA and Discovery Canyon schools)?

Thank you for allowing us comment. Is there a local government website where we can obtain current and updated info regarding this proposed venue?

Thank you for your time,

Michael Muszynski

## **Baxter, Tamara**

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**From:** Karen Lavee-Myers <klaveemyers@gmail.com>  
**Sent:** Thursday, July 28, 2022 4:21 PM  
**To:** Baxter, Tamara  
**Subject:** Comments on Sunset Amphitheater venue

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 a resident of Gleneagle, as such I am not as close as many others are to this proposed venue, but I am still very concerned about the noise level and large amount of added traffic. I think this venue should not be built at this location. We are a residential area and have been for decades. A concert venue is absolutely not appropriate for this neighborhood. I can live with the huge retail space called Polaris Point and even the plans for the new AFA visitor's center, hotel, and who know else, BUT this is going TOO FAR.

Please stop for a moment and listen to us.

Sincerely,  
Karen Lavee-Myers  
Concerned resident

## **Baxter, Tamara**

---

**From:** Shaun O'Bryant <shaun.obryant@gmail.com>  
**Sent:** Tuesday, July 12, 2022 4:13 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Ampitheater

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!

Hi Tamara, I'm a homeowner in Northgate Highlands, just up the road from the proposed Sunset Amphitheater. I would imagine you're getting notes from folks for and against, but I just wanted to share my opinion of excitement for the prospect of this beautiful, high end venue! Our city needs more arts and music venue/opportunities, and I certainly hope this project gets the green light.

Thanks for your time,  
Shaun O'Bryant

Sent from my iPhone

## Baxter, Tamara

---

**From:** Dan Olson <danolson6060@yahoo.com>  
**Sent:** Sunday, August 7, 2022 7:42 PM  
**To:** Gray, William E; Frisbie, Todd; Baxter, Tamara; Williams, Wayne; Murray, Bill; mike.omally@coloradosprings.gov; Henjum, Nancy; Avila, Yolanda; Fortune, Stephannie; dave.donaldson@coloradosprings.gov; Helms, Randy; Strand, Tom  
**Subject:** Music venue concern

**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!**

To City Council

I am writing to express my extreme concern about the proposed amphitheater that is planned to be built in the Northgate area. I am a longtime resident who will be within 3/4 of a mile of this venue and am concerned about the noise, traffic and overall disruption to our wonderful neighborhood. Please reconsider and encourage the planners to find another location.

Sincerely,  
Dan Olson  
332 Fox Run Circle

[Sent from Yahoo Mail for iPhone](#)

## Baxter, Tamara

---

**From:** Windy Olson <windy.olson@yahoo.com>  
**Sent:** Friday, July 29, 2022 1:05 PM  
**To:** Baxter, Tamara  
**Subject:** Amphitheater

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!

Ms Baxter,

I am very concerned with the amphitheater being built. The surrounding residents and many others need your help.

1. Traffic and parking

2. Noise - concerns with families who have children with special needs. Many autistic, Asperger's syndrome, and children with sensory processing issues. I know from being a teacher-many of these children are triggered by sounds. They have to wear special sound blocking head phones at school. Home needs to be a safe place for these children. The children should not have to wear sound protectors at home. Please consider this.

3. Human trafficking. This center location with many people, many residential is a perfect opportunity for this to take place. When you are at a venue, you've taught you young teenager to be alert. How do we keep them safe in a residential area with a large pool of people? It would be an excellent opportunity to kidnap kids for the purpose of human trafficking- many residents, lots of vehicles and open access to interstates and highways. It would become the normal and people won't be alarmed or aware of someone needing help. Please look at this issue-it scares me. Colorado Springs and Denver already have a problem with human trafficking.

Thank you for considering these issues.

Windy Olson

Sent from my iPad

## **Baxter, Tamara**

---

**From:** Windy Olson <windy.olson@yahoo.com>  
**Sent:** Tuesday, August 9, 2022 6:04 PM  
**To:** dave.donaldson@coloradosprings.gov; stephannie.fortune@coloradosprings.gov; william.grey@coloradosprings.gov; Frisbie, Todd; Baxter, Tamara; Williams, Wayne; Murray, Bill; mike.omally@coloradosprings.gov; Henjum, Nancy; Avila, Yolanda; Helms, Randy; Strand, Tom  
**Subject:** Amphitheater

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!

Greetings City Council,

I'm writing in regards to the new proposal of the amphitheater. I'm opposed to it being built in the location of Northgate area.

1. The noise.

This is a residential area. There are many other locations it could be built, not in a residential area where families live, children play, neighbors know each other.

2. Parking/traffic.

The venue needs to provide parking on its own site. Schools are for children, preteens, and teens. A place where neighborhood families gather for after school activities.

I feel the amphitheater needs to be located somewhere that is not a residential area. I'm opposed to it being built in this area.

Sincerely,

Windy Olson  
Northgate Highlands Resident  
Sent from my iPhone

Sent from my iPhone

Sent from my iPhone

## **Baxter, Tamara**

---

**From:** Thomas Paquette <aquarian27@ymail.com>  
**Sent:** Wednesday, July 13, 2022 12:54 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

**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 Tamara,

Sorry if your inbox is getting flooded, but I have to tell you how excited my wife and I are at the possibility of having an amphitheater built in the Northgate area. We live off of Springcrest and realize it may mean more traffic in the area from time to time, but it's worth it.

Thank you for your time.

Tom and Jennifer Paquette  
2050 Mulligan Drive  
Colorado Springs, CO 80920  
719-510-2025

## **Baxter, Tamara**

---

**From:** Lynne Pearson <lypearson24@gmail.com>  
**Sent:** Monday, August 8, 2022 5:20 PM  
**To:** Baxter, Tamara; Wintz, Katelynn A  
**Subject:** Sunset Ampitheater

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!

Good afternoon,

I am contacting you regarding the proposed Sunset Ampitheater. I live in The Farm, on the Northwestern most part and have significant concerns about the Ampitheater.

1. Traffic. This area of the Springs is already seeing a lot of traffic growth and a number of high density housing properties are not even completed yet. There are only two entrances/exits from The Farm and these are shared with other developments. Parking in Compassion lots will be a major disruption on Middlegate Parkway needless to say on Voyager. This is not only an imposition on residents but also a safety concern in the event emergency evacuation is needed (there have been multiple fires near here). Middlegate Parkway is in poor shape now and will deteriorate even further with increased traffic. Further, speeding is a problem on Voyager now yet I rarely see any police presence to check this. How will concert traffic and people be restricted from our neighborhoods? Vandalism has already been a problem just off of Voyager at Mary Kyer Park, what additional policing is planned to manage the increased non-residential activity in these areas? Will tax payers be incurring added expense in support of a private venue?

2. Noise. Putting a venue such as this in the middle of heavily residential areas seems highly questionable. Planned concerts are most nights of the week May-October, not an insignificant impact. We very much enjoy sitting outside in the evening and do not want to be hearing music we didn't choose to listen to. This will be extremely disruptive to life styles and to why we chose to live where we do.

I do not object to the idea of such a venue, I just don't believe it belongs in an area with so much residential. This was not part of the original plan for Polaris Point and seems a very large deviation.

Please consider how the decision on the amphitheater would have such a negative impact on homes in the surrounding area. It is difficult to believe that this project could get the go ahead given these impacts.

Kind regards,

Lynne Pearson

## **Baxter, Tamara**

---

**From:** lupita tenpenny <lupitatenpenny@yahoo.com>  
**Sent:** Monday, August 8, 2022 4:51 PM  
**To:** Baxter, Tamara  
**Subject:** outdoor amphitheater proposal

**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!**

Ms. Baxter, right now there is a lot of different information circulating on the news and on social media regarding the amphitheater proposed off of Voyager in N. Colorado Springs.

My husband and I live in the 80921 zip code. Right now our main objection to this building is the lack of feasible parking for concert goers. Anyone who has been to a concert at Red Rocks in Denver will tell you that it is a "madhouse" trying to exit the venue. It seems there has to be a better way to create reasonable parking for this venue before it will attract concert goers. I don't know anyone who would want to be shuttled in and out.

thank you

Lupita Tenpenny

## **Baxter, Tamara**

---

**From:** Alan M. Poulin <alanmpoulin@gmail.com>  
**Sent:** Tuesday, July 12, 2022 3:41 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

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!

Hi Tamara

Please do everything you can to bring this Venue alive. This will be a game changer in outside Venues and only help our economy. Especially in the Springs

Kind Regards,

Alan M. Poulin  
(469) 999-5159 - Mobile

## Baxter, Tamara

---

**From:** Nathan Randall <Nathan.Randall@msn.com>  
**Sent:** Monday, August 8, 2022 2:39 PM  
**To:** Baxter, Tamara  
**Subject:** Opposed to the Proposed Construction of the Sunset Amphitheater  
**Attachments:** Traffic North.jpg; Traffic South.jpg

**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 Ms. Baxter,

I'm writing to express my concern about the proposed Sunset Amphitheater construction near North Gate and I-25. I am concerned about the traffic snarls this will undoubtedly bring to my residential street.

On a typical Friday afternoon, I-25 traffic comes to a crawl near Monument. Impatient southbound drivers using GPS exit at Baptist Road hoping to travel south on Voyager Blvd. When Voyager backs up, they reroute onto residential streets in the Gleneagle development.

Add in several thousand people from Denver traveling to see a concert all at the same time, and you will get something like we saw when the Air Force Academy hosted an NHL game.

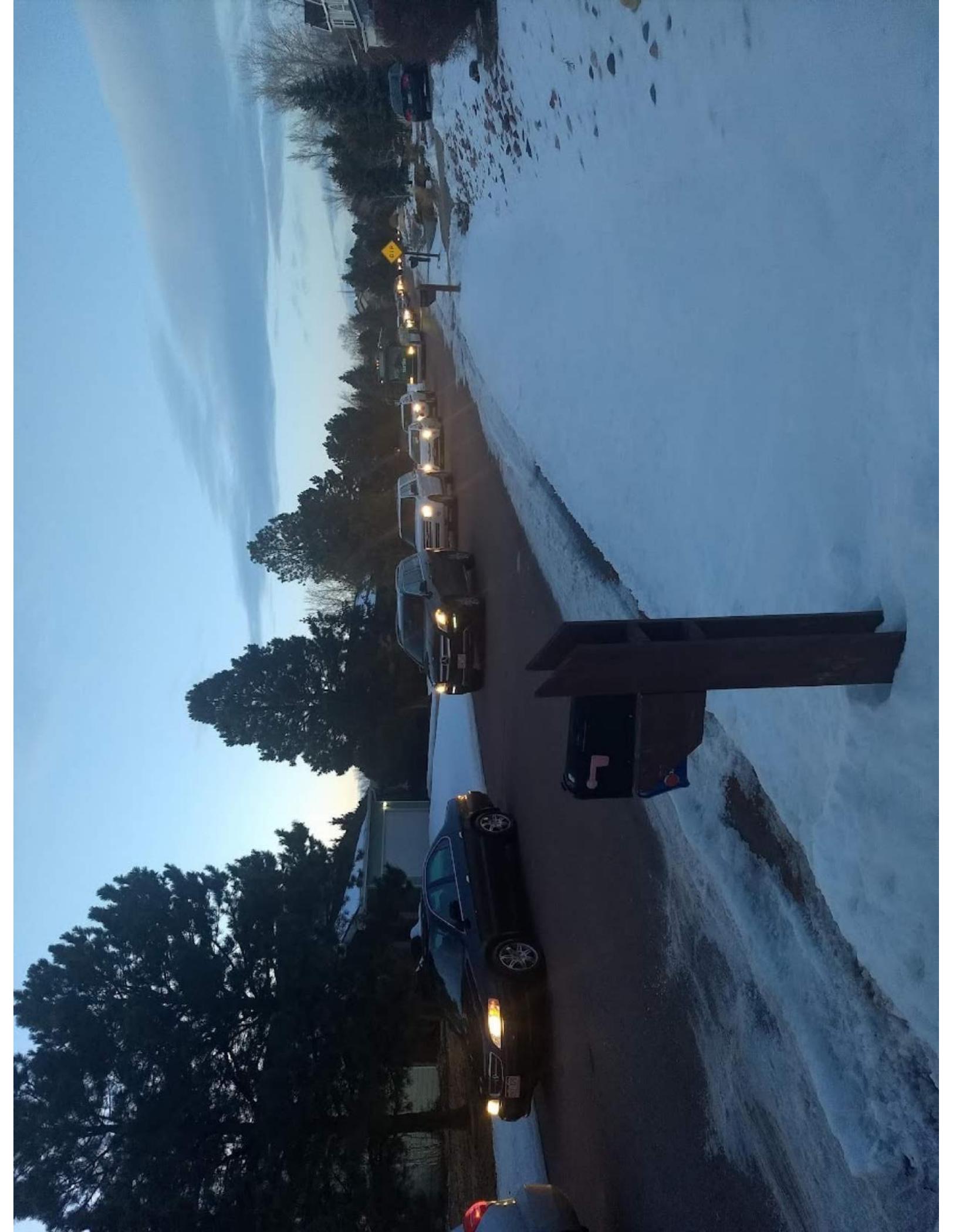
Attached are a couple pictures I took the night of Feb 15, 2020. I wish I had video so you could then see that this is not slow traffic but stopped traffic. It took Gleneagle RESIDENTS hours to get home. For anyone who had need to leave, it wasn't possible. Emergency response would have been nearly impossible.

I'm confident that concert-goers from Denver will view cutting through Gleneagle as a shortcut to parking at Bass Pro or Discovery Canyon or at least as a way to bypass slow southbound I-25 traffic. This will undoubtedly become a traffic nightmare.

It appears the developer has tried to get way ahead of the community on this project, but I see the neighbors around the proposed Sunset Amphitheater waking up to the problems this construction will bring. Please give them a chance to be heard and consider their valid objections to this project.

Thank you,

Nathan Randall





## Baxter, Tamara

---

**From:** Nathan Randall <Nathan.Randall@msn.com>  
**Sent:** Thursday, August 18, 2022 3:33 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Opposed to the Proposed Construction of the Sunset Amphitheater

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Hi Tamara,

After doing a little reading and digging, I've learned that outdoor music venues in growing areas, particularly those without parking, are a great way to tie up land at minimal expense for future development when property values and zoning restrictions have changed. (I refer you to a proposal to build an outdoor music venue near Palmer Lake on leased land with an option to buy the property after 8-10 years. The developers admitted during the hearing that the project was not profitable without the option to buy, yet no rent amount had been established.) I understand the developer of the Sunset Amphitheater proposal also does not own the land he proposes to develop.

In the meantime, the music venues bring a whole host of problems. If you have not already seen it, please read the article from The Gainesville Sun about the problems a number of communities around the country have experienced from their own outdoor music venues:

<https://www.gainesville.com/story/opinion/columns/more-voices/2017/10/22/karen-orr-amphitheater-would-cause-neighborhood-noise-pollution/18182822007/>

Thanks,

Nathan

On 8/8/2022 3:08 PM, Baxter, Tamara wrote:

Mr. Randall,

The Community Development Department appreciates your comments and interest in this project.

Staff continues to evaluate the application and your feedback is valued.

I will add you to this projects email listserv so you can receive updates as the project review continues.

If you have any further comments or questions, please do not hesitate to contact me.



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

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**From:** Nathan Randall <[Nathan.Randall@msn.com](mailto:Nathan.Randall@msn.com)>

**Sent:** Monday, August 8, 2022 2:39 PM

**To:** Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)>

**Subject:** Opposed to the Proposed Construction of the Sunset Amphitheater

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It appears the developer has tried to get way ahead of the community on this project, but I see the neighbors around the proposed Sunset Amphitheater waking up to the problems this construction will bring. Please give them a chance to be heard and consider their valid objections to this project.

Thank you,

Nathan Randall

## **Baxter, Tamara**

---

**From:** Paula Randall <Paula\_P\_Randall@msn.com>  
**Sent:** Friday, August 12, 2022 3:51 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

**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 Ms. Baxter,

I'm writing to express my concern about the proposed Sunset Amphitheater construction near North Gate and I-25. Many valid concerns have been raised about parking, but I urge you to consider noise level the amphitheater would cause in the adjoining communities.

The national anthem is played at the Air Force Academy grounds at 4:45 p.m. and can be heard plainly in the Northgate area. This is an example of how sound is reflected off the foothills and heard in surrounding neighborhoods. The national anthem is appropriate for a military institution and the duration of the anthem is less than five minutes. My concern is for the noise level produced by a venue in close proximity, for hours at a stretch and at a much higher decibel level.

Please consider denying this proposed land use.

Thank you,  
Paula Randall

## **Baxter, Tamara**

---

**From:** Murray Relf <GWAGENGRAZ@cox.net>  
**Sent:** Monday, September 12, 2022 11:17 AM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater Opposition

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!

Greetings -

We are new residents at 234 Coyote Willow in Northgate Estates- we purchased our home last thanksgiving. Much to our dismay , we now see this rock concert venue being planned for our immediate area .

Any of these outdoor concert venues are a disaster for residential neighborhoods- all you have to do is google red rocks or fiddler green complaints . No home owner ever imagines an outdoor rock concert blaring away 4 nights / week basically in their backyard all summer. This type of project is only appropriate for an area spanning multiple city blocks zoned business where residential areas are absent or few. The proposed area here at Polaris Point has only a thin rim of businesses surrounded immediately by thousands of homes in Northgate and Flying Horse . There is not enough zoned business to buffer the homes from the noise. This is exactly why Colorado has noise ordinances in place - if a neighbor was blaring noise at 85 db - the level acknowledged as causing human physical harm - he would be cited immediately . Our home is on the ridge to the north of Northgate across from Sprouts so we are going to receive the sound carrying upwards ; and a 110 db noise level at the venue will be egregious for our street and neighborhood.

It would have seemed to me that the city would have realized this was a disaster looming the instant the developer acknowledged there was no way to provide parking for this project . Having to let concert goers drive into the neighborhoods to park at schools , etc is a clear warning flag that this project is ill conceived and will do harm to the surrounding residential areas in terms of quality of life and lowering home values . Having buses shuttling patrons up and down Northgate as well as the traffic volume will just clog Northgate and the interstate exits and make travel for the residents of the area difficult to impossible during these concert windows . This is not to even mention the groups of likely loud , semi inebriated groups that will decide to walk back to the remote lots , perhaps deciding to do a bit of random littering or vandalism along the way . Concertgoers parking in the neighborhoods along the streets is also a potential problem .

In short , Polaris Point is probably the worst location for this type of project I can imagine . The thin rim of businesses surrounding the venue quickly give way to expensive , established residential areas . The interstate exits are not big enough to accommodate the traffic and nether is Voyager nor Northgate. Having concertgoers park in lots basically in the middle of residential areas and busing them to the concert is a clear sign this project is flawed and will do harm to the local neighborhoods.

Typically one or more residents complaining in this type of setting usually is futile ; and this may be a futile effort on the part of the homeowners. If I have any ability to organize the HOA s or local residents , I believe the surrounding neighborhoods could generate enough of a cash war chest to hire legal counsel . This may be where this is heading - into a court .

Please register our opposition to the amphitheater project .

Thank you -

Shirley Maddox  
Murray Relf , MD

Sent from my iPhone

## **Baxter, Tamara**

---

**From:** Chris Richard <carichard77@gmail.com>  
**Sent:** Wednesday, July 13, 2022 6:42 AM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater support

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!

I'm writing to express my support for the Sunset Amphitheater. This venue will provide opportunities for great events and community gatherings while continuing the economic growth for the Colorado Springs area. I hope you will approve the project at the end of the month so we all can enjoy this venue as soon as practical.

Sincerely,  
Chris Richard  
Gleneagle resident

Sent from my iPhone

## **Baxter, Tamara**

---

**From:** Coloradoron <ronrobins01@gmail.com>  
**Sent:** Tuesday, July 12, 2022 5:16 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

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!

Hi Ms. Baxter!

I want to take a moment to let you know how excited I am about the new Sunset Amphitheater. What a great addition to the growing vibrancy of Colorado Springs.

Great music has put cities like Austin and Nashville on the map, and made them famous vacation destinations!

I am hoping that with the state-of-the-art sound quality, the planned luxury suites, and other modern accouterments, that we will see the highest caliber of talent gracing this stage in Northern Colorado Springs. That area is becoming a virtual hot spot for entertainment! It is great to see the area growing into its own.

Thanks for you time,

Ron Robins  
Monument CO

## **Baxter, Tamara**

---

**From:** KENNETH SANDERS <krsanders@comcast.net>  
**Sent:** Monday, August 8, 2022 9:12 AM  
**To:** Baxter, Tamara  
**Subject:** RE: Proposed Sunset Amphitheater

**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!**

TO: Tamara Baxter:

We now have 2 additional concerns. The developer owned a breakfast restaurant across the street from the proposed Sunset Amphitheater. He has closed that restaurant and Next Door indicates that he plans to open a bar there. Concert goers will be able to drink too much before they even enter the concert venue.

The coupon magazine, "Quality Connections" has a "buy one, get one free" for a Dueling Piano show in the fall of 2023 at the Sunset Amphitheater. It is our understanding that the developer has not even received approval for this venue to be built. He must have no respect for the approval process, and he certainly has no respect for the thousands of families that his venue will affect negatively.

Thank you again for considering all our concerns. Hope your canoe trip was great fun!

Ken and Virginia Sanders

On 08/07/2022 11:30 PM Baxter, Tamara <tamara.baxter@coloradosprings.gov> wrote:

Mr. and Mrs. Sanders

The Community Development Department appreciates your comments and interest in this project.

Staff continues to evaluate the application and your feedback is valued.

I will add you to this project's email listserv so you can receive updates as the project review continues.

If you have any further comments or questions, please do not hesitate to contact me.



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

[Planning & Community Development Home](#)

[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commission and Downtown Review Board Meetings Location and Days Change](#)

**PLEASE NOTE: I will be out of the office from Friday, July 29<sup>th</sup> and be returning Monday, August 8<sup>th</sup>. Please plan your submittals or resubmittals accordingly.**

---

**From:** KENNETH SANDERS <krsanders@comcast.net>

**Sent:** Thursday, August 4, 2022 4:45 PM

**To:** Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>

**Subject:** Proposed Sunset Amphitheater

**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!**

Ms. Baxter:

We are writing to express our concerns regarding the proposed Sunset Amphitheater.

The concept for the venue is good, but this is the wrong location. Please consider going back to the drawing board and find a less populated area to build. Our concerns for the current plan are as follows:

**Traffic and parking:** The shuttle bus idea is not reasonable considering that it would take those shuttle buses a couple of hours to move that many people.

If concert goers decide to park and walk to the event, they will clog the nearby strip malls with their vehicles and cause existing businesses, especially restaurants, to lose business on their busiest nights of the week.

What if a thunder and lightning storm pops up and the concert goers have no cover and must wait for shuttle buses? There will be a lot of panicked people.

Is there a plan for security at the shuttle bus drop off locations? Who will pick up trash left there by concert goers?

**Noise and other pollution concerns:** The noise pollution for residents in Northgate Highlands, The Farm, Middle Creek, Greyhawk, and even as far east as Flying Horse is not something unsuspecting homebuyers bargained for when they bought their homes. Some homeowners have lived in that area for 20 years and should not be subject to their property values diminishing because of the venue's negative impact.

Has there been any consideration that the people who park in neighborhoods will be throwing their trash on homeowners' lawns?

What if a cigarette smoker tosses his used cigarette into native grasses on the trail and starts a fire?

We can hear the train at the Air Force Academy from our home, so we will definitely hear the cacophony of sound emanating from these events. I have no desire to be forced to hear music that is not even of my choosing, especially until 11pm.

Thank you for your consideration.

Ken and Virginia Sanders

## **Baxter, Tamara**

---

**From:** KENNETH SANDERS <krsanders@comcast.net>  
**Sent:** Thursday, August 4, 2022 4:45 PM  
**To:** Baxter, Tamara  
**Subject:** Proposed Sunset Amphitheater

**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!**

Ms. Baxter:

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We can hear the train at the Air Force Academy from our home, so we will definitely hear the cacophony of sound emanating from these events. I have no desire to be forced to hear music that is not even of my choosing, especially until 11pm.

Thank you for your consideration.

Ken and Virginia Sanders

## Baxter, Tamara

---

**From:** John Schmalzer <jschmalzer@comcast.net>  
**Sent:** Saturday, July 16, 2022 10:24 AM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheatre

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Tamara,

I think the Sunset Amphitheatre would be awesome for Colorado Springs!  
Let's make it happen!

*John Schmalzer*

## **Baxter, Tamara**

---

**From:** Lisa Schmidt <CnLSchmidt@comcast.net>  
**Sent:** Monday, July 25, 2022 10:59 PM  
**To:** Baxter, Tamara  
**Subject:** Polaris venue

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!

Good day,

I'm not sure exactly what your role is but my sources say that you were a contact person to express concerns about the upcoming venue proposed near Polaris point that will not have a parking structure and plans to utilize the surrounding parking lots of schools and businesses.... It is woefully wishful thinking to believe that this plan will work. Many of us have students that attend the affected schools and loved ones that work at the nearby businesses where it is planned to allow parking. We, as parents are strongly against the proposed use of school for parking. The traffic alone and pedestrians creates a major safety issue.

I would be in support of the venue but only if it comes with its own parking structure on site that will accommodate all persons.

Thank you for considering the parent of local schools' view.

Lisa Schmidt  
651-5546 cell  
CnLSchmidt@comcast.net

## Baxter, Tamara

---

**From:** D J Schoenlein <Schoenlein@msn.com>  
**Sent:** Tuesday, August 23, 2022 9:35 AM  
**To:** Baxter, Tamara  
**Subject:** Amphitheater in Northern Colorado Springs

**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!**

Good morning Ms. Baxter.

I would like to express my opinion of the proposed Amphitheater in Northern Colorado Springs. I think it would be a great asset to our community but only with adequate on-site parking for the venue. Expecting schools, local businesses, and nearby neighborhoods to absorb the parking doesn't appear to be in the best interests of the community.

Yes for the amphitheater but only with adequate on-site parking.

Sincerely,

D. J. Schoenlein  
13060 Cupcake Hts.  
C/S, CO 80921  
317-376-3849

## Baxter, Tamara

---

**From:** Patti Shank <patti@pattishank.com>  
**Sent:** Tuesday, August 9, 2022 6:12 PM  
**To:** Baxter, Tamara  
**Subject:** JW Ampitheater

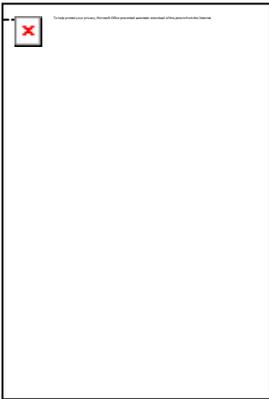
**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Tamara,

I am very much in favor of the new amphitheater, but not if it means that developers aren't putting in enough parking. I intend to come to hearings (with many other interested parties) and speak against this. The developers MUST have adequate parking. Street parking and busing people in is ridiculous and completely unacceptable!

Planners in El Paso County MUST hold developers feet to the fire to build to meet the needs of other important stakeholders, especially residents. If developers aren't "willing" to take care of the infrastructure required for their projects, they must be told NO.

Patti  
Monument resident



**Patti Shank, PhD**  
[www.pattishank.com](http://www.pattishank.com)  
My books on [Amazon](https://www.amazon.com)  
Twitter <https://twitter.com/pattishank>  
LinkedIn <https://www.linkedin.com/in/pattishank>



## Baxter, Tamara

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**From:** TYRA SHERRILL <the-sherrills@comcast.net>  
**Sent:** Thursday, July 28, 2022 5:25 PM  
**To:** Baxter, Tamara  
**Subject:** Amphitheater

**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, your email was given on the Next Door website to reach out to about this 8000 person Amphitheater. I wanted to express how ill I am feeling over this to someone, so thank you and I really hope you can help. I'm sorry in advance.

My Husband and I are empty nesters who live in Flying Horse Golf community. We left the Denver metro area and we chose this neighborhood to retire, we are both over 50 and love how peaceful the area is. We were looking forward to the new shopping area that was going to go in west of us near the other shopping at Polaris Point.

Now I am sick to my stomach that we made the choice we did. We have lived here almost 5 years and wow the idea that someone would be so un-thoughtful and not consider the surrounding neighborhoods and place an 8000 person Amphitheater right in the smack of several private homes/neighborhoods. You've got to be kidding me... I could go on and on with all of the issues but I should not have to explain anything to anyone, it straight out speaks for itself! 1. TRAFFIC ISSUES 2. SOUND ISSUES 3. PARKING ISSUES 4. DRUNK DRIVING/ DRUGS in this peaceful area 5. THE SPREAD OF COVID OR ANOTHER PANDEMIC TO THE AREA, I do not want to be around people who work in my area who are exposed to thousands of people daily at this venue 6. TURNING A NICE NEIGHBORHOOD INTO TOTAL TRASH 7. HOME VALUES WILL DROP 8. THIS WAS NEVER BROUGHT TO THE ATTENTION TO THE NEIGHBORHOODS... WHY? WE HAVE BEEN TOLD SHOPPING. I feel we've been misled and its 100% just wrong and rude. PLEASE build this in an open area where you are not encroaching on personal homes. Do not cause this stress on this area please, this will destroy it .

**This is a total NO GO for us**, I feel for the parents and kids of the schools that will hold the cars of the 8000 people. Do we not see how ridiculous this is? This should be built sure but not in my front yard or any neighborhood! NO.

Thank you for letting me express how upset I am, I hope this will be stopped as it is the wrong location. I'd love to have some sort of meeting/townhall that is open to anyone and you don't have to get an invite from the man building this thing. This all sounds terrible and shoved down our throats.

Tyra Sherrill  
13087 Rock Rabbit Ct  
Colorado Springs 80921  
720.939.0809

## **Baxter, Tamara**

---

**From:** TYRA SHERRILL <the-sherrills@comcast.net>  
**Sent:** Monday, August 8, 2022 2:58 PM  
**To:** Baxter, Tamara  
**Subject:** RE: Amphitheater

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Tamara,

I appreciate your quick response to my last email. I am writing back to you because I have questions after a week of reading post on 'Nextdoor'. Let me start by saying, I understand your position and I am not directing this at you. I feel extremely alone and helpless about this matter and appreciate you taking my email again.

First is why did I have to read about this on an app and I didn't hear about it from my HOA or a city leader/planner? This will directly effect my household, we are in direct ear shot, traffic issues, being around thousands of extra people and parking spot issues for this venue. Why would this not be my concern?

I am not vocal at all on Nextdoor, however I am reading its a done deal. I am feeling completely betrayed and attacked by the city at this point. It basically is this-- A stranger sitting in front of someones house blaring music, screaming/yelling past bedtime, parking their car on the road and blocking people from leaving, having drugs and doing them on someones lawn and walking streets at all hours, I won't even go into having that many people in a small community and the illness's that will be passed around. In my opinion, that is exactly why this should be in a proper area, not a neighborhood.

Second is I have read that you have approved this prior to last week? Is this true? Again, why were we not made award? We live way too close to this to not have a say at all. Is it really just-- sorry, we approved this so guess what families... you get to live with it? I love music/concerts, however I would have NEVER moved to this location had I known I would feel this ill and disrupted by the city of Colorado Springs. It all is beyond egregious.

Thank you again Tamara,

Tyra Sherrill  
Flying Horse  
13087 Rock Rabbit Ct  
80921

On 07/28/2022 10:12 PM Baxter, Tamara <tamara.baxter@coloradosprings.gov> wrote:

Ms. Sherrill,

The Community Development Department appreciates your comments and interest in this project.

Staff continues to evaluate the application and your feedback is valued.

I will add you to this projects email listserv so you can receive updates as the project review continues.

If you have any further comments or questions, please do not hesitate to contact me.



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

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**UPDATE:** [Planning Commsision and Downtown Review Board Meetings Location and Days Change](#)

**PLEASE NOTE: I will be out of the office from Friday, July 29<sup>th</sup> and be returning Monday, August 8<sup>th</sup>. Please plan your submittals or resubmittals accordingly.**

---

**From:** TYRA SHERRILL <the-sherrills@comcast.net>  
**Sent:** Thursday, July 28, 2022 5:25 PM  
**To:** Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>  
**Subject:** Amphitheater

**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, your email was given on the Next Door website to reach out to about this 8000 person Amphitheater. I wanted to express how ill I am feeling over this to someone, so thank you and I really hope you can help. I'm sorry in advance.

My Husband and I are empty nesters who live in Flying Horse Golf community. We left the Denver metro area and we chose this neighborhood to retire, we are both over 50 and love how peaceful the area is. We were looking forward to the new shopping area that was going to go in west of us near the other shopping at Polaris Point.

Now I am sick to my stomach that we made the choice we did. We have lived here almost 5 years and wow the idea that someone would be so un-thoughtful and not consider the surrounding neighborhoods and place an 8000 person Amphitheater right in the smack of several private homes/neighborhoods. You've got to be kidding me... I could go on and on with all of the issues but I should not have to explain anything to anyone, it straight out speaks for itself! 1. TRAFFIC ISSUES 2. SOUND ISSUES 3. PARKING ISSUES 4. DRUNK DRIVING/ DRUGS in this peaceful area 5. THE SPREAD OF COVID OR ANOTHER PANDEMIC TO THE AREA, I do not want to be around people who work in my area who are exposed to thousands of people daily at this venue 6. TURNING A NICE NEIGHBORHOOD INTO TOTAL TRASH 7. HOME VALUES WILL DROP 8. THIS WAS NEVER BROUGHT TO THE ATTENTION TO THE NEIGHBORHOODS... WHY? WE HAVE BEEN TOLD SHOPPING. I feel we've been

misled and its 100% just wrong and rude. PLEASE build this in an open area where you are not encroaching on personal homes. Do not cause this stress on this area please, this will destroy it .

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Thank you for letting me express how upset I am, I hope this will be stopped as it is the wrong location. I'd love to have some sort of meeting/townhall that is open to anyone and you don't have to get an invite from the man building this thing. This all sounds terrible and shoved down our throats.

Tyra Sherrill

13087 Rock Rabbit Ct

Colorado Springs 80921

720.939.0809

## Baxter, Tamara

---

**From:** David Shilkitus <dshilkitus@gmail.com>  
**Sent:** Monday, August 1, 2022 9:04 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

**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!**

Good evening Ms Baxter,

I live in the GreyHawk subdivision off of Northgate Drive. From our backyard we can see the proposed site for the Sunset Amphitheater. We are tremendously excited about this opportunity for our community! I'm sure you are receiving lots of negative feedback about it, but please count our family as being 100% behind this endeavor!

Sincerely,  
David Shilkitus  
870-202-8554

## **Baxter, Tamara**

---

**From:** twiga21@yahoo.com  
**Sent:** Monday, August 8, 2022 3:20 PM  
**To:** Baxter, Tamara  
**Subject:** Re amphitheater on Voyager

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!

To whom it may concern,

As members of the Glen Eagle HOA filing area, we feel there is a very detrimental impact to our community from allowing this venue to be developed. The lack of parking and noise level is not in the spirit of our small Colorado Springs enclave. Please hear our voices when we request not in our neighborhood!

Thank you,

Mark and Mary Shuster  
15825 Holbein Dr  
CS, CO 80921

## Baxter, Tamara

---

**From:** Eve Skelton <eveskelton26@gmail.com>  
**Sent:** Friday, July 29, 2022 5:37 PM  
**To:** Baxter, Tamara  
**Cc:** spencer.soicher@krdo.com  
**Subject:** Amphitheater

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Tamara,

I live in Flying Horse near Discovery Canyon. I am very opposed to the planned amphitheater. The traffic and congestion resulting from that traffic will result in gridlock on Voyager and Northgate and Interquest and on the Freeway.

Emergency vehicles will not be able to move freely, and residents will not be able to move about for groceries, gasoline and dining. There will be litter and noise pollution. We did not buy a home in a quiet neighborhood to end up having people park on our streets in front of our houses. Many will not choose to park in designated areas, but will try to park for free wherever they can find a spot.

I have been in Palmer Lake and experienced the gridlock after a fireworks display. It is dangerous that people who might have a medical emergency would not be able to receive timely assistance.

It is also dangerous that our young students attending events at the school would be observed by people from outside our area and might be eyed as potential victims. I realize that this can happen at any venue; however, it is much different if you choose to go to a populated event and take a risk, or if you attend a school event, and are thrust unwillingly into a very populated area.

Please understand that residents in this area are having an unwanted event center thrust upon them with no vote or feedback from the population. Why does the planning committee feel that they can place whatever they wish on residents that already own property in the area?

--

Eve Skelton

I attended the informational meeting at the Boot Barn on 9/13. I asked a question pertaining to the noise level the northern neighborhoods would most likely frequently experience due to the south and southwestern winds we experience in the warmer months. Frankly, I thought the answer given to me was rather dismissive. It does not appear that wind, nor topography were factored into the noise study. The street level of the venue is at 6690' (I am aware they will dig down for the stage, but how deep?) and the high point of Northgate Estates is 6982'. Being a mechanical wave, sound will be forced upward when it hits the hills. We can hear activities at the Air Force Academy stadium when the wind is right.

1. How do I obtain a copy of the noise study that was conducted?
2. Will the city conduct an independent study of its own?

On page 8 of the handout provided, the very last answer just above 'other' states that the neighborhoods north and east 'will experience *approximately 47 dB* during an active show'. The top limit is 50 dB for the city. If your bedroom (with windows open) is facing south or west (toward the venue) and a concert is ongoing when you are trying to sleep, the music will be heard in your room at a conversational level, or even higher depending on the winds. Would YOU like that? Why is this acceptable?

Decibels are measured on a logarithmic scale: for every 10 decibels, the sound intensity doubles. Even a few decibels represent a notable increase in sound intensity.

The developers claim they 'want to be a good neighbor'; none of them live in the neighborhoods directly impacted. Those of us who do will face serious inconveniences:

- 1) Noise at night (as described above)
- 2) Horrendous traffic on Voyager and Northgate/ Parking nightmares  
Imagine 8,000 people (developers plan for 4 people per car when 2 people per vehicle should be factored in for a significant portion) on those roads which surely will spill over into neighborhood streets.
- 3) Safety  
Our fire station is right at Northgate and Spectrum Loop. Residents who have a fire or need EMT help may experience delays with potentially dire consequences.

Truly be a good neighbor and **DO NOT BUILD IT HERE.** There is plenty of open space in the Colorado Springs area that would be suitable.

Respectfully,  
Janine Sledz  
Northgate Estates Resident

## **Baxter, Tamara**

---

**From:** marknsheryl@yahoo.com  
**Sent:** Tuesday, August 9, 2022 1:12 PM  
**To:** Baxter, Tamara  
**Subject:** Opposed to Sunset Amphitheater location!!

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Tamara,

We are just two voices on this proposed Sunset Amphitheater at the current location squeezed in around residential and retail locations, and we are against it!! Of course, this entertainment venue is a great idea for our city but the location seems so illogical with the noise pollution, traffic congestion, major and valid parking issues and violations for the neighborhoods, etc etc. I just don't understand how this can be approved. There are so many other locations, particularly out east miles away from neighborhoods. Please consider using outright logic on this matter which will affect so many Colorado Springs citizens in a negative way.

I don't know the laws on providing enough parking for a business, but why is the developer not required to provide enough parking space??!! Any retail space, church, entertainment venues, etc. must have some civil engineering formula that is required legally to provide enough parking for their patrons! The developer's solutions for patron parking is not anywhere near sufficient, probably temporary, and downright hazardous to resident taxpayer citizens in that area. Thank you for listening.

Respectfully,  
Sheryl and Mark Slepicka

## Baxter, Tamara

---

**From:** John Smetzer <johnsmetzer66@gmail.com>  
**Sent:** Tuesday, July 12, 2022 5:17 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Tamara Baxter,

I wanted to show our support for the Sunset Amphitheater being built here in Northern Colorado Springs. We have lived in Colorado Springs since 1985 . This would be a great addition to our beautiful and growing city. Not only will it be a perfect addition , but also surrounding areas including Denver ! Hopefully this music venue will also be used for other use's like Red Rocks Amphitheater . Exercise, Meetings, Festival's ,Theater.  
As a Musician and business owner who lives in the Flying Horse neighborhood.  
We are excited !!  
Thank you and have a great week!!

John Smetzer

Get [Outlook for iOS](#)

## Baxter, Tamara

---

**From:** Craig Steiner <craigesteiner@gmail.com>  
**Sent:** Friday, July 29, 2022 8:26 AM  
**To:** Baxter, Tamara  
**Subject:** Opposed to amphitheater

**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!**

I'm writing to express my opposition to the proposed amphitheater at North Gate.

The proposal doesn't appear to have anywhere near enough parking even with the potential contracting of school parking lots. Those parking lots are still inadequate and they're so far away that many concert-goers will be inclined to park on nearby residential streets creating congestion and noise late into the evening.

In addition, the location is inappropriate for an outside venue. Being so close to so many homes, the venue will be a noise nuisance for many homes in the area--even many homes further from the venue will certainly be bothered by the noise as the sound will carry up and down the surrounding hills. Fiddlers Green in Denver is in the middle of a business zone, not residential.

It also looks as though the nearby infrastructure is inadequate to handle the volume of traffic. The Voyager and North Gate interchanges with I-25 will be inadequate for thousands of cars, especially if there are simultaneous events at USAFA. Not only will there be extreme congestion before and after events on the side streets, traffic is likely to backup onto I-25 before events.

Finally, it seems unlikely that his venue is going to attract the "big acts" that it supposedly wants to attract. An 8000-seat venue 40 miles south of Denver will not be a compelling attraction for bands that can seat 9500 at Red Rocks, 20000 at the Pepsi Center, or 76,000 at Mile High. We already have the World Arena that can seat a similar number of people, and big bands don't go there often for the same reason. A second venue of similar size will not change that reality.

In all, this is a bad plan that's going to be a noise and traffic and nuisance for area residents and I'd be surprised if it doesn't go out of business and become a blighted property within a few years.

I hope this project is rejected.

Regards,  
Craig Steiner

## **Baxter, Tamara**

---

**From:** Maureen Storch <storchclan@hotmail.com>  
**Sent:** Sunday, July 31, 2022 9:26 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset amphitheater

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Dear Tamara,

I hope this note finds you well. I believe you were our neighbor in Saratoga section of Flying Horse in 2007, right? I wanted to write and say how concerned I am about the planned amphitheater near our neighborhood. As you know, this will be in very close proximity to our neighborhood. I am concerned about this bringing crime, heavy traffic and noise to our peaceful neighborhood. I envision congestion like that of the neighborhoods bordering Cottonwood Creek Park during soccer games. People are going to be parking all along our streets and destroying our property. Discovery Canyon Campus will no longer be the safe preschool-high school campus and will absolutely suffer damage from the parking agreement. Our property values will plummet. Please let me know how I can be involved in stopping the construction of this venue in our neighborhood. There are other locations that would still offer the views but enough land to include adequate parking at the venue itself.

Thank you for listening to my concerns and I look forward to hearing back from you.

Respectfully,

Maureen and Jeff Storch

Sent from my iPhone

## **Baxter, Tamara**

---

**From:** Will Strickling <wstrickling@hotmail.com>  
**Sent:** Sunday, July 31, 2022 4:25 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset amphitheater

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!

Please vote no on the sunset amphitheater. I live close to the venue and it such a highly residential area that it would be disruptive. I can hear the Air Force football games and they are during the day. These events would keep us up at night. Please consider all the negative effects this amphitheater would cause all of the neighbors.

Thanks for your time!

Meighan Strickling (719)321-8796

Sent from my iPhone

## Baxter, Tamara

---

**From:** Friedman, Samuel  
**Sent:** Tuesday, August 2, 2022 11:12 AM  
**To:** Will Strickling  
**Cc:** Baxter, Tamara  
**Subject:** RE: Sunset amphitheater

Good Morning Meighan,

Thank you for your email to Councilmember Helms regarding this project. Because this project may come before the City Council for Quasi-Judicial Public Hearing in the future, he is unable to respond directly as doing so is considered Ex-Parte Communication under State Statute. Taking part in Ex-Parte Communication may require him to recuse himself from those future potential proceedings, so he asked me to connect with you.

This application is still being administratively reviewed by the professional planners of the City Planning Department. As part of that process the Planning Department is hosting a neighborhood meeting on August 17<sup>th</sup> to hear residents' concerns. This meeting will be located at the Boot Barn Hall (13071 Bass Pro Dr) and will begin at 5pm and end around 7pm. I would very much encourage you to attend that meeting to register your opinion on this matter.

If this item is administratively approved and appealed to the Planning Commission and ultimately City Council, I would encourage you to stay in touch with both myself and the Planner assigned to this application, Ms. Tamara Baxter who is CC'ed above.

If you have any questions, Ms. Baxter and I are happy to assist.

Warmest regards,

### Sam Friedman

Constituent and Outreach Program Coordinator  
City Council, City of Colorado Springs  
(719) 385-5480 office



-----Original Message-----

From: Will Strickling <[wstrickling@hotmail.com](mailto:wstrickling@hotmail.com)>  
Sent: Sunday, July 31, 2022 4:20 PM  
To: Helms, Randy <[Randy.Helms@coloradosprings.gov](mailto:Randy.Helms@coloradosprings.gov)>  
Subject: Sunset amphitheater

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 live in Sun Hills near the proposed sunset amphitheater. I honestly hear the Air Force academy football games and they sound loud at times. I can't imagine listening to rock bands late in the evening and being able to sleep. Please don't allow this amphitheater in this highly residential area. Please consider that this would be better in a remote area such as the red rocks amphitheater. We have seen so much growth and it doesn't fit a residential area. Please vote no!  
Thanks for your time!

Meighan Strickling (719)321-8796

Sent from my iPhone

## Baxter, Tamara

---

**From:** Friedman, Samuel  
**Sent:** Wednesday, April 13, 2022 9:48 AM  
**To:** Baxter, Tamara  
**Subject:** FW: Outdoor Amphitheater Questions

---

**From:** Allen Sullivan <allensullivan27@gmail.com>  
**Sent:** Tuesday, April 12, 2022 5:02 PM  
**To:** Helms, Randy <Randy.Helms@coloradosprings.gov>  
**Cc:** Williams, Wayne <Wayne.Williams@coloradosprings.gov>; Murray, Bill <Bill.Murray@coloradosprings.gov>; Strand, Tom <Tom.Strand@coloradosprings.gov>  
**Subject:** Outdoor Amphitheater Questions

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Gentlemen,

Recently, local media reported an upcoming outdoor amphitheater of approx. 8,000 seats very near my neighborhood in the Northgate area (off Voyager Parkway next to The Classical Academy - North Campus). The nature of the proposed development raises a number of significant concerns and questions about what will be required of the developer. There are many others in my neighborhood, and the other residential neighborhoods nearby as well, that are very concerned as well. Here are the concerns and questions that need to be answered:

1. Noise mitigation - how will noise from an outdoor venue be contained, especially late evenings when the planned concerts are most likely to occur? Serious consideration should be given to the fact that many in this vicinity of Co. Springs are families with younger children, living here due to proximity to D20 schools, spending a lot of time outside in the warmer months, and opening windows of their houses in the evenings to cool things down when kids are going to bed. Large crowds/traffic and loud music until late hours are incompatible with this.
2. Parking - where and how will parking be accommodated for the planned venue capacity that will preclude concert-goers from using nearby neighborhoods for "free" parking? And how will this be enforced by the city?
3. Nuisance parking, homelessness/camps - for an outdoor venue that can't be used for many months each year, how will the venue and associated parking be controlled to ensure it isn't used for destructive or other incompatible purposes when events aren't occurring?
4. General policing and law enforcement - with the increased foot and vehicle traffic in the area surrounding the amphitheater, what will the city be doing to increase patrols and other enforcement practices in the adjacent neighborhoods, streets, and commercial areas?

We would like answers to the questions and commitments from the developer, and City of Colorado Springs, addressing these issues.

Thank you,  
Allen Sullivan  
904-652-3608  
12406 Salmon Stone Point  
Stonewater at Northgate neighborhood

## Baxter, Tamara

---

**From:** Allen Sullivan <allensullivan27@gmail.com>  
**Sent:** Saturday, August 13, 2022 8:08 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Sunset Amphitheater Neighborhood Meeting Rescheduled  
**Attachments:** image001.png

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Tamara,

Thank you for the update. I would like to know who from the city is going to attend this meeting, if that information is available.

My hope is that someone from city council will take seriously the very concerning negative impacts to the neighborhoods in the surrounding area resulting from this project in any form, and attend this meeting to hear residents' concerns directly. This type of development should not be allowed anywhere near residential areas and should be resited to another area where the noise, parking, security/crime, trash, and traffic problems can be managed by the developer, not by the adjacent community.

Thank you,  
Allen Sullivan

On Fri, Aug 12, 2022, 4:57 PM Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)> wrote:

The City of Colorado Springs Planning & Community Development Department received a request from the Notes Live team to postpone the neighborhood meeting for the Sunset Amphitheater scheduled on August 17<sup>th</sup>, 2022 at Boot Barn Hall at Bourbon Brothers.

The **meeting is rescheduled** to **Tuesday September 13<sup>th</sup> from 5 PM – 7 PM** and will be held at the Boot Barn Hall at Bourbon Brothers (13071 Bass Pro Dr).

Planning staff will continue to follow-up with you as new information is presented by the Applicant Team.



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

[Planning & Community Development Home](#)

[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commision and Downtown Review Board Meetings Location and Days Change](#)

**PLEASE NOTE: I will be out of the office from Friday, July 29<sup>th</sup> and be returning Monday, August 8<sup>th</sup>. Please plan your submittals or resubmittals accordingly.**

## Baxter, Tamara

---

**From:** Allen Sullivan <allensullivan27@gmail.com>  
**Sent:** Sunday, August 14, 2022 2:27 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Sunset Amphitheater Neighborhood Meeting Rescheduled  
**Attachments:** image001.png

**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!**

Thanks Tamara, in an ideal situation, the city would work with the developer to find a site that works for an outdoor concert venue, rather than continuing to entertain a location in a residential area that shouldn't even be considered feasible at all. There are apartments being built almost right on top of the concert stage. Our neighborhoods are so close that even with the noise controls and abatement measures, there will be issues with the low frequency "thumping bass" keeping school kids and working adults up at night. The off-site parking locations and all the extra foot and vehicle traffic noise will only add to that.

I'd like to highlight the primary concerns to make sure they are addressed at this meeting and documented, and the developer takes appropriate action on them:

**Noise:** abatement measures do not fully address low frequencies, even with max volume level controls. 11pm limit does not address families in the area needing to have quiet hours at night for a reasonably adequate level of rest that all human beings require. My kids have to get up at 6am for school, meaning all concert noise should be done before 9pm at the absolute latest. My work meetings start often at 4am, including many weekends and holidays. Younger children need even more quiet time for rest. In the warmer months when the concert will be busiest, many homes will have windows open in the evenings and overnight to take advantage of cooling temperatures. This should be considered and is important since it is a very common practice in our climate. Bottom line, 11pm is incongruent with working families and school aged children. 9pm or earlier should be a non-negotiable point, and the City's enforcement of volume level controls during any concerts should be addressed.

**Parking:** the paid off site parking plan does not address ad hoc parking in the adjacent neighborhoods and businesses, along with the noise, trash, and security/crime issues that this will create. The developer should be required to clean up trash generated by all their activities in the vicinity around the venue, provide uniformed security in these areas, and enforcement of the parking areas, particularly if they are not going to be required to build adequate onsite parking that they should. Recommend looking at Fiddler's Green for an example of how they are hiring/engaging the local City public works traffic engineers and police to enforce parking rules and manage traffic after events. Notes Live is not addressing this aspect at all, and will not spend the money on these measures if the City doesn't require them to. Commitment from the City of CoS on managing the traffic should be codified too.

Thank you,  
Allen Sullivan

On Sun, Aug 14, 2022, 8:20 AM Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)> wrote:

Mr. Sullivan,

The Community Development Department appreciates your continued comments regarding this project.

City staff will be in attendance to discuss and address questions related to the entitlement process only.

The meeting in September is a neighborhood meeting hosted by the Applicant Team.

At this time, project is being reviewed administratively by planning staff.

Because this project may come before the City Council for Quasi-Judicial Public Hearing in the future, City Council members are unable to respond directly as doing so is considered Ex-Parte Communication under State Statute. Taking part in Ex-Parte Communication may require them to recuse themselves from those future potential proceedings.

Please attend the neighborhood meeting in September so that you can register your opinion on this project with the Applicant Team.

If you have any further comments or questions, please do not hesitate to contact me.



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

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---

**From:** Allen Sullivan <[allensullivan27@gmail.com](mailto:allensullivan27@gmail.com)>  
**Sent:** Saturday, August 13, 2022 8:08 PM  
**To:** Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)>  
**Subject:** Re: Sunset Amphitheater Neighborhood Meeting Rescheduled

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Tamara,

Thank you for the update. I would like to know who from the city is going to attend this meeting, if that information is available.

My hope is that someone from city council will take seriously the very concerning negative impacts to the neighborhoods in the surrounding area resulting from this project in any form, and attend this meeting to hear residents' concerns directly. This type of development should not be allowed anywhere near residential areas and should be resited to another area where the noise, parking, security/crime, trash, and traffic problems can be managed by the developer, not by the adjacent community.

Thank you,

Allen Sullivan

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Planning staff will continue to follow-up with you as new information is presented by the Applicant Team.

**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

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## Baxter, Tamara

---

**From:** Rebecca S <joonbug47@yahoo.com>  
**Sent:** Tuesday, October 4, 2022 6:29 AM  
**To:** Baxter, Tamara; Wintz, Katelynn A  
**Subject:** In support of Sunset Amphitheater

**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!**

I am writing in support of the Sunset Amphitheater project currently under consideration.

I am a mother and school district employee who has lived in El Paso County for the past 8.5 years. My children attend schools in D49.

This project will bring a wonderful new resource to Colorado Springs, with economic and tax benefits for our town. The amphitheater designs are beautiful, and this venue will be an asset to the entire community.

Sunset Amphitheater will provide varied professional entertainment sources that Colorado Springs residents are currently traveling to Denver and points farther to experience. With this new concert venue, Colorado Springs will attract visitors from outlying communities, including Castle Rock, Monument, Pueblo, and more distant neighbors. Along with concert tickets, these folks will need restaurant dinners, hotel stays, and fuel for their cars, and may very likely be tempted to do extra shopping in local stores. All of this economic expansion will mean more jobs for local Colorado Springs residents, who have all been impacted by the recent years-long pandemic. Perhaps we will even see a surge in dining, to help in replacing the dozens of restaurants who went out of business here over the past 2 years.

Boot Barn Hall, along with owner Notes Live, has a long-established track record of providing our locale with quality entertainment and good, clean, family-oriented fun. They also have a proven history in fundraising and donating to the local community, a benefit that can only increase as a result of this expanded venue. While hundreds of businesses have closed their doors over the past 2 years, Notes Live is working hard to expand their business model, draw in increased revenues, provide quality entertainment to the local area, and increase local jobs.

Please approve the implementation of the Sunset Amphitheater project.

Sincerely,

Rebecca Sundhagen

## Baxter, Tamara

---

**From:** Friedman, Samuel  
**Sent:** Wednesday, April 13, 2022 9:48 AM  
**To:** Baxter, Tamara  
**Subject:** FW: New Music Venue in North Colorado Springs

---

**From:** N. TALBOTT <nmctal@msn.com>  
**Sent:** Tuesday, April 12, 2022 12:11 PM  
**To:** Helms, Randy <Randy.Helms@coloradosprings.gov>; Murray, Bill <Bill.Murray@coloradosprings.gov>; Williams, Wayne <Wayne.Williams@coloradosprings.gov>; Strand, Tom <Tom.Strand@coloradosprings.gov>  
**Subject:** New Music Venue in North Colorado Springs

**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 Members of City Council,

The Gazette article lauding the new 8,000-foot music venue in the Polaris Point area was troubling. While its virtues were touted, none of the issues that will impact the neighborhoods were addressed.

Those of us living in the immediate vicinity are concerned about the increase in traffic, parking, the additional noise and light pollution, and the increase in crime. In addition, this facility as an outdoor venue will not be in operation throughout the year; hence there will be months when it is shut down. Will there be policing to ensure that the parking lots are not used by people camping in vehicles or the grounds? Crime in the areas of significant commercial activity is often greater than in surrounding residential areas. It is time for the developer, city planning and city council to meet with residents and the HOA boards to show us all how you will mitigate the problems before they occur. Book a very large facility, there is a lot of interest already.

Sincerely,  
Mary J. Talbott  
886 Pistol River Way  
Colorado Springs, CO 80921

## Baxter, Tamara

---

**From:** N. TALBOTT <nmctal@msn.com>  
**Sent:** Monday, April 18, 2022 9:05 AM  
**To:** Royal, Randolph N.  
**Cc:** Baxter, Tamara  
**Subject:** Fw: Amphitheater at Polaris Point (AR PUD 22-00062)

**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!**

Chief Royal,

Below is a letter to planning regarding the new proposed amphitheater at Polaris Point. Unfortunately, none of the development plans address the needs for Fire Station 22 in responding to emergencies in the surrounding neighborhoods. It is my hope that the Fire Department might make recommendations at this stage to improve the current plan so that Fire Station 22 can realistically respond even when the venue's 2,100 plus cars are dumped onto Voyager between Northgate and Middle Creek.

Thank you.

Sincerely,  
Mary J. Talbott  
886 Pistol River Way  
Colorado Springs, CO  
80921

---

**From:** N. TALBOTT  
**Sent:** Monday, April 18, 2022 8:53 AM  
**To:** Tamara.Baxter@coloradosprings.gov <Tamara.Baxter@coloradosprings.gov>  
**Cc:** randy.helms@coloradosprings.gov <randy.helms@coloradosprings.gov>; Murray, Bill <Bill.Murray@coloradosprings.gov>; Williams, Wayne <wayne.williams@coloradosprings.gov>; tom.strand@coloradosprings.gov <tom.strand@coloradosprings.gov>  
**Subject:** Amphitheater at Polaris Point (AR PUD 22-00062)

Dear Ms. Baxter:

Having read the documents available on the website, including the latest letter to Mr. Yoo, and his responses, I continue to have several concerns as identified below.

1. **Parking:** As stated in various documents, the number of parking spaces required is one for every four seats or 1,500 for a 6,000-capacity venue. The proposed venue will have 300 on-site spaces and need to accommodate the remaining 1,200 off-site. Classical Academy, Bass Pro, Progressive and in one document Compassion International were named as the off-site parking venues. It is, however, important to note that LSC Transportation Consultants estimated in Table 3 that the Vehicle Occupancy Factor was 2.5 persons per vehicle and the Attendee Vehicle Trips is 2,400. **The first point is that at the outset there will be 900 fewer spaces than required to accommodate the anticipated parking needs.** Since none of the capacities of the off-site parking are specifically identified, it is unclear if they even meet the 1,200 required spaces. **Second, assuming there is insufficient parking for the real demand of**

**2,400 spaces or more, it is not unreasonable to assume people will park in the surrounding neighborhoods because the off-site lots are full, they do not want to pay any parking fees, or they are hoping to avoid the crowds when the event is over.** So, the neighborhoods pay the price for poor planning. *Suggestion: Require the developer of the project to provide all 2,400 parking spaces either at the venue and in the Bass Pro and other retail area right there.*

2. **Safety:**

3. Assuming there is off-site parking, one can expect that impatient, and possibly intoxicated, people will want to leave immediately. Hence, they will not wait for shuttles but will walk back to their cars in the dark, possibly jay-walking to cross streets if they have parked in a neighborhood across Voyager or south of the venue. The LSC Transportation Study, Table 3 of the indicates Post Event Departures at 2,160. One must assume those parked at Bass Pro exit either to Northgate or out Spectrum Loop (north) to Voyager; those parked at the venue will exit at the closest exit out Spectrum Loop (south). The people parked at the Classical Academy will exit out Stout onto Voyager. Starting at Middle Creek to the south and traveling north to Northgate, there are seven traffic signals, and the road is two lanes in each direction. As a result, putting over 2,100 cars onto two-lane Voyager in each direction in a very short period of time will cause traffic delays. What makes this a safety issue is that Fire Station 22 is on the corner of Copper Center and Voyager. This is the emergency services response facility for the area. Copper Center is the opposite side of the street from Spectrum Loop (south). As a result, when 2,100 cars enter Voyager going north and south in a very short period of time with two lanes in each direction and no shoulders in spots to move traffic, emergency vehicles will not be able to pass. Unfortunately, some of the neighborhoods off Voyager have no other direct access. This may sound like a small concern, but it isn't if someone is dying or a home is burning. *Suggestion: Require the venue traffic to only use one lane in each direction on Voyager with police paid by the venue to enforce the one-lane rule. There will be traffic jams but that is the price for dumping so many vehicles into neighborhood areas. The developer might also consider entering and exiting the 2,400 cars more directly to I-25.*

4. **Noise:** The Merck & Hill assessment, prediction analysis, stated, "The overall loudspeaker decibel levels were set to 100+dBa and also 90+dBa for the purposes of the analysis. This range of dBA levels would compromise the typical loudness range of most concerts with 100 dBA likely being the upper end range of louder, high energy rock concert events while the 90dBA level would likely be more typical of many popular music concerts." The Results map provided by the Merck & Hill shows the 100+dBa range almost to Voyager. **Is there an assumption that by the time the sound reaches the homes and apartments across the street and southwest, it will comply with the city 50 dBA evening requirement?** The wind in Colorado Springs often blows west to east and this cannot be ignored. *In addition to noise barriers and walls that you have required, the developer should be required to prove through ongoing electronic monitoring and reporting that residential areas are not subjected to more than the maximum dBAs at any time.*

5. On the original application, **Development Plan Review Criteria, question 2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of the existing streets, utilities, parks, schools, and other public facilities?** While the developer says this use will not overburden the existing infrastructure and be compatible with the surrounding neighborhood, the fact that he is counting on parking hundreds if not over a thousand cars in the surrounding neighborhoods with limited egress and possibly blocking emergency vehicles suggests otherwise. To avoid the traffic, people will cut through the neighborhood to the south (example: Stonewater) causing needless traffic in the neighborhood. The parking for this project should be re-considered so that all parking is contained on-site and enters and exists without using Voyager from Northgate to Middle Creek. While this project may be compatible with the commercial uses, it is incompatible with residential neighborhoods for the reasons cited.

6. Finally, this plan contains **no mechanism to address problems once they occur**: once built there is no ongoing sound monitoring (paid for by the developer); there is no reporting required by Fire Station 22 for delays caused by the venue; there is no mechanism to address traffic congestion or complaints. In essence, once this is approved and regardless of the consequences the neighborhoods must bear the some of the project's costs and some of those costs could be lethal.
- 7.

Thank you for considering these comments.

Sincerely,  
Mary J. Talbott  
886 Pistol River Way  
Colorado Springs, CO 80921

## Baxter, Tamara

---

**From:** N. TALBOTT <nmctal@msn.com>  
**Sent:** Monday, April 18, 2022 8:53 AM  
**To:** Baxter, Tamara  
**Cc:** Helms, Randy; Murray, Bill; Williams, Wayne; Strand, Tom  
**Subject:** Amphitheater at Polaris Point (AR PUD 22-00062)

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Dear Ms. Baxter:

Having read the documents available on the website, including the latest letter to Mr. Yoo, and his responses, I continue to have several concerns as identified below.

- 1. Parking:** As stated in various documents, the number of parking spaces required is one for every four seats or 1,500 for a 6,000-capacity venue. The proposed venue will have 300 on-site spaces and need to accommodate the remaining 1,200 off-site. Classical Academy, Bass Pro, Progressive and in one document Compassion International were named as the off-site parking venues. It is, however, important to note that LSC Transportation Consultants estimated in Table 3 that the Vehicle Occupancy Factor was 2.5 persons per vehicle and the Attendee Vehicle Trips is 2,400. **The first point is that at the outset there will be 900 fewer spaces than required to accommodate the anticipated parking needs.** Since none of the capacities of the off-site parking are specifically identified, it is unclear if they even meet the 1,200 required spaces. **Second, assuming there is insufficient parking for the real demand of 2,400 spaces or more, it is not unreasonable to assume people will park in the surrounding neighborhoods because the off-site lots are full, they do not want to pay any parking fees, or they are hoping to avoid the crowds when the event is over.** So, the neighborhoods pay the price for poor planning. *Suggestion: Require the developer of the project to provide all 2,400 parking spaces either at the venue and in the Bass Pro and other retail area right there.*
- 2. Safety:**
- 3.** Assuming there is off-site parking, one can expect that impatient, and possibly intoxicated, people will want to leave immediately. Hence, they will not wait for shuttles but will walk back to their cars in the dark, possibly jay-walking to cross streets if they have parked in a neighborhood across Voyager or south of the venue. The LSC Transportation Study, Table 3 of the indicates Post Event Departures at 2,160. One must assume those parked at Bass Pro exit either to Northgate or out Spectrum Loop (north) to Voyager; those parked at the venue will exit at the closest exit out Sprectrum Loop (south). The people parked at the Classical Academy will exit out Stout onto Voyager. Starting at Middle Creek to the south and traveling north to Northgate, there are seven traffic signals, and the road is two lanes in each direction. As a result, putting over 2,100 cars onto two-lane Voyager in each direction in a very short period of time will cause traffic delays. What makes this a safety issue is that Fire Station 22 is on the corner of Copper Center and Voyager. This is the emergency services response facility for the area. Copper Center is the opposite side of the street from Spectrum Loop (south). As a result, when 2,100 cars enter Voyager going north and south in a very short period of time with two lanes in each direction and no shoulders in spots to move traffic, emergency vehicles will not be able to pass. Unfortunately, some of the neighborhoods off Voyager have no other direct access. This may sound like a small concern, but it isn't if someone is dying or a home is burning. *Suggestion: Require the venue*

*traffic to only use one lane in each direction on Voyager with police paid by the venue to enforce the one-lane rule. There will be traffic jams but that is the price for dumping so many vehicles into neighborhood areas. The developer might also consider entering and exiting the 2,400 cars more directly to I-25.*

4. **Noise:** The Merck & Hill assessment, prediction analysis, stated, "The overall loudspeaker decibel levels were set to 100+dBa and also 90+dBa for the purposes of the analysis. This range of dBA levels would compromise the typical loudness range of most concerts with 100 dBA likely being the upper end range of louder, high energy rock concert events while the 90dBA level would likely be more typical of many popular music concerts." The Results map provided by the Merck & Hill shows the 100+dBa range almost to Voyager. **Is there an assumption that by the time the sound reaches the homes and apartments across the street and southwest, it will comply with the city 50 dBA evening requirement?** The wind in Colorado Springs often blows west to east and this cannot be ignored. *In addition to noise barriers and walls that you have required, the developer should be required to prove through ongoing electronic monitoring and reporting that residential areas are not subjected to more than the maximum dBAs at any time.*
5. On the original application, **Development Plan Review Criteria, question 2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of the existing streets, utilities, parks, schools, and other public facilities?** While the developer says this use will not overburden the existing infrastructure and be compatible with the surrounding neighborhood, the fact that he is counting on parking hundreds if not over a thousand cars in the surrounding neighborhoods with limited egress and possibly blocking emergency vehicles suggests otherwise. To avoid the traffic, people will cut through the neighborhood to the south (example: Stonewater) causing needless traffic in the neighborhood. The parking for this project should be re-considered so that all parking is contained on-site and enters and exists without using Voyager from Northgate to Middle Creek. While this project may be compatible with the commercial uses, it is incompatible with residential neighborhoods for the reasons cited.
6. Finally, this plan contains **no mechanism to address problems once they occur:** once built there is no ongoing sound monitoring (paid for by the developer); there is no reporting required by Fire Station 22 for delays caused by the venue; there is no mechanism to address traffic congestion or complaints. In essence, once this is approved and regardless of the consequences the neighborhoods must bear the some of the project's costs and some of those costs could be lethal.
- 7.

Thank you for considering these comments.

Sincerely,  
Mary J. Talbott  
886 Pistol River Way  
Colorado Springs, CO 80921

## Baxter, Tamara

---

**From:** N. TALBOTT <nmctal@msn.com>  
**Sent:** Monday, April 25, 2022 11:50 AM  
**To:** Smith, Steven D.  
**Cc:** Baxter, Tamara; Helms, Randy; billdelo@gmail.com; Allen Sullivan; Brian Willette; Bill Kemp; Royal, Randolph N.; Murray, Bill; Williams, Wayne; Strand, Tom  
**Subject:** Fire Protection Assessment for the Amphitheater at Polaris Point

**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!**

Mr. Smith,

Thank you for leaving the voicemail message on your phone to email mail you this week because of office construction. I left a message last week on your phone requesting a copy of the fire protection assessment you completed with respect to the proposed amphitheater at Polaris Point. Below are the concerns I sent to Ms. Baxter regarding the same. *(This is an excerpt from my April 18, 2022 letter to Ms. Baxter.)*

1. **Safety:**
2. Assuming there is off-site parking, one can expect that impatient, and possibly intoxicated, people will want to leave immediately. Hence, they will not wait for shuttles but will walk back to their cars in the dark, possibly jay-walking to cross streets if they have parked in a neighborhood across Voyager or south of the venue. The LSC Transportation Study, Table 3 of the indicates Post Event Departures at 2,160. One must assume those parked at Bass Pro exit either to Northgate or out Spectrum Loop (north) to Voyager; those parked at the venue will exit at the closest exit out Sprectrum Loop (south). The people parked at the Classical Academy will exit out Stout onto Voyager. Starting at Middle Creek to the south and traveling north to Northgate, there are seven traffic signals, and the road is two lanes in each direction. As a result, putting over 2,100 cars onto two-lane Voyager in each direction in a very short period of time will cause traffic delays. What makes this a safety issue is that Fire Station 22 is on the corner of Copper Center and Voyager. This is the emergency services response facility for the area. Copper Center is the opposite side of the street from Spectrum Loop (south). As a result, when 2,100 cars enter Voyager going north and south in a very short period of time with two lanes in each direction and no shoulders in spots to move traffic, emergency vehicles will not be able to pass. Unfortunately, some of the neighborhoods off Voyager have no other direct access. This may sound like a small concern, but it isn't if someone is dying or a home is burning. *Suggestion: Require the venue traffic to only use one lane in each direction on Voyager with police paid by the venue to enforce the one-lane rule. There will be traffic jams but that is the price for dumping so many vehicles into neighborhood areas. The developer might also consider entering and exiting the 2,400 cars more directly to I-25.*

Last Friday, 22 April, the Silver Charm fire was started by a reckless welder just south of the Farm, which was subsequently evacuated. I live just north of Middle Creek, which is just north of the evacuation zone. Minutes made the difference between no structures lost and extensive damage. The fire department responded incredibly fast, and we are concerned that that may not happen when this venue is getting out and 2,100 or more cars are flooding the area.

A number of us would like to have a copy of your assessment and see it posted on the AR PUD 22-00062 city site. Moreover, it would be very beneficial for the developer, planners, traffic engineer, noise consultant and you to present the data and answer our questions.

Thank you for considering my request.

Sincerely,  
Mary J. Talbott

## Baxter, Tamara

---

**From:** N. TALBOTT <nmctal@msn.com>  
**Sent:** Wednesday, April 27, 2022 5:24 PM  
**To:** Baxter, Tamara  
**Cc:** Rich Laden; Independent; Brian Willette; billdelo@gmail.com; Bill Kemp; Allen Sullivan; Eric Krenek  
**Subject:** Noise Concerns, Seating Capacity and traffic questions reference Polaris Point Amphitheater project (AR PUD 22-00062)

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Ms. Baxter,

**My first concern** is sound. I did some homework online regarding the decibel level of rock concerts. The developer's sound impact assessment for AR PUD 22-00062 by Merck & Hill Consultants, Inc., March 9, 2022, indicates the upper end range of loudness of most rock concerts at 100 dBA. The information below indicates that that is an unrealistic loudness level with a few groups reaching over 130 dBA. Please consider having the sound impact assessment redone with the upper limits for at least 130 dBA. The assessment at higher levels may have profound implications for the neighborhood immediately east. (The loudest concerts according to decibelpro listed below were as follows, with Manowar being almost as loud as a jet engine.) What are the guarantees that concerts will be kept at 100 dBA or below? The sound assessment must show the decibel levels at .5 miles, 1 mile and 1.5 miles. Will the neighborhood noise levels be at or below the city limit for noise of 50 dBA (7 PM to 7 AM)?

**Manowar Concert – 139 DB**

**Kiss Concert – 136 DB**

**Motorhead Concert – 130 DB**

**AC/DC Concert – 130 DB**

**Led Zeppelin Concert – 130 DB**

<https://decibelpro.app/blog/how-loud-is-a-rock-concert/>



### How Loud Is a Rock Concert | How Many Decibels Is a Rock Concert

It's safe to assume you've wondered 'How loud is a rock concert?' at least once. If you haven't, you should have. To protect your hearing, you need to be aware of exposure to high noise levels and their potential consequences on your hearing health.

decibelpro.app

<https://jonahwoolley.medium.com/why-are-concerts-so-loud-cc4961507abd>

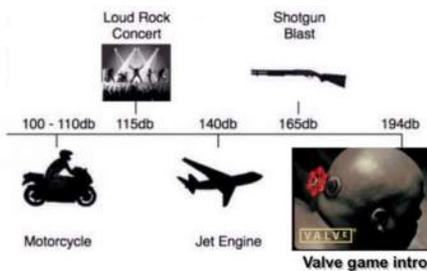


## Why Are Concerts So Loud?. Concerts have always found a way to... | by Jonah Woolley - Medium

Source: Wikimedia Commons It's a well accepted fact that concerts are insanely loud — everyone's experienced it before. The music that screams throughout the venue, bringing your ears to the threshold of pain even if you stand in the back.

jonahwoolley.medium.com

<https://knowyourmeme.com/memes/decibel-level-charts>



## Decibel Level Charts | Know Your Meme

Decibel Level Charts, also known as Noise Level Charts, is a series of exploitable graphs showing the relative decibel levels of various common sounds, typically ending with a hyperbolic example at the end of the scale representing something perceived by the creator as very loud.

knowyourmeme.com

**My second concern** is a capacity. The application indicated that this is a 6,000-seat amphitheater. Is this the total capacity? Does this include lawn seating? The Gazette article 6 April 2022 by Rich Laden indicates this is an 8,000-seat venue. "As envisioned, Roth said the Sunset will have a lower bowl with 4,000 fixed seats; 60 VIP fire pit suites and a lower bowl, each with 500 fixed seats; and lawn seating for 3,000" (*8,000-seat outdoor amphitheater planned in Colorado Springs: Red Rocks south?*, Gazette, 6 April 2022)".

Why the numbers don't match is unknown. Perhaps Mr. Roth doesn't know his project. Perhaps Mr. Laden didn't report accurately. Perhaps the application was misleading and inaccurate. The difference does matter.

At 6,000 people, the developer needs 1,500 parking spaces (1 per 4) to accommodate the estimated 2,400 cars for a full venue per the LSC transportation data. If it is 8,000 people, the developer needs 2,000 parking spaces to accommodate the estimated 3,200 cars at each event. Moreover, the traffic and emergency response assessments need to be redone based on the 8,000 person number if indeed they are planning in having 8,000 people.

**My third concern is using CONO for notification.** Pam Zubeck's article, *Speak for yourself: CONO reshapes itself from advocacy to educator designed to empower neighborhoods, not speak for them*, 16 March 2022 indicates the following:

*"Besides tweaking its name — twice — the group now has paid full-time staff, a rent-free office, compliments of the city, and no longer takes positions on behalf of citizens.*

*"We're switching from a model from where we directly advocate at City Council for or against a development or a change to the community," CONO's current board chair Anthony Carlson says.*

*"We are switching out of that advocacy role to one where we empower and educate neighbors how to take those actions themselves and work with the city and other folks in town wanting to make changes to their neighborhood and have their voices heard."*

CONO doesn't have a good list of all the neighborhoods, so contacting them to notify neighborhoods is not a reasonable expectation nor is it fair to the neighborhoods and the residents. According to the pre-application meeting summary, 27 January 2022, Public notice was given through postcard and poster to those within 1,000 feet and "Standard with Neighborhood Meeting Notice." Given that the sound level and traffic impacts would extend far beyond 1,000 feet, would it not be prudent to notify every homeowner within potential range of the sound along Voyager?

As you can see, we have not included the city council members **per their request** through you. We have included Rich Laden, author of the Gazette article on the venue, and Pam Zubeck, author of the CONO article. It is hoped that some of these issues can be addressed transparently and very publicly. If Mr. Laden and/or Ms. Zubeck wants the email string we can provide them that.

Thank you.

Sincerely,

Mary and Neil Talbott

## Baxter, Tamara

---

**From:** N. TALBOTT <nmctal@msn.com>  
**Sent:** Thursday, April 28, 2022 10:39 AM  
**To:** Baxter, Tamara  
**Cc:** Rich Laden; Independent; billdelo@gmail.com; Brian Willette; Bill Kemp; Allen Sullivan; Eric Krenek  
**Subject:** Noise Concerns, Seating Capacity and traffic questions reference Polaris Point Amphitheater project (AR PUD 22-00062)

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Ms. Baxter,

Below is another web site that addresses the implications at various sound levels. The Team should find it useful if they are not acoustic engineers and are trying to assess community impact.

Mary Talbott

<https://www.iacacoustics.com/blog-full/comparative-examples-of-noise-levels.html>

## Baxter, Tamara

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**From:** N. TALBOTT <nmctal@msn.com>  
**Sent:** Saturday, June 18, 2022 5:56 PM  
**To:** Baxter, Tamara  
**Cc:** billdelo@gmail.com; Allen Sullivan; Brian Willette; Bill Kemp  
**Subject:** AR PUD 22-00062 Amphitheater Review Comments of 13 June 2022

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**Sent:** Saturday, June 18, 2022 7:33 AM  
**Subject:** AR PUD 22-00062 Amphitheater

Dear Ms. Baxter,

Thank you for your continued work on this project and for the Review Comments of 13 June 2002. I have several questions and comments for your consideration as this project moves forward.

1. Broad Project Input: The description of this project is no longer accurate as every indication from your comments on Page 2, 1.a.1 imply this is an 8,000 seat not 6,000 seat project. **That should be corrected in all future documents. Since early newspaper articles identified it as an 8,000-seat project, why did the applicant file a false and misleading application with respect to the seating capacity?**
- 2.
3. LSC Transportation Consultants, Inc letter dated 18 March 2022 indicates in the Currently-Proposed Land Use page 1, paragraph 2, that "The venue will host seasonal weekly concerts on Friday and Saturday nights June to September." On page 6 of the Review Comments, 13 June 2022, item 2 states, "The operational mitigation strategies outlined under the 'Operation Mitigation' section of the study should be included in the General Notes on the development plan coversheets. Consider reducing performance end times during weekdays (Monday through Thursday) to 10:30. In addition, the maximum number of performances during April and September should be noted." **Please have the applicant clearly state the intended days, times, and months of performances as there is conflicting information. If it is expected to change after the first year or in the future, please have it clearly stated in the application. Again, if the intent was to run the venue six days a week, the information given to LSC, and therefore planning and the public was inaccurate and misleading.** Beyond the obvious fact that Planning cannot have applicants file false applications, why does this matter? It matters because it may impact parking agreements. School starts in August in Colorado Springs and if Classical Academy's parking lot is taken by the venue during August and September, that means there can be no evening school activities of any kind at the school and that may not work for the school administration. Therefore, the applicant must develop additional parking plans. Moreover, the disruption to surrounding neighborhoods is greatly increased.
- 4.
5. The LSC document 18 March 2022, outlines numbers of anticipated vehicle trips. As noted earlier, this should be updated given the now 8,000 seat venue. Under the Vehicle Trips section, Shuttle Vehicle Trips - by Hour, LCS shows 22 Post-Event Departures per hour. The CoDot.gov website says the 40-foot

coach is the common type of bus used in large system. This vehicle holds 42 ambulatory passengers with two wheelchair tie downs provided. I did not see the number of passengers planned per shuttle in the applicants documents. Consider the following:

- a. 8000 at the venue
  - i. 1,000 exit to the parking garage
  - ii. 1,000 go to restaurants
  - iii. 2,000 choose to walk from the venue to Bass Pro, Classical Academy, Progressive or Compassion
  - iv. 4,000 ride the shuttles
- b. That leave 4,000 people to be shuttled. The LSC study anticipates 22 shuttle trips per hour. So, the plan is to move about 924 people every hour (22 trips x 42 people per trip). 4,000 divided by 924 is 4.33 or about 4 hours and 20 minutes to move everyone. People won't wait that long for any shuttle. Many more may walk as a result. **The developer should provide a realistic shuttle plan to move people after the venue. If the shuttles carry 50 people each trip and there are 22 trips per hour, the number of people moved increases to 1,100 per hour and it will take about 3 hours and 38 minutes to move everyone. Moreover, Planning's sentence on page 4, mid-page, paragraph "Remote parking is proposed... should be amended. As it stands, the last sentences read, "For this location, address vehicle and shuttle circulation out of the parking lot on to Voyager. Vehicle movement through the adjacent neighborhood is strongly discouraged." *Discouraged* is not sufficient. All returning shuttles should be required to head west when exiting on Sybilla from Progressive, turn south on Oracle Blvd. and east on Middle Creek Parkway to the light. All cars should be required to do likewise or head east on Sybilla, turning south onto Voyager. There is no light at Sybilla and Voyager, and it is difficult to see traffic coming over the hill. Since the venue is paying for uniformed security, someone should be directing all traffic at the Sybilla roundabout to prevent cars cutting through the adjacent Stonewater neighborhood.**

4. Fire danger: It is unclear if this will be a smoking or non-smoking venue or if there will be a smoking section. If it is a non-smoking venue and recognizing that about 12.4 percent of the Colorado adult population smokes (the only recent source I could find for this is the Truth Initiative.), one can reasonably assume that many smokers will light up as soon as they leave the venue. Here is where the estimates in item 3 again matter. Let us assume that 2,000 people walk to their vehicles as noted above. Without getting into a discussion of representative sample or small sample bias, one might estimate that about 248 people will be smokers in 2,000. They will walk on both sides of Spectrum Loop South and many areas are grass, scrub oak, bushes, and small trees. They turn south at Voyager and continue to Stout to enter Classical Academy. The walk on the west side of Voyager is bordered by more native vegetation exclusively, and as you pointed out, there are places without sidewalks. People then walk along Stout to the parking lots of Classical Academy. That walk on Stout is bordered by native vegetation on the south and on the north side by native grass. The people continuing on to Progressive's lots will pass more native vegetation. **What's my point?** We have had three fires in this area since 11 November 2021. On 11 November 2021, a grass fire broke out near northbound I-25 by Interquest in the median. On 12 December 2021 a wind-driven fire burned about 40 acres in one hour requiring the evacuation of Great Wolf Lodge, Hollywood Theaters and Colorado Mountain Brewery. On 22 April 2022, a fire caused by nearby welding and 17 acres burned, with 120 firefighters responding. The Farm was evacuated. My point is that there is an extensive amount of vegetation which will be dry as the summer progresses. To assume that everyone smoking will be careful extinguishing cigarettes is illogical. To assume that the wind will not blow any hot ash from cigarettes

into vegetation is illogical. The developer may not be the one who discards a cigarette carelessly, but he is responsible for setting up conditions that result in such actions. The timeline for shuttles identified in 3.b. above may underestimate the number of people walking to their cars because no one will wait in line for 2 or 3 hours to be shuttled back to a car. **Suggest you require the developer to provide a shuttle plan that can move 4,000 or 5,000 people in less than one hour or build more on-site parking.**

- 5.
6. Security: Since Red Rocks is often used as the example of what this venue aspires to, I looked at the security at Red Rocks. There is a clear list of permitted and prohibited items at the venue. Among the prohibited items are alcohol, marijuana, and illegal drugs; and weapons of any kind (guns, knives, chains, and studded and spiked jewelry). Guests and possessions are subject to inspection as a condition of admittance. **Will such security provisions be established at this venue? Will alcohol be sold on the premises?** There is no evidence that alcohol or drugs enhances judgment, so the risk as described in item 4 above may be exacerbated if people are intoxicated. **Given all the mass shootings in our country, has a security plan been submitted to prevent such occurrences?** Also related to parking is tailgating. **If the venue does not have alcohol, will tailgating be allowed in the off-site parking prior to concerts? If no, what measures will be in place to enforce such a rule?**

The old saying, the devil is in the details is still true. In addition to the questions posed in your 13 June 2022 review, it is hoped that the above questions can also be addressed.

Thank you.

Sincerely,  
Mary J. Talbott

## Baxter, Tamara

---

**From:** N. TALBOTT <nmctal@msn.com>  
**Sent:** Wednesday, September 14, 2022 8:18 AM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater Follow-up Questions and Requests

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Ms. Baxter and Mr. Roth:

The September 13, 2022, meeting was very informative, and I look forward to seeing the new documents submitted in response to the August 4, 2022, review letter and all the changes made to the plans for Sunset Amphitheater. The change to 50 person buses for shuttles is appreciated. As a result of the meeting, I would like to follow-up and request additional clarification on several points and make several requests.

1. When parking questions were asked, the response often included a restatement of the fact that for 8,000 people the city only requires 2,000 total spots. The revised parking graph was excellent, showing a total of 3,042 available spaces when the venue opens. The older estimate of projected cars from LSC Transportation was 1 car per 2.5 people or 3,200 cars for patrons and 22 spaces for 30 employees. The new estimate from Kimley-Horn is 2,400 spaces for patrons and 200 to 250 spaces for employees and security. First, if at least 2,650 spaces are not available for employees and patrons, will it be in writing to the city that ticket sales must be reduced? (That was mentioned on 9/13/2022.) Assuming for a moment that Kimley-Horn has underestimated the number of cars for patrons, recognizing there is an 800 car difference between the patron estimates, where will those extra cars park? Regardless of the city requirement, not having enough parking for every car will result in neighborhood and area business owner problems. The most likely places for people to park are the Polaris Point businesses, the shopping plaza across the street and the surrounding neighborhoods. Providing barriers for the neighborhoods was also mentioned by the presenters. Will the city allow that? How will this work? And what has to be done to obtain such barriers? How will this impact entry and egress to neighborhoods during these events? Who is the contact person (name and contact information) to bring this to fruition? Could Sunset assume the cost of the barriers?
- 2.
3. Venue rental: I do not recall reading in any of the documents that the parking agreements extend to venue renters. With a presidential election in 2024, this may be a prime location for political rallies. Will a renter's contract require the renter to obtain their own parking contracts? If not, where will it be written that Sunset parking contracts extend to renters? And if the aforementioned don't apply, where are people expected to park? Neighborhoods again become targets of opportunity for parking. A secondary but important concern is shuttle service during renter events. Will renters be required to provide and pay for shuttle services? Who will be responsible for clean-up of parking lots? If not, is there an assumption that people will walk to TCA and Compassion? Will renters be required to pay for additional off-duty CSPD for traffic control? Will renter contracts specify all of these items? Will you post a boiler-plate for a renter contract for citizen review?
- 4.

5. Access to the Stonewater neighborhood from Middle Creek: When venue patrons are going west on Middle Creek to park in the far west lot of Compassion, it may be very difficult to exit the Stonewater development and head east across two lanes of traffic. Conversely when venue patrons are going east on Middle Creek, it may be very difficult for Stonewater residents to turn east to merge into traffic. Could Sunset provide an off-duty police officer to stop traffic on Middle Creek to allow residents to leave the development during peak times? There is a light at Middle Creek and Voyager but not one at Sybilla and Voyager so egress will be limited via Sybilla.
- 6.
7. Middle Creek Parkway has been routinely patched since 2014 while I have lived here. The road is currently not in great condition. Adding about 1000 extra trips per concert (500 cars going down and back) or 50,000 to 60,000 trips (50 to 60 concerts x 1000 per the handout) will degrade this road substantially. The cost of redoing and then maintaining this road is not insubstantial. What is the plan to improve the overall quality of the road before the venue opens and to maintain it annually with the increased traffic.
5. Noise: A significant amount of time was spent showing and discussing sound mitigation. Since Stonewater is the second residential area south of the venue, the new apartments across the street on Spectrum Loop being the first, is it possible to measure sound reaching our neighborhood as well? As many people have said, we hear Taps and football game announcements from the Air Force Academy routinely. With the average wind speed in Colorado Springs, according to the National Weather Service for 2019, of 9.3 mph and the highest wind speed of 62 mph (highest gust speed of 96 mph), it is likely we will hear some of your concerts. LSTN in their measurement notes indicated their measurements with sound meters are made when wind is not more than 5 mph. So, I have to assume their measurements are probably underestimating the impact of sound.

Thank you for considering these requests and for an informative meeting.

Sincerely,  
Mary J. Talbott  
886 Pistol River Way  
Colorado Springs, CO 80921

## Baxter, Tamara

---

**From:** N. TALBOTT <nmctal@msn.com>  
**Sent:** Monday, June 27, 2022 4:20 PM  
**To:** Baxter, Tamara  
**Subject:** Fw: The impact of the amphitheater on TCA

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Here is Mr. Sojourner's response.  
Mary Talbott

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**From:** TCA Russ Sojourner <rsojourner@asd20.org>  
**Sent:** Monday, June 27, 2022 8:34 AM  
**To:** nmctal@msn.com <nmctal@msn.com>  
**Cc:** Talk2 TCABoard <talk2tcaboard@gmail.com>  
**Subject:** FW: The impact of the amphitheater on TCA

Dear Ms. Talbott,

Thank you for the note – forwarded to me by our Board of Directors' Secretary.

I appreciate you pointing out considerations regarding amphitheater parking requests and possible school disruptions. As with any rental request for our facilities, we always prioritize school events on a non-interference basis. Such will be the case with any parking lot requests, in that we won't consider renting our parking facilities if there are other school events going on at our North Campus at the time of a concert. Be assured then that we won't ever cancel school events because of an outside rental request for any of our facilities, and even if circumstances do allow a parking lot rental, we won't allow public access to our buildings/restrooms.

Thank you for reaching out, and please let me know if you have additional questions or concerns.

Respectfully,  
Russ Sojourner

*Russell Sojourner, PhD  
President, The Classical Academy (TCA)  
975 Stout Rd, Colo Spgs CO 80920  
719-488-6251*

----- Forwarded message -----

**From:** N. TALBOTT <[nmctal@msn.com](mailto:nmctal@msn.com)>  
**Date:** Sat, Jun 25, 2022 at 10:24 AM  
**Subject:** The impact of the amphitheater on TCA  
**To:** [talk2tcaboard@gmail.com](mailto:talk2tcaboard@gmail.com) <[talk2tcaboard@gmail.com](mailto:talk2tcaboard@gmail.com)>, [tcacontact@asd20.org](mailto:tcacontact@asd20.org) <[tcacontact@asd20.org](mailto:tcacontact@asd20.org)>

Dear Mr. Sojourner:

I am writing to you regarding the upcoming agreement you are considering for use of your parking facilities with the planned amphitheater. I live in the Stonewater neighborhood south of you. Attached below is a letter sent to Ms. Baxter of Planning and Development for your review and consideration. As you read the letter, you will see that there is some conflicting information in official documents regarding the days and months of operation of the proposed facility. Assuming Classical Academy's future summer events are similar to those planned for June 2022, I noted several school activities for which there would be no available parking should your parking spots be contracted to the amphitheater. On 24 June you have basketball from 4:30 PM to 7 PM; on 27 June you have basketball from 5 PM to 7 PM and 6 PM to 8 PM; on 28 June basketball is from 4 PM - 8 PM, 4:30 PM to 7 PM, and all school TNT is from 6 - 8 PM. If the concerts are only Friday and Saturday, then only the 24<sup>th</sup> basketball would have to be cancelled as concert parking starts at 5PM. If as the latest version of planning documents implies, concerts are up to six days per week, all these activities would have to cease as there would be no parking for student participants and parents. Moreover, though not stated anywhere, there would probably be a need for extra security with school doors unlocked for an activity and the potential for concert attendees to use your bathrooms and wander about. The extra security will be needed for the obvious reasons.

As you consider allowing the amphitheater to use your parking spaces, I would urge you to consider the disruption to school activities, students and parents and the extra security burden your organization will need to address.

Thank you.  
Mary J. Talbott

**Sent:** Saturday, June 18, 2022 7:33 AM  
**Subject:** AR PUD 22-00062 Amphitheater

Dear Ms. Baxter,

Thank you for your continued work on this project and for the Review Comments of 13 June 2002. I have several questions and comments for your consideration as this project moves forward.

1. Broad Project Input: The description of this project is no longer accurate as every indication from your comments on Page 2, 1.a.1 imply this is an 8,000 seat not 6,000 seat project. **That should be corrected in all future documents. Since early newspaper articles identified it as an 8,000-seat project, why did the applicant file a false and misleading application with respect to the seating capacity?**
- 2.
3. LSC Transportation Consultants, Inc letter dated 18 March 2022 indicates in the Currently-Proposed Land Use page 1, paragraph 2, that "The venue will host seasonal weekly concerts on Friday and Saturday nights June to September." On page 6 of the Review Comments, 13 June 2022, item 2 states, "The operational mitigation strategies outlined under the 'Operation Mitigation' section of the study should be included in the General Notes on the development plan coversheets. Consider reducing performance end times during weekdays (Monday through Thursday) to 10:30. In addition, the maximum number of performances during April and September should be noted." **Please have the applicant clearly state the intended days, times, and months of performances as there is conflicting information. If it is expected to change after the first year or in the future, please have it clearly stated in the application. Again, if the intent was to run the venue six days a week, the information given to LSC, and therefore planning and the public was inaccurate and misleading.** Beyond the obvious fact that Planning cannot have applicants file false applications, why does this matter? It

matters because it may impact parking agreements. School starts in August in Colorado Springs and if Classical Academy's parking lot is taken by the venue during August and September, that means there can be no evening school activities of any kind at the school and that may not work for the school administration. Therefore, the applicant must develop additional parking plans. Moreover, the disruption to surrounding neighborhoods is greatly increased.

4.

5. The LSC document 18 March 2022, outlines numbers of anticipated vehicle trips. As noted earlier, this should be updated given the now 8,000 seat venue. Under the Vehicle Trips section, Shuttle Vehicle Trips - by Hour, LCS shows 22 Post-Event Departures per hour. The CoDot.gov website says the 40-foot coach is the common type of bus used in large system. This vehicle holds 42 ambulatory passengers with two wheelchair tie downs provided. I did not see the number of passengers planned per shuttle in the applicants documents. Consider the following:

a. 8000 at the venue

i. 1,000 exit to the parking garage

ii. 1,000 go to restaurants

iii. 2,000 choose to walk from the venue to Bass Pro, Classical Academy, Progressive or Compassion

iv. 4,000 ride the shuttles

b. That leave 4,000 people to be shuttled. The LSC study anticipates 22 shuttle trips per hour. So, the plan is to move about 924 people every hour (22 trips x 42 people per trip). 4,000 divided by 924 is 4.33 or about 4 hours and 20 minutes to move everyone. People won't wait that long for any shuttle. Many more may walk as a result. **The developer should provide a realistic shuttle plan to move people after the venue. If the shuttles carry 50 people each trip and there are 22 trips per hour, the number of people moved increases to 1,100 per hour and it will take about 3 hours and 38 minutes to move everyone. Moreover, Planning's sentence on page 4, mid-page, paragraph "Remote parking is proposed... should be amended. As it stands, the last sentences read, "For this location, address vehicle and shuttle circulation out of the parking lot on to Voyager. Vehicle movement through the adjacent neighborhood is strongly discouraged." Discouraged is not sufficient. All returning shuttles should be required to head west when exiting on Sybilla from Progressive, turn south on Oracle Blvd. and east on Middle Creek Parkway to the light. All cars should be required to do likewise or head east on Sybilla, turning south onto Voyager. There is no light at Sybilla and Voyager, and it is difficult to see traffic coming over the hill. Since the venue is paying for uniformed security, someone should be directing all traffic at the Sybilla roundabout to prevent cars cutting through the adjacent Stonewater neighborhood.**

4. Fire danger: It is unclear if this will be a smoking or non-smoking venue or if there will be a smoking section. If it is a non-smoking venue and recognizing that about 12.4 percent of the Colorado adult population smokes (the only recent source I could find for this is the Truth Initiative.), one can reasonably assume that many smokers will light up as soon as they leave the venue. Here is where the estimates in item 3 again matter. Let us assume that 2,000 people walk to their vehicles as noted above. Without getting into a discussion of representative sample or small sample bias, one might estimate that about 248 people will be smokers in 2,000. They will walk on both sides of Spectrum Loop South and many areas are grass, scrub oak, bushes, and small trees. They turn south at Voyager and continue to Stout to enter Classical Academy. The walk on the west side of Voyager is bordered by more native vegetation exclusively, and as you pointed out, there are places without sidewalks. People then walk along Stout to the parking lots of Classical Academy. That walk on Stout is bordered by native vegetation on the south and on the north side by native grass. The people continuing on to

Progressive's lots will pass more native vegetation. **What's my point?** We have had three fires in this area since 11 November 2021. On 11 November 2021, a grass fire broke out near northbound I-25 by Interquest in the median. On 12 December 2021 a wind-driven fire burned about 40 acres in one hour requiring the evacuation of Great Wolf Lodge, Hollywood Theaters and Colorado Mountain Brewery. On 22 April 2022, a fire caused by nearby welding and 17 acres burned, with 120 firefighters responding. The Farm was evacuated. My point is that there is an extensive amount of vegetation which will be dry as the summer progresses. To assume that everyone smoking will be careful extinguishing cigarettes is illogical. To assume that the wind will not blow any hot ash from cigarettes into vegetation is illogical. The developer may not be the one who discards a cigarette carelessly, but he is responsible for setting up conditions that result in such actions. The timeline for shuttles identified in 3.b. above may underestimate the number of people walking to their cars because no one will wait in line for 2 or 3 hours to be shuttled back to a car. **Suggest you require the developer to provide a shuttle plan that can move 4,000 or 5,000 people in less than one hour or build more on-site parking.**

5.

6. Security: Since Red Rocks is often used as the example of what this venue aspires to, I looked at the security at Red Rocks. There is a clear list of permitted and prohibited items at the venue. Among the prohibited items are alcohol, marijuana, and illegal drugs; and weapons of any kind (guns, knives, chains, and studded and spiked jewelry). Guests and possessions are subject to inspection as a condition of admittance. **Will such security provisions be established at this venue? Will alcohol be sold on the premises?** There is no evidence that alcohol or drugs enhances judgment, so the risk as described in item 4 above may be exacerbated if people are intoxicated. **Given all the mass shootings in our country, has a security plan been submitted to prevent such occurrences?** Also related to parking is tailgating. **If the venue does not have alcohol, will tailgating be allowed in the off-site parking prior to concerts? If no, what measures will be in place to enforce such a rule?**

The old saying, the devil is in the details is still true. In addition to the questions posed in your 13 June 2022 review, it is hoped that the above questions can also be addressed.

Thank you.

Sincerely,  
Mary J. Talbott

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**SONYA WITTLER**  
BOARD SECRETARY  
[talk2tcaboard@gmail.com](mailto:talk2tcaboard@gmail.com)

**THE CLASSICAL ACADEMY • BOARD OF DIRECTORS**  
975 Stout Road, Colorado Springs, CO 80921 • [www.tcatitans.org](http://www.tcatitans.org)

## Baxter, Tamara

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**From:** N. TALBOTT <nmctal@msn.com>  
**Sent:** Sunday, July 24, 2022 4:33 PM  
**To:** Baxter, Tamara  
**Subject:** Polaris Point Amphitheater

**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 Ms. Baxter:

After reviewing the latest documents in AR PUD 22-00063, AR FP 22-00063 and AR NV 22-00480, I have the following comments and questions for your consideration in reviewing the application for the Polaris Point Amphitheater.

1. The parking contracts with the Compassion, Classical Academy and Discovery Canyon School seem to address the concerns of clean-up after each event, security on-site by CSPD, tailgating, weapons, alcohol and drugs. Additionally, there appear to be provisions for the schools to prevent use of their facility if it will interfere with school activities. If the developer performs as stated in the contracts, many issues appear to be resolved.
2. **Shuttle Service to and from the venue:** (Please see LSC Transportation Consultants, Inc., dated July 21, 2022)
  - a. Page 2, paragraph 1: It is indicated that for the first three years overflow parking is planned for the vacant parcel located east of the venue. There is no mention of how much parking will be accommodated there or the projected impact it will have on the off-site parking. This is important as it will determine the effectiveness of the shuttle plan, which presently seems inadequate.
  - b. **Discovery Canyon School as off-site parking:** This is the first mention in documents of using this site. Before reaching the school on Northgate Road, it is reasonable to assume that many attendees will park on the public streets of the Grey Hawk neighborhood about .5 miles away; the Flying Horse neighborhood along Diamond Rock Road and Old North Gate Road (Why park farther away and have to wait for a shuttle?); in the neighborhood to the north on Fox Run Circle; or the neighborhood to the south, Stonewater. Moreover, the businesses on the southeast corner of Northgate Blvd. will probably see their parking used by concert attendees driving away patrons who can't find spaces to park. Any parking scheme that results in attendees parking in neighborhoods to avoid delays leaving or long shuttle waits violates the spirit and substance of 7.2.102..."It is the intent and purpose of this Zoning Code (7.2.102) to protect property values, to preserve neighborhoods and to protect private property from adjacent nuisances such as noise, excessive traffic, incompatibility of uses, inappropriate design of buildings, and visual obstructions."
  - c. **Shuttle Plan is not a plan but a recipe for disaster for the neighborhoods with thousands of people forced to walk to their cars** (Reference the LSC document dated 7/21/22)
    - i. Page 2, paragraph 1 indicates the shuttles will be 24 passengers each.
    - ii. Bass Pro - two shuttles; Classical Academy - two shuttles; Compassion 1 (corner of Middle Creek and Voyager) and Compassion 2 (Blue Cross building at the west end of

Middle Creek - 5 shuttles; Discovery Canyon School - preliminary estimate of three shuttles .

iii. **How long will it take to move the people to each location?** (Note that the transportation consultants did not estimate the time for a shuttle round-trip to any of the location. Hence, some assumptions, which are very generous, have been made. When you read through the scenarios, it is clear this is a misguided plan that shifts the costs of the concert venue from the developer to the neighborhoods. **He wants to profit and the surrounding homeowners to pay.**

1. Bass Pro - 195 spaces with 487.5 (rounded to 488) people to be moved by two 24-person shuttles. If one assumes it only takes 15 minutes for a full round-trip, (loading, travel, unloading, and return to the starting point), then it will take 20 trips to move 488 people (488 divided by 24). If each shuttle can complete four round-trips per hour, then everyone can be moved within two hours and thirty minutes (2 hours and 30 minutes). No one will wait that long for transport. Even if they are willing to wait one hour, which is doubtful, **the assumption by the venue is that about 296 people will walk.**
2. Classical Academy - 473 spaces with 1,182.5 people (rounded to 1,183) and two 24-person shuttles. If one assumes it only takes 15 minutes for a full round-trip, (loading, travel, unloading, and return to the starting point), then it will take 49.2 (rounded to 49) trips to move 1,183 (1,183 divided by 24). If each shuttle can complete four trips per hour, eight trips per hour can be completed moving 192 people. To move 1,183 people will take 6.16 hours (1,183 divided by 192 = 6.16) or 6 hours and 10 minutes (.16 x 60 = 9.6 minutes). **Assuming again people will wait one hour, however unlikely, means that 991 people will walk to their cars.** They will walk almost a mile along Voyager into Stout to the parking lot or they might cut off Spectrum Loop behind the Classical Academy to the parking lot. All of this area is native grass, and any dropped cigarettes could spark a fire. Note also that the majority of the proposed parking at Classical Academy is in the native grass area (400 - 500 spaces). The diagram in their contract shows a proposed road from Classical to Spectrum Loop, but there is no date when that will be built. In summary, there will probably be lots of walkers to this lot which will decrease the shuttles needed but increase the hazards of falling, trash and fire.
3. Compassion International - Lots 1 (627 spaces and 1,567.5 people ((rounded to 1,568))) and 2 (537 spaces and 1,342.5 people ((rounded to 1,343))) - There will be 1,164 spaces between the two lots and a total of 2,910 people. If the round-trip time is assumed to be 20 minutes per complete trip, it will take 121.25 trips to move all the people (2,910 divided by 24). Five shuttles can each make three trips per hour or 15 total trips per hour thereby moving 360 people in an hour. To move 2,910 people will take 8.08 hours or 8 hours and five minutes. Again, assuming some people are willing to wait one hour, then 2,550 people will walk. **Think about having more than 2,500 people, some stoned, some drunk, some needing to use the bathroom cutting through a neighborhood.** Some people will choose to walk along Voyager, but many will travel the existing social trails between Progressive and Kratos or cut through the Stonewater neighborhood. Remember this will be after 10:30 PM or 11:30 PM. Egress from the Compassion 2 lot at the west end of Middle Creek will give attendees the opportunity to cut

through the neighborhood to the south on Secretariat Drive, The Farm, to avoid the congestion on Middle Creek and Voyager.

4. Discovery Canyon School - 1,063 spaces and 2,657.5 (rounded to 2,658) people. Three shuttles are planned at this time with an estimated round-trip of 20 minutes. Three shuttles making three trips per hour means nine trips per hour total. Nine shuttle trips can transport 216 people per hour. If people won't wait more than an hour that means 2,442 people are expected to walk along Northgate to Discovery Canyon School. **Think about having over 2,400 people dropping trash, making noise, using your development wall as the port-a-potty and parking on neighborhood streets on a regular, possibly a daily, basis because they can't get to and from the venue quicker.**
3. **Trash:** While the parking contracts appear to adequately address trash in the parking lots, there is no plan to clean up the routes people will undoubtedly walk getting to their cars. On a recent visit to Cheyenne Mountain Zoo, it was evident that even with garbage cans in the parking lot, people were throwing trash on the ground. There will be no trash cans along the routes to the parking. There will be no trash cans in the fields that people will cut across. There will be no trash cans out in the neighborhoods. But there will be a lot of trash. There is no written commitment to collect the trash left by well over 5,000 people as they walk to their cars. This is a cost of having a venue and not having on-site parking, and should be paid by the venue not taxpayers.
4. **Noise:** How much noise will over 2,400 people make walking east on Northgate? How much noise will 2,500 people make walking south on Voyager? The developer can speculate how much noise, but he can't say whether or not it will be disruptive to the neighborhoods. Regardless of language in the documents...it is expected that the venue will operate Thursday, Friday and Saturday, the Lots 1 Thru 5 & Tract A of Polaris Pointe South Filing 4, PUD Development Plan, Overall Site Plan clearly states this can be a seven-day operation from April to October (Reference General Notes below).
  - a. 33.1 Seasonal Use - The venue expects to be used the months of April to October. No environmental impacts would be expected when not in use.
  - b. 33.2 Frequency of use - The venue is expected to host performance no more than five days a week during its season. The most frequently booked days would be expected to be Wednesday through Sunday. **(Please note, that there is no prohibition against bookings seven days a week, just expected.)**
  - c. 33.3 Operating Hours
    - i. 34.3.1 Sunday through Thursday - Events would typically occur during the evening. Performances would typically begin between 7 - 8 PM. Sound check would begin after 3 PM. Performance would end not later than 10:30 PM.
    - ii. 34.3.2 Friday and Saturday - Events would typically occur during the afternoon and evening. Performance would typically begin between 3 - 8 PM. Sound check would begin after 12 PM. Performances would end not later than 11:30 PM.
5. **In summary, at the very best, the neighborhoods are stuck with thousands of people tramping through the neighborhoods only five days a week from April through October, making noise, littering, potentially vandalizing property, urinating, or setting fires with cigarettes.**

The only real solution to protect the neighborhoods and honor the spirit of Zoning Code 7.2.102 is to require the developer to put all the parking on-site, even if it means changing the future restaurant pads to a very large parking garage. The plans in place have no protections for the problems caused by the over 5,000 plus anticipated attendees walking to and from performances.

Sincerely,

Mary J. Talbott  
886 Pistol River Way  
Colorado Springs, CO 80921

## **Baxter, Tamara**

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**From:** Stephanie Taylor <stephanietaylor@earthlink.net>  
**Sent:** Tuesday, August 2, 2022 3:38 AM  
**To:** Baxter, Tamara  
**Cc:** spencer.soicher@krdo.com  
**Subject:** Sunset Ampitheater/AR PUD 22-00062

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AGAINST IT!

## Baxter, Tamara

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**From:** KTermain <kltermain@yahoo.com>  
**Sent:** Tuesday, July 26, 2022 12:48 AM  
**To:** Baxter, Tamara  
**Subject:** Amphitheater needs a different location

**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 Ms. Baxter:

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The parking contracts with the Compassion, Classical Academy and Discovery Canyon School seem to address the concerns of clean-up after each event, security on-site by CSPD, tailgating, weapons, alcohol and drugs. Additionally, there appear to be provisions for the schools to prevent use of their facility if it will interfere with school activities. If the developer performs as stated in the contracts, many issues appear to be resolved.

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34.3.1 Sunday through Thursday - Events would typically occur during the evening. Performances would typically begin between 7 - 8 PM. Sound check would begin after 3 PM. Performance would end not later than 10:30 PM.

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The only real solution to protect the neighborhoods and honor the spirit of Zoning Code 7.2.102 is to require the developer to put all the parking on-site, even if it means changing the future restaurant pads to a very large parking garage. The plans in place have no protections for the problems caused by the over 5,000 plus anticipated attendees walking to and from performances.

The plans in place do not fully consider the safety of our children. Inviting concert attendees with any potential dangerous background to park around our schools and neighborhoods is completely irresponsible. Many students walk home or wait for rides in the parking lots and will be exposed to 1,000s of concert attendees who are not part of our neighborhood and not committed to the safety and well being of our children. Many families will be forced to reconsider the independence and freedom of our children because of your reckless decision making. There are many other locations to build this venue where you wouldn't be wedging this sound factory in the middle of more than 10 peaceful and beautiful neighborhoods and 7 schools - 3 elementary, 2 middle schools, 2 high schools. Bedtime for half of this neighborhood population is 8pm. For the safety of our children, the beauty of our community, the sanity of potentially sleep deprived students and parents reconsider a better fit location for your venue immediately.

Sincerely,

Kary Termain - neighborhood resident, mother, elementary teacher

## Baxter, Tamara

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**From:** KTermain <kltermain@yahoo.com>  
**Sent:** Sunday, September 18, 2022 8:52 AM  
**To:** Baxter, Tamara; spencer.soicher@krdo.com  
**Subject:** SUNSET

**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!**

To: Baxter, Tamara  
Cc: [spencer.soicher@krdo.com](mailto:spencer.soicher@krdo.com)  
Subject: Sunset Amphitheater in Northgate, AR PUD [22-00062](#)

Hello,

Our family moved into a beautiful home in the Northgate area for several reasons 12 years ago. Great schools, safety, beautiful views of our peaceful mountains, amenities, nice neighborhoods to name a few. The Sunset Amphitheatre Does NOT fit in our area, and in fact would destroy the community many of us moved here for - the peaceful view of the mountains.

I am inspired to write to you this morning because last night we slept with our windows open. The crisp cool QUIET mountain air was amazing!!!!!! Please please do not allow a concert venue to ruin this. If there are concerts, our windows will be closed so we can sleep - but no more fresh air. Don't take that away from all of these families who lived here before the venue was built.

The constant evening noise will be an intrusive invasion in our home half of the year - constantly would be awful. We can hear every play of the TCA football field on the occasional friday night- (and I am positive Sunset will have a better sound system so we will hear their music) we can even hear taps being played from the Air Force Academy in the afternoon from time to time when the clouds are just so. I think that the mountains make an impact on our noise, I wonder if there is a study? I know hearing every concert at that volume, that close, with that sound system, will get traumatizing! Please DO NOT ruin our homes. We also don't know the language and values of the performers that will be filling our homes.

The potential traffic and concert goers parking in our neighborhood and shuttles backing up traffic will be beyond frustrating all summer. Our roads and traffic patterns were not designed for this 8000 person venue. I know this because of the traffic backups that happen for minimal events like daily school drop off at DCC and TCA, or even an AFA football game. I cant imagine traffic if there was a concert. Please do not approve Sunset Amphitheatre for the Northgate area.

Sincerely,

Kary and Aaron Termain

Try the top-rated email app

## Baxter, Tamara

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**From:** Mike Thrall <mike.thrall3@gmail.com>  
**Sent:** Sunday, July 24, 2022 12:04 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Ampitheater

**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'd just like to write to you and let you know that I am very much looking forward to the Sunset Amphitheater opening next year.

I am a huge live music fan and am looking forward to the biggest acts in music today performing in Colorado Springs, instead of having to fight traffic to see acts in Denver. Not only that, but I am going to apply to be an usher at the venue as soon as they begin taking applications.

Thank you for your time.  
Mike Thrall

## Baxter, Tamara

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**From:** Kathleen Troka <trokator@gmail.com>  
**Sent:** Thursday, July 28, 2022 4:01 PM  
**To:** Baxter, Tamara  
**Subject:** Fwd: Parking

**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!**

Ms. Baxter

Here is a letter I sent to our three principals at our school DCC and to the Superintendent of D20. We have been at DCC for 15 years and have lived on the north side of town for 30 years. We have seen developments wax and wane through the years. It is our belief that this theater is a horrible idea if there is not adequate parking available adjacent to the theater property. Please help keep our kids and our neighborhood safe from the developers lack of planning and foresight. No amount of money is worth their lack of safety.

Thank you  
Kathleen Troka

----- Forwa message -----

**From:** Kathleen Troka <[trokator@gmail.com](mailto:trokator@gmail.com)>  
**Date:** Thu, Jul 28, 2022 at 2:50 PM  
**Subject:** Parking  
**To:** Mario Romero <[mario.romero@asd20.org](mailto:mario.romero@asd20.org)>, Mark Wahlstrom <[mark.wahlstrom@asd20.org](mailto:mark.wahlstrom@asd20.org)>, Stephen Scott <[stephen.scott@asd20.org](mailto:stephen.scott@asd20.org)>, Tom Gregory <[tom.gregory@asd20.org](mailto:tom.gregory@asd20.org)>

As a DCC parent I wanted to voice my concerns and outrage that none of the parents were informed of this parking lot deal before it was put into print. I believe it is short sided of the school to not realize the inherent issues that will be encountered by allowing a music venue to use our parking lot. Safety is at the top of the list. Not sure if any of you have been to a concert but they are populated by drunk, stoned individuals that will bring those items in their cars. Since the recent passage of conceal carry legislation, they may also carry firearms in their vehicles. NONE of these items are legally allowed on school grounds. How will you keep them out? Who will pay for added security and trash pick up? Who will pay for the wear and tear on the lot? I'm not foolish enough to think these things will just be taken care of by the developers...we are currently paying increased hoa fees due to a developers lack of planning. If it's not it writing...it will never happen. Personally, I dont think the district or school should get into the parking lot business. It's a bad idea.

Kathleen Troka

## **Baxter, Tamara**

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**From:** Melanie Verce <melanieverce@icloud.com>  
**Sent:** Tuesday, August 2, 2022 12:13 PM  
**To:** Baxter, Tamara  
**Cc:** spencer.soicher@krdo.com  
**Subject:** Sunset...NO to the parking plan but not the venue concept.

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Dear Tamara ~

I believe very strongly in the rights of landowners. I also like the concept of the Sunset music venue in our neighborhood...and I live in Flying Horse, so this is not a NIMBY issue.

The issue is that the developer is trying to push his "lack of viable parking problem" on to the many people (tax payers and voters) and happy families in the surrounding neighborhoods. These people do not stand to profit from the many problems that will be caused by the current parking plan.

Yes, most people will leave in an orderly way but the problems caused by those who don't should not become the problems of the innocent...and not profiting...neighbors.

Enforcing the plan Mr. Roth has proposed should not become the burden of the taxpayers nor should those who do not follow his optimistic plan become the burden of the neighborhood.

PLEASE vote a big "NO" on the project in it's current parking plan form and send the developer back to the drawing board to find a viable parking plan. This one is just too far-reaching in social-problem costs to the neighbors and schools.

A good project stands on it's own two feet and does not need to burden entire neighborhoods with what would be ongoing problems in proposing far-flung ideas to try to solve the (insurmountable?) problem? Property values and TOO MANY people could be victims of this man's (lucrative) dream.

Melanie  
729.925.9293

## Baxter, Tamara

---

**From:** Melanie Verce <melanieverce@icloud.com>  
**Sent:** Tuesday, August 23, 2022 12:57 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Sunset Amphitheater Community "Town Hall" Meeting

**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!**

Hi Tamara ~

I am writing (again) with concern for our neighborhood (Flying Horse) about the proposed amphitheater. I like the vision Roth has for a concert venue in the Springs but just feel deeply that this is not the correct location with the parking, noise and traffic issues it will bring.

Some are under the impression that he already has approval...is that correct or are you still gathering information on it? Or is the parking issue the only thing he still needs to get approval on?

Thanks in advance for clarifying this for me.

Melanie

Melanie  
720.925.9293

On Aug 8, 2022, at 4:18 PM, Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:

You are receiving this email since you have expressed interest in the Sunset Amphitheater project.

The Applicant Team is hosting a "Town Hall" neighborhood meeting on Wednesday, August 17<sup>th</sup>, from 5:00 pm to 7:00 pm, at the Boot Barn Hall (13071 Bass Pro Dr).

City Planning Staff will be in attendance to address the entitlement process for this project.



**Tamara Baxter**  
**Senior Planner**  
Planning and Development – Land Use Review  
City of Colorado Springs  
Main Office: (719) 385-5905  
Direct: (719) 385-5621  
Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

[Planning & Community Development Home](#)

[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commssion and Downtown Review Board Meetings Location and Days Change](#)

**PLEASE NOTE:** I will be out of the office from Friday, July 29<sup>th</sup> and be returning Monday, August 8<sup>th</sup>. Please plan your submittals or resubmittals accordingly.

## **Baxter, Tamara**

---

**From:** MaryAmy & Dave Vivian <madvivan7@gmail.com>  
**Sent:** Wednesday, August 3, 2022 1:39 PM  
**To:** Baxter, Tamara  
**Subject:** Polaris Pointe

**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!**

We are emailing to protest the amphitheater at Polaris Pointe. It will be devastating for the surrounding neighborhoods.

The congestion of cars on Voyager & North Gate will be troublesome. The parking & safety on our residential streets will take its toll & the noise will be intolerable every night of the week.

Property values in our community may drop due to a decreased desire to reside in this area & because of continuous noise & added traffic.

Please put a stop to this project. Thank you.

MaryAmy & Dave Vivian  
1136 Spectrum Loop  
Colorado Springs, Co.  
702-858-0710

**Baxter, Tamara**

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**From:** MaryAmy & Dave Vivian <madvivan7@gmail.com>  
**Sent:** Thursday, September 22, 2022 9:56 AM  
**To:** Baxter, Tamara  
**Subject:** Amphitheater

**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!**

Why would Colorado Springs permit an 8000 seat, 3000 car amphitheater to be built so close to a residential neighborhood? On top of that, allow the amphitheater to face toward the residential area, not away from it?

Typical concerts generate 90-120 decibels of sound, which will be a huge annoyance to the residents exposed to the noise.

In addition to the noise, parking & safety will be a big problem for some of the planned events.

I hope that the city will re-consider this project & not allow it to be built so near a residential area.

David J. Vivian

## Baxter, Tamara

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**From:** Friedman, Samuel  
**Sent:** Monday, June 20, 2022 10:07 AM  
**To:** Baxter, Tamara  
**Subject:** FW:

Hey Tamara,

I know your out today, but here ya go for when you get back!

Warmest regards,

### Sam Friedman

Constituent and Outreach Program Coordinator  
City Council, City of Colorado Springs  
(719) 385-5480 office



---

**From:** Jim Wahl <jimwahl@pcisys.net>  
**Sent:** Sunday, June 19, 2022 8:11 AM  
**To:** Helms, Randy <Randy.Helms@coloradosprings.gov>  
**Subject:**

**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!**

Good Morning Councilman Helms,

I just wanted to reach out about the proposed 8000 seat amphitheater in our district. There seems to be a considerable amount of negative comments from my neighbors in the Stonewater HOA community. Parking issues, noise and traffic appear to be the hot topic issues.

I believe these issues are manageable and I welcome the proposed amphitheater. The area is a entertainment mecca! Top Golf, Overdrive, I Fly and Bass Pro are well established venues. I believe the amphitheater fits perfect with the area. Along with the new Air Force Academy Visitors Center.

My concern would be the additional costs and workloads for CSPD and CSFD.

I hope all these concerns can be worked out and the new amphitheater will continue as planned.

Thank You!

James Wahl  
897 Salmon Pond Way  
CSC 80921

## **Baxter, Tamara**

---

**From:** furtive\_watches05@icloud.com  
**Sent:** Monday, August 1, 2022 7:48 AM  
**To:** Baxter, Tamara  
**Cc:** spencer.soicher@krdo.com  
**Subject:** Re: planned amphitheater

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!

That developer is far from trustworthy. I gave a review of his concert venue once that he didn't like.

I have a Facebook profile that only friends can see. The developer googled me to find where I worked, and sent negative emails to my work place, acting like a disgruntled customer, in an attempt to get me in trouble. (We did a company-wide search, and he was not a customer at all).

Meanwhile, the planning of this is poor. Plus, the world arena and Pikes Peak Center can barely host concerts, the amphitheater will struggle being open less than half the year.

Thanks

## Baxter, Tamara

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**From:** Dave Weatherley < >  
**Sent:** Friday, October 7, 2022 8:16 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Polaris Pointe South Filing 4 (Sunset Amphitheater) resubmittal

**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!**

Hi Tamara,

So I've read through the traffic, noise, and POLARIS POINTE SOUTH FILING NO. 4 PUD DEVELOPMENT PLAN AND FINAL PLAT (THE SUNSET AMPHITHEATER) PROJECT STATEMENT documents. And as expected, doing so has done virtually nothing to assuage my numerous concerns.

### **The traffic report is overly simplistic, optimistic, and inaccurate because:**

- 1) It only considers intersections along Voyager Pkwy and completely ignores all other intersections that will be adversely affected by Sunset Amphitheater-generated traffic. For example, there is no mention whatsoever on how traffic on I-25, Powers, Interquest, Highway 83, or Northgate (other than the Northgate/Voyager) intersections will be affected. This goes to the point of my earlier email in that all of the traffic reports I've read this year for various projects only take into account an extremely limited, and obviously highly-targeted subsection of intersections and roads when, in fact, they will adversely affect traffic in areas far beyond the immediate vicinity. So, there needs to be a comprehensive traffic study for this entire part of COS that takes ALL existing and future development into account simultaneously.
- 2) It does not consider what will happen to traffic flow when the inevitable severe weather, traffic accident, or other emergency situation occurs. For example, what happens when an accident occurs on I-25 and shuts down in one or both directions? What happens to traffic on Voyager in a flash flooding situation which is known to occur and just occurred this summer? Fender-bender on Voyager? Auto/pedestrian accident? Wildfire?
- 3) Even the report shows that Levels of Service for several of the analyzed intersections will significantly degrade from where they are now to 2026 if the amphitheater is allowed to proceed. I don't see how this is acceptable even if an intersection (optimistically) degrades from an A to a "only" a C or D LOS. And, based on my experience living in COS, I suspect they will degrade much more than this report suggests because that's what always seems to happen.
- 4) This whole report was predicated on the assumption that amphitheater events will end at 10pm and that is clearly not what Notes Live has stated. They have said 11:30pm for Fridays and Saturdays and 10:30pm for other days. So it is invalid for this reason alone.
- 5) Just reading through this report makes my head spin when I try to visualize what the traffic will REALLY be like on event days - especially in the event of any unforeseen (yet entirely predictable) circumstances. With all the extra vehicle traffic, workarounds, one-off "fixes", traffic reconfigurations, signal reprogrammings, special traffic control requirements - combined with all of the unforeseen circumstances due to simple human nature - this entire traffic plan is a very expensive disaster waiting to happen. It is simply too complex not to be and doesn't take into account nearly as many factors as it should. And this is simply due to trying to fit a square peg (the venue) into a round hole (this location). It simply does not belong there and no amount of "force-fitting" it will change that fact.

### **The noise report is incomplete and vague because:**

1) It only shows the possible increase in noise level out to 3,500' from the stage. For example, I live in Flying Horse directly NE and uphill from the stage. Therefore, I am in direct line-of-hearing from the stage and several hundred feet higher in elevation than the proposed 28' sound wall. How, in any universe, will this barrier be able to prevent the noise from reaching my home? Answer: it can't and won't. As I mentioned in my first email to you, I can already clearly hear announcements and football game noise from the USAFA, which is significantly farther away than the Sunset will be. Not only that, but low frequency noise travels the farthest so instead of hearing actual music, we will be subjected to low-frequency thumping on a constant basis.

2) This report completely fails to take into account the prevailing wind direction which is usually SW-NE, NW-SE or W-E. This will make it much more likely that neighborhoods to the E, NE, or SE of the venue will experience noise levels higher than this report indicates.

3) This report, by its own admission, states that the Sunset Amphitheater will subject residents within 3,500' to noise levels HIGHER than the currently allowed standards of 55db and 50db (shown on page 3). According to the table on page 10, SPL levels of 66 dB and 60 dB will be generated for frequencies of 63Hz and 125Hz respectively. **And this is after mitigation!** That is simply unacceptable.

**In addition to just being extremely poorly written and confusing, the PROJECT STATEMENT contains several (at least) inaccuracies and contradictions. For example:**

1) Page 4 states "...the study finds that overall noise decibel levels will be 47 dB(A) at a representative distance of 3,500-feet to the northeast". Based on the noise report that I just referenced above, this is patently false! At this point, I can only assume this mistruth was intentional in order to deceive those responsible for approving this project in the hope that they will not read the noise report carefully enough.

2) Page 8 states "The traffic study found that for a sold out show, the venue will generate 2,370 on-site attendee vehicle trips and 3,200 ride-share trips". This is also false based on my quick read of the traffic study. There will be vastly fewer ride-share trips than attendee vehicle trips according to the traffic study. I believe the traffic study indicated 75% vehicle trips versus 25% ride-share trips.

3) Page 2 states "The venue will operate *likely* less than 300 days per year." Page 3 states "...that would sit vacant for *approximately* 300 days per year." Page 14 states "The amphitheater venue will operate *likely* less than 100 days per year." **Page 16 states "...that would sit vacant for *approximately* 265 days per year."** Page 18 states "This development, which will operate *likely* less than 100 days per year,..". Page 19 states "This venue will be used *likely* less than 100 days per year."

Not only are these statements inconsistent with each other and with what we've been told on different occasions, they are intentionally vague. So obviously, Notes Live has no real intention of abiding by these statements or they wouldn't use words like "likely" or "approximately" **every single time** they discuss the planned days of operation.

Therefore, Notes Live needs to be pinned down by the City of Colorado Springs to EXACTLY how many days AND during which months AND which hours that they WILL BE ALLOWED to operate. Or here's an idea... how about the City of COS tells Notes Live that "you are only permitted to operate from May through August on Thursday, Friday, or Saturday from 7-10:30pm". **In other words, stop allowing Notes Live to dictate their terms to the city because COS should be the ones dictating terms. This should not be a negotiation and Notes Live should not be allowed to use language that will allow them to weasel out of their commitments in the future. And this is CLEARLY what they are attempting to do.**

That's all I have time for now but I am 100% positive that there are many other issues with the latest submissions by Notes Live for this proposal. I can only hope that the planning department and city council goes through these

documents MUCH more closely than I have in my brief readings so far and takes the concerns of the voters extremely seriously.

Sincerely,

Dave Weatherley, Flying Horse

On Oct 7, 2022, at 2:45 PM, Dave Weatherley

wrote:

Good Afternoon,

Thank you Tamara, I will definitely research the latest plan. But before I do, I have the following extremely important concern...

All of the traffic and noise studies that I've read for the Sunset Amphitheater **and** for all of the other recent projects in this area of COS are, in my opinion, **deeply and fundamentally flawed**. Why? Because the City of COS cannot possibly know the **cumulative impact** of each proposal (whether already approved or still in the planning process) on traffic, noise, and quality of life without performing **comprehensive** studies that assume the ultimate approval of **each** individual proposal. These projects include but are not limited to the following:

- the King Soopers and other businesses at H83/Northgate Blvd
- the apartment proposal on Silversmith Road in Flying Horse adjacent to the Stone Creek assisted living facility
- the apartments recently approved at Spectrum Loop and Voyager
- the apartments under construction adjacent to Bass Pro
- the various other projects proposed for Polaris Pointe in the Spectrum Loop area
- the new USAFA visitor center and hotel
- the ultimate extension of Powers Blvd through Flying Horse

Based on recent history and the clear developer-friendly bias of the current COS government, it is obvious to me and everyone else that lives in this part of COS that every single one of these projects that hasn't already been approved, ultimately will be approved. The result will be an utter nightmare for all of us living anywhere near these projects and the current quality of life we enjoy will be destroyed. It has already gone significantly downhill in the 7 years I've lived in Flying Horse. Crime has noticeably and significantly increased, traffic has exploded, and traffic noise is becoming ridiculous - in my case, particularly from the speeding traffic on Northgate Blvd. I would be willing to bet it already exceeds environmental decibel standards and I intend to find out. Additionally, many previously beautiful vistas have been ruined by all of the multi-story storage units, apartments, office buildings, etc, that have been recently approved.

**Therefore, the City of COS absolutely needs to determine the worst-case cumulative traffic, noise, and quality of life impact of all of these projects taken together as a group and not rely solely on individual studies done for each project, proposal, or development (whether new, currently under-construction, or recently completed). I have yet to see such a comprehensive study but if such a study has actually been done, I would love to see it and would greatly appreciate any links you can provide.**

BTW.. I am not fundamentally against development but I believe it should be done with **sufficient** planning, resident input (ie. voting), zoning restrictions and infrastructure. Unfortunately, it is obvious that we currently have none of these. Worse yet, developers are ultimately allowed to get whatever they want rezoned and to build damn near whatever they want, wherever they want. JW Roth and the Sunset Amphitheater are a prime example of this and this

project must be stopped. We do not want this amphitheater (and never asked for it or voted for it), we do not need it, and Polaris Pointe is the worst possible location for it - **regardless of how the PUD is modified.**

Sincerely,

Dave Weatherley, Flying Horse

On Oct 6, 2022, at 3:09 PM, Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)> wrote:

Good Afternoon,

You are receiving this as you have expressed an interest in the Sunset Amphitheater project.

The City has received a resubmittal by the Applicant Team.

All documents on located on LDRS: [https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

The file #s associated with this project are as follows:

AR PUD 22-00062

AR NV 22-00480

AR NV 22-00481

AR FP 22-00063

Please let me know if you have any questions.

<image001.png>

**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

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[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commsision and Downtown Review Board Meetings Location and Days Change](#)

## Baxter, Tamara

---

**From:** Dave Weatherley >  
**Sent:** Friday, October 7, 2022 2:46 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Polaris Pointe South Filing 4 (Sunset Amphitheater) resubmittal

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<image001.png>

**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

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Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

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**UPDATE:** [Planning Commsision and Downtown Review Board Meetings Location and Days Change](#)

## Baxter, Tamara

---

**From:** Dave Weatherley < >  
**Sent:** Monday, August 8, 2022 11:38 PM  
**To:** Baxter, Tamara  
**Subject:** Polaris Point aka Sunset Amphitheater concerns

**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 Ms. Baxter,

I hope this letter finds you well.

I am a 47 year resident of Colorado Springs and a current resident of Flying Horse who is ***extremely concerned*** about the recent Polaris Point "Sunset" Amphitheater proposal. For reference, I live directly across the street from Discovery Canyon Campus (my property backs up to the southeast corner of the Northgate Blvd/Silverton Road intersection) and I and everyone in my immediate neighborhood would be adversely affected in numerous ways by this very poorly planned project.

There are many reasons for my extreme level of concern but I'll try to describe them as briefly as possible. Frankly, all of my objections should be blatantly obvious to everyone involved in the approval process and I am stunned that the current plan for this project has not been rejected already.

**The following list of concerns is not in order of importance or any other particular order and I consider them all equal in importance.**

1) This project seems to be nothing more than a blatant money-grab by yet another greedy Colorado Springs developer who does not care one iota about how his grandiose "plan" affects anyone in the affected neighborhoods. This amphitheater was not requested by the taxpayers and it certainly wasn't voted on by us. Instead, it is being shoved down our throats because one guy, JW Roth, evidently thinks he knows best what we need or want. Well, he may want his amphitheater (to line his own pockets), but we certainly do not "need" it. There are already plenty of great concert venues in Colorado Springs and the rest of Colorado.

2) Speaking strictly for myself, I was never even made aware of this project until I read about it on [Nextdoor.com](https://www.nextdoor.com). I received no official mailings or any other form of notification whatsoever. No hearings, no town halls, no Zoom meetings, no vote, nothing. I am definitely not alone in this though. And that is completely unacceptable for such a large project and one that has such an enormous potential to adversely affect our quality of life in so many ways. Truthfully, this entire proposal/project/plan, whatever it's officially called, reeks of corruption to, not only myself and my family, but also to every single one of the friends and neighbors with whom we've discussed it.

3) I'm a musician (amateur) myself and I've been to many concerts in my lifetime so I have nothing against live music venues in principal. However, I am also very aware of what goes on before, during, and after concerts of the magnitude planned for this amphitheater. For starters... drug use, excessive alcohol consumption, drunk driving, violence, littering, public urination, vandalism, loud noise/ disturbing the peace, traffic jams, and various other types of crime. Not a single one of these is something I want to invite into my neighborhood or the surrounding area. We already have way more than enough of this stuff going on thanks to the insane (I mean that literally) growth we continue to experience in this

part of COS. But, I can absolutely guarantee that if this venue is approved, there will be a significant, and possibly even massive, increase in these problems in every single one of the neighborhoods near the amphitheater.

4) As bad as the planned location of the venue is, the parking proposal for it is even worse. 800 parking spaces for 8,000 people?!? I can't even wrap my head around how anyone, particularly the COS planning department, thinks it's a good or even a marginally acceptable idea for an 8,000 person venue to not have adequate **onsite** parking but to, instead, scatter the parking throughout our neighborhoods. This so-called parking "plan" is simply laughable and is, by far, the worst developer proposal I have seen since I've lived in this city. Frankly, I find it impossible to believe that a government that is truly working for its citizenry could ever approve something like this in its current form.

5) So here are just a few of the many reasons why the parking "plan" is so bad..

a) Many concertgoers will totally ignore whatever parking restrictions/plans are put in place and will just park wherever they find a convenient space. This means they will be parking in our neighborhoods. Obviously, this is bad for the reasons I listed in item 3 above.

b) Many concertgoers will not want to wait for a shuttle to take them to or from a remote lot to the venue. This also means they will be parking in our neighborhoods. Again this is bad for the residents for the reasons I listed in item 3.

c) JW Roth claims that shuttles, each carrying up to 24 people, will be adequate to take concertgoers to and from the venue. This is absolute BS. Using the lot at DCC as an example... If one ignores the inevitable traffic jams and makes the overly optimistic assumption that it will only take 30 minutes to load a shuttle, travel the 2.6 miles to the venue, offload it, and travel back to DCC that means that the three planned DCC shuttles would be able to shuttle no more than 144 people per hour (2 full capacity roundtrips per shuttle per hour). If one then assumes 500 concertgoers park at DCC (only about 1/2 the lot capacity) with an average of only 2 people per car, that's 1000 people to shuttle - which would take nearly 7 hours to accomplish! Who is going to wait that long? They may as well just walk... which again is bad for residents for all the item 3 reasons.

d) JW Roth's ridiculous plan does not take into account all the other ongoing and future development in this part of town that will, all by itself, make traffic up here MUCH worse, regardless of whether not his amphitheater is allowed to be built. For example, the planned apartment complex in Flying Horse on Silversmith Road, the new King Soopers and other retail at H83/Northgate Blvd, or any of the other numerous large projects near Voyager, Northgate, or Interquest. So, Roth's amphitheater will make an already bad traffic situation many times worse.

e) JW Roth's lame attempt to justify his lack of a responsible and adequate parking plan by claiming his \$250,000 payments to District 20 are "for the kids" is beyond pathetic. Give me a break. It is nothing more than a desperate attempt to avoid paying for his own parking structure and appease the affected neighbors - such as myself. Furthermore, we already pay a LOT of money in taxes to District 20 and if D20 needs more funding, they should have to request through the usual ballot process - not through shady deals like the one they apparently were allowed to make with Roth. In fact, there ought to be a corruption investigation into this deal.

f) JW Roth claims there will be off-duty officers patrolling the remote parking sites. Really?! How many and for how long? Will they be there before, during and after every concert? Will they be patrolling the affected neighborhoods as well or just the parking lots? Since they will be off-duty, what will their enforcement capabilities actually be? Will they be police officers, sheriff deputies, or merely just security guards? Will there be enough of them to go around? How will normal law enforcement capabilities be affected whenever there's a concert? There are many questions about this aspect of the "plan" and the details in this regard are seriously lacking so far.

g) JW Roth's comparisons of his amphitheater to Red Rocks are flat-out ridiculous. There is no legitimate comparison whatsoever between the two locations. Most obviously, Red Rocks isn't smack dab in the middle of a bunch of nice (for

now at least) suburban neighborhoods that are already struggling to cope with explosive growth and an inadequate infrastructure to support said growth.

h) JW Roth's recent claim that he isn't planning an adequate onsite parking facility because it wouldn't get approved due to supposed environmental regulations is patently absurd and disingenuous. After all, what's the difference in environmental impact between an 8,000 person amphitheater and a multilevel parking garage? The answer is that the amphitheater probably has an even greater impact due to its larger footprint. Yet the amphitheater was apparently approved and still Roth has the temerity to claim that a parking garage wouldn't be approved?! That is either a flat-out lie or a transparent attempt to justify his failure to provide adequate onsite parking - because he doesn't want to spend the money on it. More likely, it's both and we can see through it.

6) Noise, noise, and more noise. This really should be self-explanatory. But in case it's not... I can already clearly hear the USAFA loudspeakers when they play the national anthem or make announcements and those speakers are roughly 4-5 miles away. I don't mind this actually because it's the military, it occurs only once or twice a day at most, AND I knew about it before I bought my property. Not so for this amphitheater. First of all, none of us had any idea a large concert venue would ever be built near us when we purchased our homes. Secondly, the venue will only be 2-2.5 miles away in my case (much closer for others) and will therefore be much louder. Thirdly, it will be loud for hours at a time and it will be occurring at least several days every week, during the evening when most people want to relax and/or sleep. Finally, even though many of us love music, much of it will consist of performances that we have absolutely no desire to hear. Ever. And certainly not while we're in our own homes or yards. And in those instances, it becomes noise, not music.

I could easily continue but this should give you a pretty good idea of the reasons why so many of the residents in this part of Colorado Springs are so opposed to the Polaris Point "Sunset" Amphitheater plan (at least as it currently stands) and why many of us feel that the City of Colorado Springs ignored our concerns yet again, in favor of yet another developer. And this is also why, for the very first time in 47 years, I am very seriously considering moving away from Colorado Springs for good.

Therefore, I strongly hope that everyone involved with the planning and approval process of this incredibly poorly planned project comes to their senses and, at minimum, demands that JW Roth put forth a realistic and satisfactory parking proposal. Ideally, he would be forced to find another location for his amphitheater altogether.

Sincerely,

David Weatherley

## Baxter, Tamara

---

**From:** Mark Wedo <cmwedo@comcast.net>  
**Sent:** Tuesday, July 12, 2022 3:36 PM  
**To:** Baxter, Tamara  
**Subject:** Support for Amplitheater

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Tamara,

I live near the Bass Pro Shop up North and my family and I are looking forward to the Sunset Amplitheater. One thing I think that they need to consider is parking, which I heard their would not be enough for everyone, so I think that should be a consideration in approving the build out. We want the Amplitheater, but they do need parking for it.

Thanks

Mark Wedo

## Baxter, Tamara

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Thanks

Mark Wedo

## **Baxter, Tamara**

---

**From:** Leah <leahanddanny@comcast.net>  
**Sent:** Monday, July 25, 2022 9:55 PM  
**To:** Baxter, Tamara  
**Subject:** Amphitheater venue parking

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 Ms. Baxter,

I am writing as a concerned citizen in regards to the recent information given about the parking situation for the proposed amphitheater in the north part of town. As a resident of the area, I am frustrated with the lack of accountability being given to the developer in regards to parking. How can 250 parking spots be near enough for an 8,000 person venue? I understand the parking is to be given to local schools and businesses, and the developer says this venue is 'all about the kids', but how can that be when their parking lots will be inundated by concert attendees, and not families of students for school events? The kids are the last concern here, only the money is. We have been aware of situations in the past where the city was adamant about fully supporting a new location's parking and the business couldn't build unless they could fully support their business with parking, yet when it's in the cities' best interest to make more money, parking is last on the list. The number of people who will look for off-site parking is equally as concerning, causing parking shortages for local businesses and neighborhoods to take the brunt of parking disturbances. This will be a horrible mess for property values as well. The city can contract and outsource with other businesses close by with larger parking facilities, but due to the long wait times and farther distances to shuttle these people, attendees will look elsewhere, you can't dismiss that fact. Yes, then concerts will be over by city ordinances, but what about the traffic and attendee noise of those leaving the concert in mass, and the neighborhoods that are left to deal with that? Correct me if I'm wrong, but the city seems to want to only make money, not care for the residents and the effect this will have on them. The developer should and needs to be held accountable for what he is building and provide the adequate parking for this venue, or it should not move forward. I would appreciate any town hall meeting information you may have in this matter, as I would love to let my neighborhood know how we can make our concerns heard.

Thank you for your consideration in this matter, Leah Wicks Northgate resident  
7193107433

## **Baxter, Tamara**

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**From:** Kathleen Wiles <kmwiles333@gmail.com>  
**Sent:** Thursday, July 28, 2022 5:53 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

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!

Hi there,

I am writing in regards to the proposed "Sunset Amphitheater".

I am a resident of the Northgate neighborhood, and I am VERY concerned about the proposed amphitheater. I think it is ludicrous to believe that people are going to park miles from the site and wait in lines to take shuttles to the amphitheater. Of course not! The surrounding neighborhoods and parking lots will be filled with concert-goers. Besides the noise and interruptions to "life" that this is going to cause, the traffic is going to be a nightmare. If JW Roth cannot build a parking structure, he should not be allowed to build the amphitheater. It is truly going to RUIN the Northgate area.

Kathleen Wiles

Sent from my iPad

## **Baxter, Tamara**

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**From:** Kathleen Wiles <kmwiles333@gmail.com>  
**Sent:** Tuesday, August 2, 2022 9:25 AM  
**To:** Baxter, Tamara  
**Subject:** Northgate

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!

As residents of the Northgate area, we are extremely disappointed with the developments that are taking place here.

First, we are concerned about the Sunset Amphitheater...specifically the lack of a parking structure...and the increased traffic along Voyager and North Gate as a result. Using the two local school parking lots is not a viable option...both of those lots are already a nightmare to enter/exit from. The developer needs to provide his own parking for his own venue. The traffic mess that this plan will generate is unthinkable.

Second, we are concerned about the proposed apartment complex on the corner of Voyager and Spectrum Loop, near the Greyhawk neighborhood. This proposed zone change would result in a new apartment complex nearly double the density of any apartment complex within a 3 mile radius. This will be the FOURTH apartment complex less than .5 miles from this intersection.

We do not need any more apartments! What we need and want is RETAIL and restaurants. We don't even have a neighborhood Walgreens or a pharmacy. We often find ourselves driving all the way to Barnes/Carefree for shopping.

It seems that the things that get built around here are dentists, apartments, and car washes. Please consider building some retail shopping.

Polaris Pointe was advertised to be an outdoor shopping area, but has turned into a goat screw. It's now a bunch of disjointed "fun" activity centers...trampoline jumping, IFly, race cars, golfing...my guess is that several of these will go out of business before long. They might be fun to visit once in a while or for a birthday party, but in these economic times, they are low on the list of importance.

We drive up to Castle Rock, and admire the Whole Foods area...it's a walkable shopping center with many shops and restaurants. Too bad that Polaris Pointe could not be something along those lines.

Thank you for reading about our concerns for the Northgate neighborhood.

Kathleen and Mike Wiles

Sent from my iPad

## **Baxter, Tamara**

---

**From:** Kathleen Wiles <kmwiles333@gmail.com>  
**Sent:** Thursday, August 4, 2022 2:57 PM  
**To:** Baxter, Tamara  
**Subject:** Question

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!

Hi there

I am writing to find out if a sign was posted for the public on the lot that is now designated to be the future amphitheatre.

It is my understanding that the signs are posted so that the community can voice their input.

We drive by that lot many times during the week, on our way to Magnum, and we have never noticed a sign. We always slow down and read the signs to find out about proposed changes.

We saw a public notice sign on the lot on which the new Taco Bell has been built...we also saw a sign on the lot for the future Dave and Buster's. However, we never saw a public notice sign on the amphitheater lot.

Also, was there a community town Hall meeting? If so, when and where was it held?

I understand that the owner, JW Roth, is holding his own meeting, but I suspect that will be slanted in his favor. I would like to hear from the city planners and city council.

Thank you for answering my questions,  
Kathleen and Mike Wiles

Sent from my iPad

## **Baxter, Tamara**

---

**From:** Kathleen Wiles <kmwiles333@gmail.com>  
**Sent:** Monday, August 8, 2022 1:19 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Question

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!

Good morning,  
Thank you for the reply.

I have a couple more quick questions regarding “community notification” of this project.

First, how many Northgate neighbors were in attendance at this Zoom meeting in February?

Second, could you tell me which neighbors specifically received the postcards? My friends in Greyhawk, Northgate Highlands, and Northgate Estates say that they did not receive any postcards.

I find it baffling that a project of this size and scope (which will affect all of the Northgate neighborhood...with noise, traffic, and parking issues) has gotten this far...to the point of JW Roth “preselling” tickets to this venue!

Thank you for your representation and for looking out for us here in the Northgate area.

Kathleen Wiles

Sent from my iPad

- > On Aug 8, 2022, at 10:37 AM, Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:
- >
- > Mr. and Mrs. Wiles,
- >
- > I wanted to response to you regarding posting of the property for the amphitheater project.
- >
- > Per City Code Section 7.5.902, Public Notice, the property was posted with three posters (two along Voyager and one adjacent to the site) when the formal application was submitted in January of this year.
- > Neighborhood meetings are options, however, with the scope of this project, planning staff required a neighborhood meeting which was held virtually (due to COVID protocols) in February 2022.
- > Notification (postcards) was sent out to property owners within 1000' of the project site. Also, CONO (Council of Neighbors & Organizations) was notified so that information could be sent to adjacent HOAs.

> With the recent variance requests, the same notification process took place with postcards and posters was followed (3 posters along Voyage and 1 at the site along Spectrum Loop).

> Notification was sent out last Friday, per City Code for the upcoming

> community meeting (neighborhood meeting) to be hosted by the Applicant

>

> A community meeting will be held on Wednesday, August 17th, at the Boot Barn Hall (13071 Bass Pro Dr) from 5pm to 7pm.

> Please let me know if you have any additional questions.

>

> Tamara Baxter

> Senior Planner

> Planning and Development – Land Use Review City of Colorado Springs

> Main Office: (719) 385-5905

> Direct: (719) 385-5621

> Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

>

> Links:

> [Planning & Community Development Home](#)

> [Look at Applications Online \(LDRS\)](#)

> [Pre-Application Meeting Request](#)

>

> •• Please consider the environment before printing this e-mail.

>

> UPDATE: Planning Commission and Downtown Review Board Meetings

> Location and Days Change

>

> PLEASE NOTE: I will be out of the office from Friday, July 29th and be returning Monday, August 8th. Please plan your submittals or resubmittals accordingly.

>

> -----Original Message-----

> From: Kathleen Wiles <[kmwiles333@gmail.com](mailto:kmwiles333@gmail.com)>

> Sent: Thursday, August 4, 2022 2:57 PM

> To: Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)>

> Subject: Question

>

> 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!

>

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> I understand that the owner, JW Roth, is holding his own meeting, but I suspect that will be slanted in his favor. I would like to hear from the city planners and city council.

>

> Thank you for answering my questions,

> Kathleen and Mike Wiles

>

>

> Sent from my iPad

## Baxter, Tamara

---

**From:** steve@willis.net  
**Sent:** Monday, August 29, 2022 8:46 PM  
**To:** Baxter, Tamara  
**Subject:** RE: Northgate Amphitheater, Noise Pollution Article

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Tamara,

Here are more articles about similar venues and their noise complaints:

Residents in Chula Vista say bands rocking Mattress Firm Amphitheatre can be heard across the city  
<https://www.10news.com/news/residents-complain-of-noise-from-mattress-firm-amphitheater>

Officials monitoring noise complaints from residents living near new Round Rock Amp venue  
<https://communityimpact.com/austin/round-rock/government/2022/04/11/officials-monitoring-noise-complaints-from-residents-living-near-new-round-rock-amp-venue/>

Turn it down: Concerts at new Round Rock venue are too loud, complaints say  
<https://www.kxan.com/news/local/williamson-county/turn-it-down-concerts-at-new-round-rock-venue-are-too-loud-complaints-say/>

Thank you.

---

**From:** steve@willis.net <steve@willis.net>  
**Sent:** Tuesday, August 9, 2022 7:45 PM  
**To:** 'tamara.baxter@coloradosprings.gov' <tamara.baxter@coloradosprings.gov>  
**Subject:** Northgate Amphitheater, Noise Pollution Article

Tamara,

Article for your reference, and Amphitheater venue in Gainesville, FL, big noise pollution problems: here is an excerpt and link to the article:

“ Good luck to homeowners trying to flee. The noise problem might be out of sight from potential home buyers but Realtors will be obligated to inform them about it. Even a greatly reduced asking price might not be enough to unload a house in a neighborhood regularly blasted by intrusive amplified outdoor events.

Now is the time to tell Gainesville commissioners, "You cannot do this to us." We must act before it's too late. “

<https://www.gainesville.com/story/opinion/columns/more-voices/2017/10/22/karen-orr-amphitheater-would-cause-neighborhood-noise-pollution/18182822007/>

Thank you,

Bettina Willis

## Baxter, Tamara

---

**From:** steve@willis.net  
**Sent:** Thursday, August 4, 2022 10:30 PM  
**To:** Baxter, Tamara  
**Subject:** Proposed Amphitheater in Northgate?

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Tamara, appreciate your willingness to hear us out:

The proposed Northgate Amphitheater appears to be an underhanded effort of a greedy developer to put a half-baked facility in the place of the originally designed shopping and retail areas in Northgate.

There is a growing opposition to this amongst the Northgate population that will be affected by this sneaky build. Everywhere we go in Northgate, there are business owners that are telling us that almost all of their clientele are opposed to this, but don't know what to do. We don't even know what phase this project is in because we, the residents that will be affected by this, have not been informed.

This facility is problematic for many reasons, the obvious ones being noise, traffic, and patrons wandering about in Northgate for parking (unnecessary congestion, and crime).

If an upscale amphitheater is to be built, it needs to have parking to support it. The assumption is that the local community will simply "absorb" the auto and person traffic is ridiculous. We are hearing one proposal that local high school parking lots will be used. That would be great if they were abandoned high schools, but they are not. It would be great if this was 1970 and schools totally shut down for the summer, but it is not. Modern high schools have activities going on almost every day, year-round. Check out the [csmleague.org](http://csmleague.org) calendar for The Classical Academy HS. You are going to have some drunk pot smoking concert goers in K-12 school parking lots. TCA has a forested area with a ravine in between the venue and the school that some would try to use as a short cut. Discovery Canyon is also a K-12 school with activities going on every day/night also. They also have parking and traffic challenges. Not going to be a good idea. Residents we have talked to do not want thousands of concert goers parking all over their neighborhoods (especially with the passage of an ordinance/law stating our streets are public parking lots instead of HOA controlled "no overnight parking" areas).

The noise study shows that areas will be affected out to 2.5 miles, that will cover about 5 different housing areas, and several apartment complexes. This type of venue should be part of a downtown revitalization effort, where housing is minimal, and people move there for the "night life" and excitement of a downtown area. People moved to Northgate as a master planned community that would not include a concert venue.

Crime will increase, period. What about safety? With concert goers parked all over the community, and the typical summer thunderstorm patterns, what are they supposed to do during the frequent severe lightning storms? Or fires like we experienced this past spring? All it takes is one cigarette to start a major fire. There is a heavily wooded area with wildlife to the south of the proposed venue. We can envision people frantically running around our area, running across the very dangerous Voyager Parkway, trying to get to their cars, or seek shelter at local businesses if they are even open. You are begging for a weather-related fatality. Maybe if the developer were a super genius, there would be a parking garage east of the venue to solve about a million of these issues, but we all know, that wouldn't "maximize their profits" at our community's expense.

Please inform us with FACTS about what is going on, why we weren't part of any impact study, and why the Northgate master plan is not being followed. I want my 19 years of Northgate homeowner's fees back. Move your venue to the old

dog track, or the former PPIR both with parking lots. That would help revitalize those areas, but wait, you will say “but that is too far for the Denver people.” My answer to that would be “BUILD IT IN DENVER” for their convenience.

We are hearing there will be an informational meeting held middle of this month but it is run by the developer, in one of the developer’s facilities. Do you think we are going to get an unbiased fact filled session out of that? You have got to be kidding me!

Thank you for listening to the concerns of 2 of many similar thinking residents.

## Baxter, Tamara

---

**From:** steve@willis.net  
**Sent:** Tuesday, August 9, 2022 7:45 PM  
**To:** Baxter, Tamara  
**Subject:** Northgate Amphitheater, Noise Pollution Article

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Now is the time to tell Gainesville commissioners, "You cannot do this to us." We must act before it's too late. “

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Thank you,

Bettina Willis

## Baxter, Tamara

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Thank you,

Bettina Willis

## **Baxter, Tamara**

---

**From:** Brian Willette <brian.willette@gmail.com>  
**Sent:** Thursday, April 21, 2022 5:30 AM  
**To:** Baxter, Tamara  
**Subject:** AR PUD 22-0062 noise and parking concerns

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!

Good morning Ms Baxter.

I've been a resident of Northgate Highlands for almost 20 years, and sit within a 1 mile radius of the newly planned outdoor amphitheater reference above and have obvious concerns about parking and noise considerations for those of us who live our lives and raise our families within the neighbors that will be dramatically impacted by this hastily planned entertainment venue.

I'd like to try and help ensure that strict guidance and enforcement are applied to the design, construction, and management of this venue's parking and noise impacts to the community they propose to operate within. Is there any opportunities for public review and comment available in the near future?

Thank you for your guidance,

Brian Willette  
13740 Cliffbush Terrace  
Colorado Springs, CO 80921

## **Baxter, Tamara**

---

**From:** Kathleen Winnick <kjwinnick@gmail.com>  
**Sent:** Thursday, August 4, 2022 9:24 AM  
**To:** Baxter, Tamara  
**Subject:** Fwd: Sunset Amphitheatre; AR PUD 22-00062

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Concerns:

- Consistent noise within a residential area;
- Huge lack of adequate parking for size of business/venue;
- Congested traffic in residential area;
- Increased pedestrian and automobile accidents within residential area;
- Potential increase in crimes against children;
- Decreased use/enjoyment of local schools;
- Higher potential for crimes and pollution within residential area;
- Reduced function/enjoyment of homes and families within residential area.

If the venue was the size of the Boot Barn, I would see no push back...but it most certainly is not. Do not allow this project to go forward at this neighborhood location. Allowing it will NOT protect the public. It will do the exact opposite; it will put the public at risk on so many levels.

The dog park off off Nevada is a better option all around.

Thank you for your consideration of our input.

## Baxter, Tamara

---

**From:** Kathleen Winnick <kjwinnick@gmail.com>  
**Sent:** Saturday, August 20, 2022 7:50 AM  
**To:** Baxter, Tamara  
**Subject:** Re: Sunset Amphitheater Neighborhood Meeting Rescheduled  
**Attachments:** image001.png

**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!**

This venue in a neighborhood area will be devastating for homeowners and will greatly impact enjoyment of their property/home life. There are many more appropriate venues; THE developer will not lose out on any potential revenue with an alternate location. However, HUNDREDS of Northgate residents will be adversely affected, NO DOUBT THERE. This proposed amphitheatre for residential Northgate is NOT in the best interest of the citizenry.

[https://www.gainesville.com/story/opinion/columns/more-voices/2017/10/22/karen-orr-amphitheater-would-cause-neighborhood-noise-pollution/18182822007/?embedded\\_webview=true](https://www.gainesville.com/story/opinion/columns/more-voices/2017/10/22/karen-orr-amphitheater-would-cause-neighborhood-noise-pollution/18182822007/?embedded_webview=true)

On Fri, Aug 12, 2022, 4:57 PM Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)> wrote:

The City of Colorado Springs Planning & Community Development Department received a request from the Notes Live team to postpone the neighborhood meeting for the Sunset Amphitheater scheduled on August 17<sup>th</sup>, 2022 at Boot Barn Hall at Bourbon Brothers.

The **meeting is rescheduled** to **Tuesday September 13<sup>th</sup> from 5 PM – 7 PM** and will be held at the Boot Barn Hall at Bourbon Brothers (13071 Bass Pro Dr).

Planning staff will continue to follow-up with you as new information is presented by the Applicant Team.



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

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[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commsision and Downtown Review Board Meetings Location and Days Change](#)

**PLEASE NOTE:** I will be out of the office from Friday, July 29<sup>th</sup> and be returning Monday, August 8<sup>th</sup>. Please plan your submittals or resubmittals accordingly.

## Baxter, Tamara

---

**From:** kjwinnick@gmail.com  
**Sent:** Sunday, September 18, 2022 11:02 AM  
**To:** Baxter, Tamara; catelynn.wintz@coloradosprings.gov; Helms, Randy; samuel.friedmana@coloradosprings.gov; Lobato, Elena; schoolboard@asd20.org  
**Subject:** Proposed Sunset Amphitheatre

**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!**

I am writing to voice my opinion on the placement of the proposed Sunset Amphitheater within the Northgate community. I believe the amphitheater will have an adverse and profound impact on all of Northgate. Northgate is a residential community with businesses sprinkled throughout to service and support it. Allowing an amphitheater to be built here would reduce the enjoyment of properties within the neighborhoods. We all work and raise families. We chose not to live downtown with increased traffic and noise but in a residential suburb instead. Homeowners expect the noise level in a residential area to cease at about 6pm each evening. As I understand it, the noise curfew would be at 10:30pm and 11:30pm which is NOT acceptable for a neighborhood as we need to be able to sleep (we work)! And the proposal of shuttling to offsite parking poses additional problems. How many shuttles will be running for how long before and after events? We understand the shuttle parking for this event amphitheater will be within Northgate so still more noise, more traffic congestion, more loss of enjoyment of property. Also, signs will do little to deter the public from parking within nearby subdivisions and barriers will not work as the residents need to be able to come and go from their subdivisions. I do not believe homeowners are allowed to put cones up in front of their houses to prevent parking there either (per the city). So continued loss of enjoyment of property and potential for trespassing and increased crime. To me this proposed amphitheater is a non-starter within a neighborhood community, period.

Notes Live needs to look to the old dog park off Nevada or another more appropriate locale other than a neighborhood community.

Just like the mining scar above northwest Colorado Springs reminds us of a bad decision, this amphitheater will not just be an eye sore but have repercussions on quality of life for all those who live in Northgate and for residential neighborhoods across Colorado Springs. Why do people move to Colorado Springs? For quality of home-family life. If this is reduced across the city by such a policy which decreases quality of life in the suburbs, why move here or stay here?

*Kathleen J. Winnick*

## **Baxter, Tamara**

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**From:** Andrew Wright <andrewwright@homemail.com>  
**Sent:** Monday, September 12, 2022 2:13 PM  
**To:** Baxter, Tamara  
**Subject:** Concerned Citizen - Sunset Amphitheater

**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!**

Hi Tamara,

I am writing to you as a concerned citizen as I have learned of the plans to build the Sunset Amphitheater off the Voyager exit and I-25. The proposed site would be approximately 1 mile from my front door from where me and my wife are trying to raise our small children. The developer has not proposed adequate parking plans, is not being transparent, nor showing any consideration for the negative impact this will have on families and their homes in the immediate area. This proposal is BAD for the surrounding community and I urge for your support and consideration.

Regards,

Andrew Wright

## Baxter, Tamara

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**From:** Cindi Zenkert-Strange <cmzenkertstrange@gmail.com>  
**Sent:** Monday, August 8, 2022 11:58 PM  
**To:** Baxter, Tamara  
**Cc:** Wintz, Katelynn A  
**Subject:** Proposed Sunset Amphitheater Project

**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 Ms. Baxter

As a resident of Flying Horse, I am very concerned about the impact that the proposed project will have on my neighborhood as well as those neighborhoods even closer to the proposed venue.

Noise pollution is a critical concern! Is the sound mitigation proposed by the developer adequate to protect surrounding neighborhoods from thumping base and crowd noise?

And of course, the parking plan seems woefully inadequate. Voyager is the primary artery my husband and I use to head west, south or north. Rather than having venue parking located at the amphitheater, right next to an I-25 exit, it is being strung out at multiple sites along Voyager, guaranteeing that at least 3 days a week (Fri-Sun), May-October, Voyager will be in gridlock from Interquest to Spectrum Loop and beyond. Further, the proposed shuttles are inadequate to transport 7000 people from the remote parking in a timely manner. Consequently, people will park their and walk...along

Voyager, where there are no sidewalks, or through neighborhoods, rather than wait an inordinate amount of time for a shuttle. To the developer, it matters naught...as long as tickets can be sold and concert-goers can find a place to leave their car and get to the venue by hook or by crook. While such accommodations might discourage an older crowd, it will not impede the largely younger crowd the developer hopes to attract.

We understand this land will be developed, and some will be unhappy with any "progress." But an amphitheater plopped down in the middle of a residential area, seems like an especially poor fit...especially when the developer is able to provide such limited on-site parking.

Thanks for logging this feedback.

Cindi Zenkert-Strange  
Flying Horse

## **Baxter, Tamara**

---

**From:** furtive\_watches05@icloud.com  
**Sent:** Monday, August 1, 2022 7:48 AM  
**To:** Baxter, Tamara  
**Cc:** spencer.soicher@krdo.com  
**Subject:** Re: planned amphitheater

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!

That developer is far from trustworthy. I gave a review of his concert venue once that he didn't like.

I have a Facebook profile that only friends can see. The developer googled me to find where I worked, and sent negative emails to my work place, acting like a disgruntled customer, in an attempt to get me in trouble. (We did a company-wide search, and he was not a customer at all).

Meanwhile, the planning of this is poor. Plus, the world arena and Pikes Peak Center can barely host concerts, the amphitheater will struggle being open less than half the year.

Thanks

## Baxter, Tamara

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**From:** Dave Weatherley  
**Sent:** Friday, October 7, 2022 8:16 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Polaris Pointe South Filing 4 (Sunset Amphitheater) resubmittal

**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!**

Hi Tamara,

So I've read through the traffic, noise, and POLARIS POINTE SOUTH FILING NO. 4 PUD DEVELOPMENT PLAN AND FINAL PLAT (THE SUNSET AMPHITHEATER) PROJECT STATEMENT documents. And as expected, doing so has done virtually nothing to assuage my numerous concerns.

### **The traffic report is overly simplistic, optimistic, and inaccurate because:**

- 1) It only considers intersections along Voyager Pkwy and completely ignores all other intersections that will be adversely affected by Sunset Amphitheater-generated traffic. For example, there is no mention whatsoever on how traffic on I-25, Powers, Interquest, Highway 83, or Northgate (other than the Northgate/Voyager) intersections will be affected. This goes to the point of my earlier email in that all of the traffic reports I've read this year for various projects only take into account an extremely limited, and obviously highly-targeted subsection of intersections and roads when, in fact, they will adversely affect traffic in areas far beyond the immediate vicinity. So, there needs to be a comprehensive traffic study for this entire part of COS that takes ALL existing and future development into account simultaneously.
- 2) It does not consider what will happen to traffic flow when the inevitable severe weather, traffic accident, or other emergency situation occurs. For example, what happens when an accident occurs on I-25 and shuts down in one or both directions? What happens to traffic on Voyager in a flash flooding situation which is known to occur and just occurred this summer? Fender-bender on Voyager? Auto/pedestrian accident? Wildfire?
- 3) Even the report shows that Levels of Service for several of the analyzed intersections will significantly degrade from where they are now to 2026 if the amphitheater is allowed to proceed. I don't see how this is acceptable even if an intersection (optimistically) degrades from an A to a "only" a C or D LOS. And, based on my experience living in COS, I suspect they will degrade much more than this report suggests because that's what always seems to happen.
- 4) This whole report was predicated on the assumption that amphitheater events will end at 10pm and that is clearly not what Notes Live has stated. They have said 11:30pm for Fridays and Saturdays and 10:30pm for other days. So it is invalid for this reason alone.
- 5) Just reading through this report makes my head spin when I try to visualize what the traffic will REALLY be like on event days - especially in the event of any unforeseen (yet entirely predictable) circumstances. With all the extra vehicle traffic, workarounds, one-off "fixes", traffic reconfigurations, signal reprogrammings, special traffic control requirements - combined with all of the unforeseen circumstances due to simple human nature - this entire traffic plan is a very expensive disaster waiting to happen. It is simply too complex not to be and doesn't take into account nearly as many factors as it should. And this is simply due to trying to fit a square peg (the venue) into a round hole (this location). It simply does not belong there and no amount of "force-fitting" it will change that fact.

### **The noise report is incomplete and vague because:**

1) It only shows the possible increase in noise level out to 3,500' from the stage. For example, I live in Flying Horse directly NE and uphill from the stage. Therefore, I am in direct line-of-hearing from the stage and several hundred feet higher in elevation than the proposed 28' sound wall. How, in any universe, will this barrier be able to prevent the noise from reaching my home? Answer: it can't and won't. As I mentioned in my first email to you, I can already clearly hear announcements and football game noise from the USAFA, which is significantly farther away than the Sunset will be. Not only that, but low frequency noise travels the farthest so instead of hearing acutal music, we will be subjected to low-frequency thumping on a constant basis.

2) This report completely fails to take into account the prevailing wind direction which is usually SW-NE, NW-SE or W-E. This will make it much more likely that neighborhoods to the E, NE, or SE of the venue will experience noise leverls higher than this report indicates.

3) This report, by its own admission, states that the Sunset Amphitheater will subject residents within 3,500' to noise levels HIGHER than the currently allowed standards of 55db and 50db (shown on page 3). According to the table on page 10, SPL levels of 66 dB and 60 dB will be generated for frequencies of 63Hz and 125Hz respectively. **And this is after mitigation!** That is simply unacceptable.

**In addition to just being extremely poorly written and confusing, the PROJECT STATEMENT contains several (at least) inaccuracies and contradictions. For example:**

1) Page 4 states "...the study finds that overall noise decibel levels will be 47 dB(A) at a representative distance of 3,500-feet to the northeast". Based on the noise report that I just referenced above, this is patently false! At this point, I can only assume this mistruth was intentional in order to deceive those responsible for approving this project in the hope that they will not read the noise report carefully enough.

2) Page 8 states "The traffic study found that for a sold out show, the venue will generate 2,370 on-site attendee vehicle trips and 3,200 ride-share trips". This is also false based on my quick read of the traffic study. There will be vastly fewer ride-share trips than attendee vehicle trips according to the traffic study. I believe the traffic study indicated 75% vehicle trips versus 25% ride-share trips.

3) Page 2 states "The venue will operate *likely* less than 300 days per year." Page 3 states "...that would sit vacant for *approximately* 300 days per year." Page 14 states "The amphitheater venue will operate *likely* less than 100 days per year." **Page 16 states "...that would sit vacant for *approximately* 265 days per year."** Page 18 states "This development, which will operate *likely* less than 100 days per year,..". Page 19 states "This venue will be used *likely* less than 100 days per year."

Not only are these statements inconsistent with each other and with what we've been told on different occasions, they are intentionally vague. So obviously, Notes Live has no real intention of abiding by these statements or they wouldn't use words like "likely" or "approximately" **every single time** they discuss the planned days of operation.

Therefore, Notes Live needs to be pinned down by the City of Colorado Springs to EXACTLY how many days AND during which months AND which hours that they WILL BE ALLOWED to operate. Or here's an idea... how about the City of COS tells Notes Live that "you are only permitted to operate from May through August on Thursday, Friday, or Saturday from 7-10:30pm". **In other words, stop allowing Notes Live to dictate their terms to the city because COS should be the ones dictating terms. This should not be a negotiation and Notes Live should not be allowed to use language that will allow them to weasel out of their commitments in the future. And this is CLEARLY what they are attempting to do.**

That's all I have time for now but I am 100% positive that there are many other issues with the latest submissions by Notes Live for this proposal. I can only hope that the planning department and city council goes through these

documents MUCH more closely than I have in my brief readings so far and takes the concerns of the voters extremely seriously.

Sincerely,

Dave Weatherley, Flying Horse

On Oct 7, 2022, at 2:45 PM, Dave Weatherley

wrote:

Good Afternoon,

Thank you Tamara, I will definitely research the latest plan. But before I do, I have the following extremely important concern...

All of the traffic and noise studies that I've read for the Sunset Amphitheater **and** for all of the other recent projects in this area of COS are, in my opinion, **deeply and fundamentally flawed**. Why? Because the City of COS cannot possibly know the **cumulative impact** of each proposal (whether already approved or still in the planning process) on traffic, noise, and quality of life without performing **comprehensive** studies that assume the ultimate approval of **each** individual proposal. These projects include but are not limited to the following:

- the King Soopers and other businesses at H83/Northgate Blvd
- the apartment proposal on Silversmith Road in Flying Horse adjacent to the Stone Creek assisted living facility
- the apartments recently approved at Spectrum Loop and Voyager
- the apartments under construction adjacent to Bass Pro
- the various other projects proposed for Polaris Pointe in the Spectrum Loop area
- the new USAFA visitor center and hotel
- the ultimate extension of Powers Blvd through Flying Horse

Based on recent history and the clear developer-friendly bias of the current COS government, it is obvious to me and everyone else that lives in this part of COS that every single one of these projects that hasn't already been approved, ultimately will be approved. The result will be an utter nightmare for all of us living anywhere near these projects and the current quality of life we enjoy will be destroyed. It has already gone significantly downhill in the 7 years I've lived in Flying Horse. Crime has noticeably and significantly increased, traffic has exploded, and traffic noise is becoming ridiculous - in my case, particularly from the speeding traffic on Northgate Blvd. I would be willing to bet it already exceeds environmental decibel standards and I intend to find out. Additionally, many previously beautiful vistas have been ruined by all of the multi-story storage units, apartments, office buildings, etc, that have been recently approved.

**Therefore, the City of COS absolutely needs to determine the worst-case cumulative traffic, noise, and quality of life impact of all of these projects taken together as a group and not rely solely on individual studies done for each project, proposal, or development (whether new, currently under-construction, or recently completed). I have yet to see such a comprehensive study but if such a study has actually been done, I would love to see it and would greatly appreciate any links you can provide.**

BTW.. I am not fundamentally against development but I believe it should be done with **sufficient** planning, resident input (ie. voting), zoning restrictions and infrastructure. Unfortunately, it is obvious that we currently have none of these. Worse yet, developers are ultimately allowed to get whatever they want rezoned and to build damn near whatever they want, wherever they want. JW Roth and the Sunset Amphitheater are a prime example of this and this

project must be stopped. We do not want this amphitheater (and never asked for it or voted for it), we do not need it, and Polaris Pointe is the worst possible location for it - **regardless of how the PUD is modified.**

Sincerely,

Dave Weatherley, Flying Horse

On Oct 6, 2022, at 3:09 PM, Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)> wrote:

Good Afternoon,

You are receiving this as you have expressed an interest in the Sunset Amphitheater project.

The City has received a resubmittal by the Applicant Team.

All documents on located on LDRS: [https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

The file #s associated with this project are as follows:

AR PUD 22-00062

AR NV 22-00480

AR NV 22-00481

AR FP 22-00063

Please let me know if you have any questions.

<image001.png>

**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

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 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commsision and Downtown Review Board Meetings Location and Days Change](#)

## Baxter, Tamara

---

**From:** Dave Weatherley < >  
**Sent:** Friday, October 7, 2022 2:46 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Polaris Pointe South Filing 4 (Sunset Amphitheater) resubmittal

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The file #s associated with this project are as follows:

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Please let me know if you have any questions.

<image001.png>

**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

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**UPDATE:** [Planning Commsision and Downtown Review Board Meetings Location and Days Change](#)

## Baxter, Tamara

---

**From:** Dave Weatherley  
**Sent:** Monday, August 8, 2022 11:38 PM  
**To:** Baxter, Tamara  
**Subject:** Polaris Point aka Sunset Amphitheater concerns

**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 Ms. Baxter,

I hope this letter finds you well.

I am a 47 year resident of Colorado Springs and a current resident of Flying Horse who is ***extremely concerned*** about the recent Polaris Point "Sunset" Amphitheater proposal. For reference, I live directly across the street from Discovery Canyon Campus (my property backs up to the southeast corner of the Northgate Blvd/Silverton Road intersection) and I and everyone in my immediate neighborhood would be adversely affected in numerous ways by this very poorly planned project.

There are many reasons for my extreme level of concern but I'll try to describe them as briefly as possible. Frankly, all of my objections should be blatantly obvious to everyone involved in the approval process and I am stunned that the current plan for this project has not been rejected already.

**The following list of concerns is not in order of importance or any other particular order and I consider them all equal in importance.**

1) This project seems to be nothing more than a blatant money-grab by yet another greedy Colorado Springs developer who does not care one iota about how his grandiose "plan" affects anyone in the affected neighborhoods. This amphitheater was not requested by the taxpayers and it certainly wasn't voted on by us. Instead, it is being shoved down our throats because one guy, JW Roth, evidently thinks he knows best what we need or want. Well, he may want his amphitheater (to line his own pockets), but we certainly do not "need" it. There are already plenty of great concert venues in Colorado Springs and the rest of Colorado.

2) Speaking strictly for myself, I was never even made aware of this project until I read about it on [Nextdoor.com](https://www.nextdoor.com). I received no official mailings or any other form of notification whatsoever. No hearings, no town halls, no Zoom meetings, no vote, nothing. I am definitely not alone in this though. And that is completely unacceptable for such a large project and one that has such an enormous potential to adversely affect our quality of life in so many ways. Truthfully, this entire proposal/project/plan, whatever it's officially called, reeks of corruption to, not only myself and my family, but also to every single one of the friends and neighbors with whom we've discussed it.

3) I'm a musician (amateur) myself and I've been to many concerts in my lifetime so I have nothing against live music venues in principal. However, I am also very aware of what goes on before, during, and after concerts of the magnitude planned for this amphitheater. For starters... drug use, excessive alcohol consumption, drunk driving, violence, littering, public urination, vandalism, loud noise/ disturbing the peace, traffic jams, and various other types of crime. Not a single one of these is something I want to invite into my neighborhood or the surrounding area. We already have way more than enough of this stuff going on thanks to the insane (I mean that literally) growth we continue to experience in this

part of COS. But, I can absolutely guarantee that if this venue is approved, there will be a significant, and possibly even massive, increase in these problems in every single one of the neighborhoods near the amphitheater.

4) As bad as the planned location of the venue is, the parking proposal for it is even worse. 800 parking spaces for 8,000 people?!? I can't even wrap my head around how anyone, particularly the COS planning department, thinks it's a good or even a marginally acceptable idea for an 8,000 person venue to not have adequate **onsite** parking but to, instead, scatter the parking throughout our neighborhoods. This so-called parking "plan" is simply laughable and is, by far, the worst developer proposal I have seen since I've lived in this city. Frankly, I find it impossible to believe that a government that is truly working for its citizenry could ever approve something like this in its current form.

5) So here are just a few of the many reasons why the parking "plan" is so bad..

a) Many concertgoers will totally ignore whatever parking restrictions/plans are put in place and will just park wherever they find a convenient space. This means they will be parking in our neighborhoods. Obviously, this is bad for the reasons I listed in item 3 above.

b) Many concertgoers will not want to wait for a shuttle to take them to or from a remote lot to the venue. This also means they will be parking in our neighborhoods. Again this is bad for the residents for the reasons I listed in item 3.

c) JW Roth claims that shuttles, each carrying up to 24 people, will be adequate to take concertgoers to and from the venue. This is absolute BS. Using the lot at DCC as an example... If one ignores the inevitable traffic jams and makes the overly optimistic assumption that it will only take 30 minutes to load a shuttle, travel the 2.6 miles to the venue, offload it, and travel back to DCC that means that the three planned DCC shuttles would be able to shuttle no more than 144 people per hour (2 full capacity roundtrips per shuttle per hour). If one then assumes 500 concertgoers park at DCC (only about 1/2 the lot capacity) with an average of only 2 people per car, that's 1000 people to shuttle - which would take nearly 7 hours to accomplish! Who is going to wait that long? They may as well just walk... which again is bad for residents for all the item 3 reasons.

d) JW Roth's ridiculous plan does not take into account all the other ongoing and future development in this part of town that will, all by itself, make traffic up here MUCH worse, regardless of whether not his amphitheater is allowed to be built. For example, the planned apartment complex in Flying Horse on Silversmith Road, the new King Soopers and other retail at H83/Northgate Blvd, or any of the other numerous large projects near Voyager, Northgate, or Interquest. So, Roth's amphitheater will make an already bad traffic situation many times worse.

e) JW Roth's lame attempt to justify his lack of a responsible and adequate parking plan by claiming his \$250,000 payments to District 20 are "for the kids" is beyond pathetic. Give me a break. It is nothing more than a desperate attempt to avoid paying for his own parking structure and appease the affected neighbors - such as myself. Furthermore, we already pay a LOT of money in taxes to District 20 and if D20 needs more funding, they should have to request through the usual ballot process - not through shady deals like the one they apparently were allowed to make with Roth. In fact, there ought to be a corruption investigation into this deal.

f) JW Roth claims there will be off-duty officers patrolling the remote parking sites. Really?! How many and for how long? Will they be there before, during and after every concert? Will they be patrolling the affected neighborhoods as well or just the parking lots? Since they will be off-duty, what will their enforcement capabilities actually be? Will they be police officers, sheriff deputies, or merely just security guards? Will there be enough of them to go around? How will normal law enforcement capabilities be affected whenever there's a concert? There are many questions about this aspect of the "plan" and the details in this regard are seriously lacking so far.

g) JW Roth's comparisons of his amphitheater to Red Rocks are flat-out ridiculous. There is no legitimate comparison whatsoever between the two locations. Most obviously, Red Rocks isn't smack dab in the middle of a bunch of nice (for

now at least) suburban neighborhoods that are already struggling to cope with explosive growth and an inadequate infrastructure to support said growth.

h) JW Roth's recent claim that he isn't planning an adequate onsite parking facility because it wouldn't get approved due to supposed environmental regulations is patently absurd and disingenuous. After all, what's the difference in environmental impact between an 8,000 person amphitheater and a multilevel parking garage? The answer is that the amphitheater probably has an even greater impact due to its larger footprint. Yet the amphitheater was apparently approved and still Roth has the temerity to claim that a parking garage wouldn't be approved?! That is either a flat-out lie or a transparent attempt to justify his failure to provide adequate onsite parking - because he doesn't want to spend the money on it. More likely, it's both and we can see through it.

6) Noise, noise, and more noise. This really should be self-explanatory. But in case it's not... I can already clearly hear the USAFA loudspeakers when they play the national anthem or make announcements and those speakers are roughly 4-5 miles away. I don't mind this actually because it's the military, it occurs only once or twice a day at most, AND I knew about it before I bought my property. Not so for this amphitheater. First of all, none of us had any idea a large concert venue would ever be built near us when we purchased our homes. Secondly, the venue will only be 2-2.5 miles away in my case (much closer for others) and will therefore be much louder. Thirdly, it will be loud for hours at a time and it will be occurring at least several days every week, during the evening when most people want to relax and/or sleep. Finally, even though many of us love music, much of it will consist of performances that we have absolutely no desire to hear. Ever. And certainly not while we're in our own homes or yards. And in those instances, it becomes noise, not music.

I could easily continue but this should give you a pretty good idea of the reasons why so many of the residents in this part of Colorado Springs are so opposed to the Polaris Point "Sunset" Amphitheater plan (at least as it currently stands) and why many of us feel that the City of Colorado Springs ignored our concerns yet again, in favor of yet another developer. And this is also why, for the very first time in 47 years, I am very seriously considering moving away from Colorado Springs for good.

Therefore, I strongly hope that everyone involved with the planning and approval process of this incredibly poorly planned project comes to their senses and, at minimum, demands that JW Roth put forth a realistic and satisfactory parking proposal. Ideally, he would be forced to find another location for his amphitheater altogether.

Sincerely,

David Weatherley

## Baxter, Tamara

---

**From:** Mark Wedo <cmwedo@comcast.net>  
**Sent:** Tuesday, July 12, 2022 3:36 PM  
**To:** Baxter, Tamara  
**Subject:** Support for Amplitheater

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Tamara,

I live near the Bass Pro Shop up North and my family and I are looking forward to the Sunset Amplitheater. One thing I think that they need to consider is parking, which I heard their would not be enough for everyone, so I think that should be a consideration in approving the build out. We want the Amplitheater, but they do need parking for it.

Thanks

Mark Wedo

## Baxter, Tamara

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Thanks

Mark Wedo

## **Baxter, Tamara**

---

**From:** Leah <leahanddanny@comcast.net>  
**Sent:** Monday, July 25, 2022 9:55 PM  
**To:** Baxter, Tamara  
**Subject:** Amphitheater venue parking

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 Ms. Baxter,

I am writing as a concerned citizen in regards to the recent information given about the parking situation for the proposed amphitheater in the north part of town. As a resident of the area, I am frustrated with the lack of accountability being given to the developer in regards to parking. How can 250 parking spots be near enough for an 8,000 person venue? I understand the parking is to be given to local schools and businesses, and the developer says this venue is 'all about the kids', but how can that be when their parking lots will be inundated by concert attendees, and not families of students for school events? The kids are the last concern here, only the money is. We have been aware of situations in the past where the city was adamant about fully supporting a new location's parking and the business couldn't build unless they could fully support their business with parking, yet when it's in the cities' best interest to make more money, parking is last on the list. The number of people who will look for off-site parking is equally as concerning, causing parking shortages for local businesses and neighborhoods to take the brunt of parking disturbances. This will be a horrible mess for property values as well. The city can contract and outsource with other businesses close by with larger parking facilities, but due to the long wait times and farther distances to shuttle these people, attendees will look elsewhere, you can't dismiss that fact. Yes, then concerts will be over by city ordinances, but what about the traffic and attendee noise of those leaving the concert in mass, and the neighborhoods that are left to deal with that? Correct me if I'm wrong, but the city seems to want to only make money, not care for the residents and the effect this will have on them. The developer should and needs to be held accountable for what he is building and provide the adequate parking for this venue, or it should not move forward. I would appreciate any town hall meeting information you may have in this matter, as I would love to let my neighborhood know how we can make our concerns heard.

Thank you for your consideration in this matter, Leah Wicks Northgate resident  
7193107433

## **Baxter, Tamara**

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**From:** Kathleen Wiles <kmwiles333@gmail.com>  
**Sent:** Thursday, July 28, 2022 5:53 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

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!

Hi there,

I am writing in regards to the proposed "Sunset Amphitheater".

I am a resident of the Northgate neighborhood, and I am VERY concerned about the proposed amphitheater. I think it is ludicrous to believe that people are going to park miles from the site and wait in lines to take shuttles to the amphitheater. Of course not! The surrounding neighborhoods and parking lots will be filled with concert-goers. Besides the noise and interruptions to "life" that this is going to cause, the traffic is going to be a nightmare. If JW Roth cannot build a parking structure, he should not be allowed to build the amphitheater. It is truly going to RUIN the Northgate area.

Kathleen Wiles

Sent from my iPad

## **Baxter, Tamara**

---

**From:** Kathleen Wiles <kmwiles333@gmail.com>  
**Sent:** Tuesday, August 2, 2022 9:25 AM  
**To:** Baxter, Tamara  
**Subject:** Northgate

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!

As residents of the Northgate area, we are extremely disappointed with the developments that are taking place here.

First, we are concerned about the Sunset Amphitheater...specifically the lack of a parking structure...and the increased traffic along Voyager and North Gate as a result. Using the two local school parking lots is not a viable option...both of those lots are already a nightmare to enter/exit from. The developer needs to provide his own parking for his own venue. The traffic mess that this plan will generate is unthinkable.

Second, we are concerned about the proposed apartment complex on the corner of Voyager and Spectrum Loop, near the Greyhawk neighborhood. This proposed zone change would result in a new apartment complex nearly double the density of any apartment complex within a 3 mile radius. This will be the FOURTH apartment complex less than .5 miles from this intersection.

We do not need any more apartments! What we need and want is RETAIL and restaurants. We don't even have a neighborhood Walgreens or a pharmacy. We often find ourselves driving all the way to Barnes/Carefree for shopping.

It seems that the things that get built around here are dentists, apartments, and car washes. Please consider building some retail shopping.

Polaris Pointe was advertised to be an outdoor shopping area, but has turned into a goat screw. It's now a bunch of disjointed "fun" activity centers...trampoline jumping, IFly, race cars, golfing...my guess is that several of these will go out of business before long. They might be fun to visit once in a while or for a birthday party, but in these economic times, they are low on the list of importance.

We drive up to Castle Rock, and admire the Whole Foods area...it's a walkable shopping center with many shops and restaurants. Too bad that Polaris Pointe could not be something along those lines.

Thank you for reading about our concerns for the Northgate neighborhood.

Kathleen and Mike Wiles

Sent from my iPad

## **Baxter, Tamara**

---

**From:** Kathleen Wiles <kmwiles333@gmail.com>  
**Sent:** Thursday, August 4, 2022 2:57 PM  
**To:** Baxter, Tamara  
**Subject:** Question

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!

Hi there

I am writing to find out if a sign was posted for the public on the lot that is now designated to be the future amphitheatre.

It is my understanding that the signs are posted so that the community can voice their input.

We drive by that lot many times during the week, on our way to Magnum, and we have never noticed a sign. We always slow down and read the signs to find out about proposed changes.

We saw a public notice sign on the lot on which the new Taco Bell has been built...we also saw a sign on the lot for the future Dave and Buster's. However, we never saw a public notice sign on the amphitheater lot.

Also, was there a community town Hall meeting? If so, when and where was it held?

I understand that the owner, JW Roth, is holding his own meeting, but I suspect that will be slanted in his favor. I would like to hear from the city planners and city council.

Thank you for answering my questions,  
Kathleen and Mike Wiles

Sent from my iPad

## Baxter, Tamara

---

**From:** Kathleen Wiles <kmwiles333@gmail.com>  
**Sent:** Monday, August 8, 2022 1:19 PM  
**To:** Baxter, Tamara  
**Subject:** Re: Question

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!

Good morning,  
Thank you for the reply.

I have a couple more quick questions regarding “community notification” of this project.

First, how many Northgate neighbors were in attendance at this Zoom meeting in February?

Second, could you tell me which neighbors specifically received the postcards? My friends in Greyhawk, Northgate Highlands, and Northgate Estates say that they did not receive any postcards.

I find it baffling that a project of this size and scope (which will affect all of the Northgate neighborhood...with noise, traffic, and parking issues) has gotten this far...to the point of JW Roth “preselling” tickets to this venue!

Thank you for your representation and for looking out for us here in the Northgate area.

Kathleen Wiles

Sent from my iPad

> On Aug 8, 2022, at 10:37 AM, Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:

>

> Mr. and Mrs. Wiles,

>

> I wanted to response to you regarding posting of the property for the amphitheater project.

>

> Per City Code Section 7.5.902, Public Notice, the property was posted with three posters (two along Voyager and one adjacent to the site) when the formal application was submitted in January of this year.

> Neighborhood meetings are options, however, with the scope of this project, planning staff required a neighborhood meeting which was held virtually (due to COVID protocols) in February 2022.

> Notification (postcards) was sent out to property owners within 1000' of the project site. Also, CONO (Council of Neighbors & Organizations) was notified so that information could be sent to adjacent HOAs.

> With the recent variance requests, the same notification process took place with postcards and posters was followed (3 posters along Voyage and 1 at the site along Spectrum Loop).

> Notification was sent out last Friday, per City Code for the upcoming

> community meeting (neighborhood meeting) to be hosted by the Applicant

>

> A community meeting will be held on Wednesday, August 17th, at the Boot Barn Hall (13071 Bass Pro Dr) from 5pm to 7pm.

> Please let me know if you have any additional questions.

>

> Tamara Baxter

> Senior Planner

> Planning and Development – Land Use Review City of Colorado Springs

> Main Office: (719) 385-5905

> Direct: (719) 385-5621

> Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

>

> Links:

> [Planning & Community Development Home](#)

> [Look at Applications Online \(LDRS\)](#)

> [Pre-Application Meeting Request](#)

>

> •• Please consider the environment before printing this e-mail.

>

> UPDATE: Planning Commission and Downtown Review Board Meetings

> Location and Days Change

>

> PLEASE NOTE: I will be out of the office from Friday, July 29th and be returning Monday, August 8th. Please plan your submittals or resubmittals accordingly.

>

> -----Original Message-----

> From: Kathleen Wiles <[kmwiles333@gmail.com](mailto:kmwiles333@gmail.com)>

> Sent: Thursday, August 4, 2022 2:57 PM

> To: Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)>

> Subject: Question

>

> 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!

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>

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> I understand that the owner, JW Roth, is holding his own meeting, but I suspect that will be slanted in his favor. I would like to hear from the city planners and city council.

>

> Thank you for answering my questions,

> Kathleen and Mike Wiles

>

>

> Sent from my iPad

## Baxter, Tamara

---

**From:** steve@willis.net  
**Sent:** Monday, August 29, 2022 8:46 PM  
**To:** Baxter, Tamara  
**Subject:** RE: Northgate Amphitheater, Noise Pollution Article

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Tamara,

Here are more articles about similar venues and their noise complaints:

Residents in Chula Vista say bands rocking Mattress Firm Amphitheatre can be heard across the city  
<https://www.10news.com/news/residents-complain-of-noise-from-mattress-firm-amphitheater>

Officials monitoring noise complaints from residents living near new Round Rock Amp venue  
<https://communityimpact.com/austin/round-rock/government/2022/04/11/officials-monitoring-noise-complaints-from-residents-living-near-new-round-rock-amp-venue/>

Turn it down: Concerts at new Round Rock venue are too loud, complaints say  
<https://www.kxan.com/news/local/williamson-county/turn-it-down-concerts-at-new-round-rock-venue-are-too-loud-complaints-say/>

Thank you.

---

**From:** steve@willis.net <steve@willis.net>  
**Sent:** Tuesday, August 9, 2022 7:45 PM  
**To:** 'tamara.baxter@coloradosprings.gov' <tamara.baxter@coloradosprings.gov>  
**Subject:** Northgate Amphitheater, Noise Pollution Article

Tamara,

Article for your reference, and Amphitheater venue in Gainesville, FL, big noise pollution problems: here is an excerpt and link to the article:

“ Good luck to homeowners trying to flee. The noise problem might be out of sight from potential home buyers but Realtors will be obligated to inform them about it. Even a greatly reduced asking price might not be enough to unload a house in a neighborhood regularly blasted by intrusive amplified outdoor events.

Now is the time to tell Gainesville commissioners, "You cannot do this to us." We must act before it's too late. “

<https://www.gainesville.com/story/opinion/columns/more-voices/2017/10/22/karen-orr-amphitheater-would-cause-neighborhood-noise-pollution/18182822007/>

Thank you,

Bettina Willis

## Baxter, Tamara

---

**From:** steve@willis.net  
**Sent:** Thursday, August 4, 2022 10:30 PM  
**To:** Baxter, Tamara  
**Subject:** Proposed Amphitheater in Northgate?

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Tamara, appreciate your willingness to hear us out:

The proposed Northgate Amphitheater appears to be an underhanded effort of a greedy developer to put a half-baked facility in the place of the originally designed shopping and retail areas in Northgate.

There is a growing opposition to this amongst the Northgate population that will be affected by this sneaky build. Everywhere we go in Northgate, there are business owners that are telling us that almost all of their clientele are opposed to this, but don't know what to do. We don't even know what phase this project is in because we, the residents that will be affected by this, have not been informed.

This facility is problematic for many reasons, the obvious ones being noise, traffic, and patrons wandering about in Northgate for parking (unnecessary congestion, and crime).

If an upscale amphitheater is to be built, it needs to have parking to support it. The assumption is that the local community will simply "absorb" the auto and person traffic is ridiculous. We are hearing one proposal that local high school parking lots will be used. That would be great if they were abandoned high schools, but they are not. It would be great if this was 1970 and schools totally shut down for the summer, but it is not. Modern high schools have activities going on almost every day, year-round. Check out the [csmleague.org](http://csmleague.org) calendar for The Classical Academy HS. You are going to have some drunk pot smoking concert goers in K-12 school parking lots. TCA has a forested area with a ravine in between the venue and the school that some would try to use as a short cut. Discovery Canyon is also a K-12 school with activities going on every day/night also. They also have parking and traffic challenges. Not going to be a good idea. Residents we have talked to do not want thousands of concert goers parking all over their neighborhoods (especially with the passage of an ordinance/law stating our streets are public parking lots instead of HOA controlled "no overnight parking" areas).

The noise study shows that areas will be affected out to 2.5 miles, that will cover about 5 different housing areas, and several apartment complexes. This type of venue should be part of a downtown revitalization effort, where housing is minimal, and people move there for the "night life" and excitement of a downtown area. People moved to Northgate as a master planned community that would not include a concert venue.

Crime will increase, period. What about safety? With concert goers parked all over the community, and the typical summer thunderstorm patterns, what are they supposed to do during the frequent severe lightning storms? Or fires like we experienced this past spring? All it takes is one cigarette to start a major fire. There is a heavily wooded area with wildlife to the south of the proposed venue. We can envision people frantically running around our area, running across the very dangerous Voyager Parkway, trying to get to their cars, or seek shelter at local businesses if they are even open. You are begging for a weather-related fatality. Maybe if the developer were a super genius, there would be a parking garage east of the venue to solve about a million of these issues, but we all know, that wouldn't "maximize their profits" at our community's expense.

Please inform us with FACTS about what is going on, why we weren't part of any impact study, and why the Northgate master plan is not being followed. I want my 19 years of Northgate homeowner's fees back. Move your venue to the old

dog track, or the former PPIR both with parking lots. That would help revitalize those areas, but wait, you will say “but that is too far for the Denver people.” My answer to that would be “BUILD IT IN DENVER” for their convenience.

We are hearing there will be an informational meeting held middle of this month but it is run by the developer, in one of the developer’s facilities. Do you think we are going to get an unbiased fact filled session out of that? You have got to be kidding me!

Thank you for listening to the concerns of 2 of many similar thinking residents.

## Baxter, Tamara

---

**From:** steve@willis.net  
**Sent:** Tuesday, August 9, 2022 7:45 PM  
**To:** Baxter, Tamara  
**Subject:** Northgate Amphitheater, Noise Pollution Article

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Now is the time to tell Gainesville commissioners, "You cannot do this to us." We must act before it's too late. “

<https://www.gainesville.com/story/opinion/columns/more-voices/2017/10/22/karen-orr-amphitheater-would-cause-neighborhood-noise-pollution/18182822007/>

Thank you,

Bettina Willis

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Thank you,

Bettina Willis

## **Baxter, Tamara**

---

**From:** Brian Willette <brian.willette@gmail.com>  
**Sent:** Thursday, April 21, 2022 5:30 AM  
**To:** Baxter, Tamara  
**Subject:** AR PUD 22-0062 noise and parking concerns

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!

Good morning Ms Baxter.

I've been a resident of Northgate Highlands for almost 20 years, and sit within a 1 mile radius of the newly planned outdoor amphitheater reference above and have obvious concerns about parking and noise considerations for those of us who live our lives and raise our families within the neighbors that will be dramatically impacted by this hastily planned entertainment venue.

I'd like to try and help ensure that strict guidance and enforcement are applied to the design, construction, and management of this venue's parking and noise impacts to the community they propose to operate within. Is there any opportunities for public review and comment available in the near future?

Thank you for your guidance,

Brian Willette  
13740 Cliffbush Terrace  
Colorado Springs, CO 80921

## **Baxter, Tamara**

---

**From:** Kathleen Winnick <kjwinnick@gmail.com>  
**Sent:** Thursday, August 4, 2022 9:24 AM  
**To:** Baxter, Tamara  
**Subject:** Fwd: Sunset Amphitheatre; AR PUD 22-00062

**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!**

Concerns:

- Consistent noise within a residential area;
- Huge lack of adequate parking for size of business/venue;
- Congested traffic in residential area;
- Increased pedestrian and automobile accidents within residential area;
- Potential increase in crimes against children;
- Decreased use/enjoyment of local schools;
- Higher potential for crimes and pollution within residential area;
- Reduced function/enjoyment of homes and families within residential area.

If the venue was the size of the Boot Barn, I would see no push back...but it most certainly is not. Do not allow this project to go forward at this neighborhood location. Allowing it will NOT protect the public. It will do the exact opposite; it will put the public at risk on so many levels.

The dog park off off Nevada is a better option all around.

Thank you for your consideration of our input.

## Baxter, Tamara

---

**From:** Kathleen Winnick <kjwinnick@gmail.com>  
**Sent:** Saturday, August 20, 2022 7:50 AM  
**To:** Baxter, Tamara  
**Subject:** Re: Sunset Amphitheater Neighborhood Meeting Rescheduled  
**Attachments:** image001.png

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This venue in a neighborhood area will be devastating for homeowners and will greatly impact enjoyment of their property/home life. There are many more appropriate venues; THE developer will not lose out on any potential revenue with an alternate location. However, HUNDREDS of Northgate residents will be adversely affected, NO DOUBT THERE. This proposed amphitheatre for residential Northgate is NOT in the best interest of the citizenry.

[https://www.gainesville.com/story/opinion/columns/more-voices/2017/10/22/karen-orr-amphitheater-would-cause-neighborhood-noise-pollution/18182822007/?embedded\\_webview=true](https://www.gainesville.com/story/opinion/columns/more-voices/2017/10/22/karen-orr-amphitheater-would-cause-neighborhood-noise-pollution/18182822007/?embedded_webview=true)

On Fri, Aug 12, 2022, 4:57 PM Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)> wrote:

The City of Colorado Springs Planning & Community Development Department received a request from the Notes Live team to postpone the neighborhood meeting for the Sunset Amphitheater scheduled on August 17<sup>th</sup>, 2022 at Boot Barn Hall at Bourbon Brothers.

The **meeting is rescheduled** to **Tuesday September 13<sup>th</sup> from 5 PM – 7 PM** and will be held at the Boot Barn Hall at Bourbon Brothers (13071 Bass Pro Dr).

Planning staff will continue to follow-up with you as new information is presented by the Applicant Team.



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

[Planning & Community Development Home](#)

[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

**UPDATE:** [Planning Commsision and Downtown Review Board Meetings Location and Days Change](#)

**PLEASE NOTE:** I will be out of the office from Friday, July 29<sup>th</sup> and be returning Monday, August 8<sup>th</sup>. Please plan your submittals or resubmittals accordingly.

## Baxter, Tamara

---

**From:** kjwinnick@gmail.com  
**Sent:** Sunday, September 18, 2022 11:02 AM  
**To:** Baxter, Tamara; catelynn.wintz@coloradosprings.gov; Helms, Randy; samuel.friedmana@coloradosprings.gov; Lobato, Elena; schoolboard@asd20.org  
**Subject:** Proposed Sunset Amphitheatre

**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!**

I am writing to voice my opinion on the placement of the proposed Sunset Amphitheater within the Northgate community. I believe the amphitheater will have an adverse and profound impact on all of Northgate. Northgate is a residential community with businesses sprinkled throughout to service and support it. Allowing an amphitheater to be built here would reduce the enjoyment of properties within the neighborhoods. We all work and raise families. We chose not to live downtown with increased traffic and noise but in a residential suburb instead. Homeowners expect the noise level in a residential area to cease at about 6pm each evening. As I understand it, the noise curfew would be at 10:30pm and 11:30pm which is NOT acceptable for a neighborhood as we need to be able to sleep (we work)! And the proposal of shuttling to offsite parking poses additional problems. How many shuttles will be running for how long before and after events? We understand the shuttle parking for this event amphitheater will be within Northgate so still more noise, more traffic congestion, more loss of enjoyment of property. Also, signs will do little to deter the public from parking within nearby subdivisions and barriers will not work as the residents need to be able to come and go from their subdivisions. I do not believe homeowners are allowed to put cones up in front of their houses to prevent parking there either (per the city). So continued loss of enjoyment of property and potential for trespassing and increased crime. To me this proposed amphitheater is a non-starter within a neighborhood community, period.

Notes Live needs to look to the old dog park off Nevada or another more appropriate locale other than a neighborhood community.

Just like the mining scar above northwest Colorado Springs reminds us of a bad decision, this amphitheater will not just be an eye sore but have repercussions on quality of life for all those who live in Northgate and for residential neighborhoods across Colorado Springs. Why do people move to Colorado Springs? For quality of home-family life. If this is reduced across the city by such a policy which decreases quality of life in the suburbs, why move here or stay here?

*Kathleen J. Winnick*

## **Baxter, Tamara**

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**From:** Andrew Wright <andrewwright@homemail.com>  
**Sent:** Monday, September 12, 2022 2:13 PM  
**To:** Baxter, Tamara  
**Subject:** Concerned Citizen - Sunset Amphitheater

**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!**

Hi Tamara,

I am writing to you as a concerned citizen as I have learned of the plans to build the Sunset Amphitheater off the Voyager exit and I-25. The proposed site would be approximately 1 mile from my front door from where me and my wife are trying to raise our small children. The developer has not proposed adequate parking plans, is not being transparent, nor showing any consideration for the negative impact this will have on families and their homes in the immediate area. This proposal is BAD for the surrounding community and I urge for your support and consideration.

Regards,

Andrew Wright

## Baxter, Tamara

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**From:** Cindi Zenkert-Strange <cmzenkertstrange@gmail.com>  
**Sent:** Monday, August 8, 2022 11:58 PM  
**To:** Baxter, Tamara  
**Cc:** Wintz, Katelynn A  
**Subject:** Proposed Sunset Amphitheater Project

**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 Ms. Baxter

As a resident of Flying Horse, I am very concerned about the impact that the proposed project will have on my neighborhood as well as those neighborhoods even closer to the proposed venue.

Noise pollution is a critical concern! Is the sound mitigation proposed by the developer adequate to protect surrounding neighborhoods from thumping base and crowd noise?

And of course, the parking plan seems woefully inadequate. Voyager is the primary artery my husband and I use to head west, south or north. Rather than having venue parking located at the amphitheater, right next to an I-25 exit, it is being strung out at multiple sites along Voyager, guaranteeing that at least 3 days a week (Fri-Sun), May-October, Voyager will be in gridlock from Interquest to Spectrum Loop and beyond. Further, the proposed shuttles are inadequate to transport 7000 people from the remote parking in a timely manner. Consequently, people will park their and walk...along

Voyager, where there are no sidewalks, or through neighborhoods, rather than wait an inordinate amount of time for a shuttle. To the developer, it matters naught...as long as tickets can be sold and concert-goers can find a place to leave their car and get to the venue by hook or by crook. While such accommodations might discourage an older crowd, it will not impede the largely younger crowd the developer hopes to attract.

We understand this land will be developed, and some will be unhappy with any "progress." But an amphitheater plopped down in the middle of a residential area, seems like an especially poor fit...especially when the developer is able to provide such limited on-site parking.

Thanks for logging this feedback.

Cindi Zenkert-Strange  
Flying Horse

## Baxter, Tamara

---

**From:** BRIAN - HEATHER FLORENCE <bawian@msn.com>  
**Sent:** Thursday, October 27, 2022 12:40 PM  
**To:** Baxter, Tamara; Wintz, Katelynn A  
**Subject:** Sunset Amphitheater Opposition

**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 Ms. Baxter and Wintz,

I want to let you know that I am opposed to the building and opening of the Sunset Amphitheater in the location currently chosen. This area is not large enough to house this type of structure and there is absolutely no way that there is enough parking or noise control. My child attends TCA and I am vehemently opposed to the use of The Classical Academy's parking lot during events.

The land and area that this is proposed on is too small of an area to host this large of an event space and allow for parking and take into account the noise levels that will be generated for the surrounding neighborhoods. When this land was first purchased it was to be for an outdoor mall like the Shops at Briargate and that would have been more palatable. This amphitheater is nothing like a shopping mall and will cause much more disturbance to the surrounding area.

There is no possible way to guarantee the safety of the children and families who attend events at TCA ALL YEAR LONG. There is always something happening at the school regardless of time of year—there are kids there in the summers when school is not in session as well as all year when school is in session. Once people become aware of the presence of the school parking lot, they will use it during non-agreed-to usage times when there is no security or clean-up present, and this endangers anyone who is present at the school.

If Mr. Roth wants to open this event venue then he should look for a larger location that can accommodate the amphitheater as well as all the parking needed for it (8,000 spaces) on site. He should also look for a location that is not so near so many neighborhoods that will be impacted by the noise levels, extra levels of traffic you know that people will start parking in those neighborhoods and surrounding businesses when they can't find enough parking spaces on site. I doubt you would be ok with that in front of your home or business.

Please do not approve this project to move forward.

Thank you,

Heather Florence

## Baxter, Tamara

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**From:** Kelsi H <kelsi\_halla@yahoo.com>  
**Sent:** Thursday, October 27, 2022 9:22 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset amphitheater

**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!**

We live in Northgate Estates and our children attend TCA. We strongly oppose the Sunset amphitheater. Northgate and voyager cannot handle the traffic of 8,000 people coming to watch concerts all summer. TCA has said that their parking lot can only be used on nights where there are not TCA events. As a staff member and parent of TCA high schoolers, I can tell you that there are events every night at TCA. What then happens to parking? Everyone has to park in our neighborhood. How can the building of this amphitheater be approved without guaranteed parking for every concert?

Kelsi Halla

[Sent from Yahoo Mail on Android](#)

## **Baxter, Tamara**

---

**From:** Pat <pathank613@yahoo.com>  
**Sent:** Friday, October 28, 2022 10:15 AM  
**To:** Baxter, Tamara  
**Subject:** Vote no on Sunset Amphitheater proposal

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 Members of the City Council

Basic common sense would strongly suggest that building this event would significantly bring complaints about the noise from the thousands of people who live in the neighborhoods that surround this sunset proposal. The increased traffic and lack of control and security would be intolerable.

Please, please do not approve this foolish project.

Thank you ,

Henry J. Pricenski

Patricia G. Pricenski

14240 Timberedge Lane

Colorado Springs, Colorado 80921

Sent from my iPhone

## Baxter, Tamara

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**From:** Joshua Piela <jpiela77@hotmail.com>  
**Sent:** Sunday, October 30, 2022 9:48 PM  
**To:** Baxter, Tamara; Wintz, Katelynn A  
**Subject:** Resident concerns regarding the Sunset Amphitheater

**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!**

Good day,

My name is Josh Piela, and my wife and I live in the Middle Creek neighborhood (with our two elementary school aged kids) near the da Vinci Academy Elementary school. We are writing in regard to the Sunset Amphitheater development project because we know that the city council is set to vote on the amphitheater on 9 November and we would like to put in writing our opinion that we are strongly against this development for a number of reasons. We have been following this issue for a number of months and unfortunately the development company and the city have done little to ease our concerns. We would respectfully request that the city planners NOT RECOMMEND this amphitheater development and that the City Council NOT APPROVE this amphitheater development. Many of our local friends and acquaintances feel the same way as we do. In the case of our family, if this amphitheater gets built my wife and I feel that we will have no choice but to move out of the area.

NOTE: When we first moved here in 2017, we did our research and the proposed development for the area in question was a shopping area, so it was with great surprise and concern to us when the news arose earlier this year about the amphitheater being proposed and planned. We would never have bought in this area if we knew this was a possibility five years ago.

Our specific concerns:

1. Noise - The area surrounding the proposed amphitheater is a populated residential area and on concert nights we will be living with loud music that has the potential to disrupt our fairly peaceful neighborhood as well as sleep schedules for residents close to the venue. See #6 for a list of real-world issues.
2. Traffic - On concert nights, both before and after concerts/events, we anticipate that traffic going up and down Voyager, North Gate road, and surrounding roads will get very bad. We imagine that concert goers and those looking to avoid the traffic will be cutting through the side neighborhoods (like ours) to try and "beat traffic" in and out of the area. This will put kids and residents at risk. We deal daily with people speeding through Middle Creek/Bridle Oaks and feel this will make the problem MUCH worse.
3. Parking - It is still unclear to us where concert goers are going to park. We have read the Project Plan dated 4 Oct, but this parking plan is completely reliant on businesses, schools and organizations in the local area. This may be okay for the first year or two, but what happens if/when these businesses, schools, and organizations no longer want to provide shared parking due to security concerns, or any number of other issues? Where will concert goers park? This is a huge long-term risk for the surrounding areas as well as for the developer. Also, it seems that using school parking lots as part of a shared parking plan seems very irresponsible and doesn't have the best interests of the students in mind. How is this even being considered as a viable solution?
4. Potential increase in crime - While this is part speculation, it does feel that if the venue is bringing that many people into the area, this will attract more opportunistic crime. Has an assessment or study been done to explore this potential?

5. Outliers/ Black Swans: There are a lot of other unknown factors and risks that could pop up throughout the years and decades to follow. One that concerns me the most is the potential for a grass/wildfire. Understand this is a hypothetical - but it is entirely plausible that people who park in the surrounding areas (Compassion International, TCA, DCC, etc.) will walk to the venue instead of waiting for the complimentary shuttle. Many concert goers may choose to smoke cigarettes or marijuana along the way during the walk near grassy areas. With the relative humidity of Colorado routinely being in the single digits, ashes and/or cigarette butts could then spark a fire and the entire area (people and property) would be at risk. For a recent visual we have only to look at what happened in the Louisville and Superior fires near Boulder earlier this year. And with associated traffic issues and additional people in the area during concerts this could be disastrous.

6. Similar scenarios/projects that raise concern:

6a. My wife grew up approx 3 miles from the large amphitheater in Tinley Park South of Chicago and she has stated that traffic and noise were very bad in that area during the concert evenings.

<https://www.chicagotribune.com/news/ct-xpm-1991-04-26-9102060958-story.html>

6b. Residents near Red Rocks have noise complaints: <https://kdvr.com/news/officials-to-see-how-noisy-red-rocks-concerts-are-for-nearby-neighbors/amp/>

6c. Similar situations in Gainesville article reference many different issues across the country including Virginia Beach, VA; , Jacksonville, FL; Mountain View, CA; Costa Mesa CA; Nashville, TN.

<https://www.gainesville.com/story/opinion/columns/more-voices/2017/10/22/karen-orr-amphitheater-would-cause-neighborhood-noise-pollution/18182822007/>

Thanks for your time and listening to our concerns with the amphitheater development. We strongly encourage the planning commission to NOT RECOMMEND this development, and we strongly encourage that the City Council NOT APPROVE this development.

If you need anything with regards to this email or would like to speak further, please feel free to reach out via this email address.

Best Regards

Josh and Melissa Piela

## Baxter, Tamara

---

**From:** dburnfield <dburnfield@protonmail.com>  
**Sent:** Sunday, October 30, 2022 7:48 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater Objections

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Tamara,

In regards to the planned Sunset Amphitheater, I would like to formally express my objection to the project for the following reasons:

- **Parking.** While the venue will hold up to 8,000 seats, there is (I believe) less than 300 parking spots on site. And while the owners have said they are going to obtain more parking from sites around the area, the total number of parking spots will still be far short of what would be needed. Also, patrons who come to the venue, will likely just look for a place to park close by such as side streets, nearby neighborhoods, and even in the parking lots of local businesses. In fact, one of the "solutions" to the parking problem proposed by the owners, was to allow parallel parking along Spectrum loop. That would cause huge traffic delays as hundreds of cars have to wait for the car in front of them to parallel park. This solution doesn't even address the safety concerns as patrons step out to cross Spectrum Loop to get to their cars and potentially get hit by someone who has been "partying" at the concert.

The idea of shuttle buses taking patrons from a school or business miles away is not appealing either. Not only will this contribute to the traffic in the area, but the noise as well as noisy buses travel up and down the streets.

One company (Compassion) has already told the owners, they reserve the right to not allow parking for concerts they deem inappropriate. Now the parking problem is even worse!

- **Traffic.** Getting to the Sunset Amphitheater will involve thousands of cars having to travel down I-25 and then into the venue via two round-a-bouts at I-25 and Northgate. This will present a massive problem not only for the concert-goers, but also for people coming home from work trying to use those same round-a-bouts. Consider too, that the Air Force Academy is building a hotel and visitor center in the same area meaning the traffic for those round-a-bouts will be even more stressed.

We were told a traffic study is being done, but based on how bad the traffic flow is at the 3-way stop at Rampart Hills View road and Market Center Point, doesn't give me confidence that those doing the traffic flow study know what they are doing.

- **Noise.** Not just the noise from the actual event, but the secondary noise from the patrons screaming and yelling. This part of Colorado Springs is a quite neighborhood and people here don't want it turned into a loud concert hall. Not to mention the ever-growing plume of smoke from all the pot being consumed on site. Oh, I know, consuming weed at the concert hall is not allowed. But just attend any concert where pot is not allowed and tell me how many people obey the rules.
- **Security.** At the meeting a month or so ago, the owners of the project said the Colorado Springs police department was not going to patrol the area. We were told that each of the businesses who allow parking would be responsible for making sure things are under control. Obviously, this is not a solution to the security concerns.

The areas around this proposed concert hall are safe, quiet neighborhoods. Having thousands of people stumbling through the neighborhoods trying to find their "illegally" parked cars can only increase crime.

- I know that the area for the Sunset Amphitheater is zoned commercial, but that whole area is surrounded by residential properties. This is a quiet neighborhood that nobody wants to see disrupted by a loud, noisy concert hall.
- And let's not forget about light pollution. At night, the whole sky will be light up like high noon when a concert is in session.
- Also, Pikes Peak and the surrounding mountains are Colorado Springs' money-maker. If you want to see the mountains in Denver, you almost need binoculars. But here in the Springs, we can see them right out our window. But the Sunset Amphitheater will block the of the mountains with that huge screen. Why are the city planners wanting to cover up the prettiest part of the city?
- "We are committed..." The one phrase I kept hearing at the meeting the owners held a a while back when addressing a specific concern was, "We are committed to [fill in the blank]" But being committed to something is not a legal term so in short, they have not actually committed to addressing anything. And once it's built, the developers will be on to their next project.
- The mayor said this new concert hall will make us more like Denver. Has the mayor been to Denver lately? Is the mayor really pushing for more crime, congestion and pollution? I can tell you, the people here don't want it.

Thank you for giving me this opportunity to express my concerns.

Sincerely,  
David Burnfield

Sent with [Proton Mail](#) secure email.

## Baxter, Tamara

---

**From:** Jack Chambers <jchambers@gci.net>  
**Sent:** Monday, October 31, 2022 7:52 AM  
**To:** Baxter, Tamara  
**Subject:** The Sunset Amphitheater

**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!**

To: Tamara Baxter

My name is Jack Chambers, I live at 14710 Timberedge Ln Colorado Springs. I spoke to Sam Friedman by phone on my concerns about the proposed Sunset Amphitheater to be built along Spectrum Loop, he suggested that I send you an e-mail with my concerns.

I am concerned about the noise that we will likely hear from the amphitheater and the increased traffic around our area. Timberedge Ln is a small road off of Roller Coaster. It is a very quite peaceful neighborhood. In the summer months we like to sleep with our bedroom windows open. I read the brochure about the amphitheater where they address the noise level not being more than 47 dbl for the surrounding area. I believe that we will hear sounds from this amphitheater in the evening hours. We occasionally hear sounds during the day from the Air Force Academy which is further away.

I am concerned about the increased traffic that we will likely see around our area. In the brochure about the Sunset Amphitheater they discuss increased traffic along I-25, but I believe that we will see an increase in traffic on Roller Coaster Rd., Highway 83, North Gate, and Old North Gate roads. This increased traffic bothers me in a number of ways, we will hear an increase of traffic noise. There is also a safety concern, will this increased traffic include some drivers that are under the influence of drugs and alcohol?

I do not believe that this amphitheater should be built in a residential area. Please vote no on the proposed Sunset Amphitheater.

Thank You  
Jack Chambers

## Baxter, Tamara

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**From:** Donald F Cassat <dcassat@msn.com>  
**Sent:** Wednesday, November 2, 2022 12:15 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

**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!**

To whom it may concern:

I live in the Stonewater subdivision. I am against the Sunset Amphitheater.

In my opinion, as a retired and former real estate appraiser, that the value of the homes in this area will be restricted. I don't believe that the home values will drop due to the traffic, noise, and inevitable trash. In my opinion, the values will be restricted in increases comparable to homes located on high traffic streets. These home values will increase; however, they will increase much less than the homes not affected by the high traffic. I believe that when the word gets out that the home values in this area will be restricted.

I think the Sunset amphitheater is a great Idea but the wrong location. They have submitted changes to the area, in an attempt, to resolve pertinent issues. I am not sure the problems have been resolved. They could relocate a little further out and have sufficient parking and have less problems with noise abatement. I do feel that regardless of where they locate, they will have inevitable trash problems due to inebriated attendees and the inevitable Colorado wind.

## **Baxter, Tamara**

---

**From:** John Deniston <john.deniston@gmail.com>  
**Sent:** Thursday, November 3, 2022 8:29 AM  
**To:** Baxter, Tamara  
**Cc:** Suthers, John; Helms, Randy; Williams, Wayne; Strand, Tom; Murray, Bill; Suthers, John; LUR Planning Info - SMB; City Attorney Main - SMB; Lobato, Elena  
**Subject:** Citizen Comment - Sunset Amphitheater (Polaris Pointe South Filing No. 4 PUD Development Plan Non-Use Variances)

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Hi Tamara,

I am a Colorado Springs native and current resident of Northgate Highlands in City Council District 2. I now live and am raising my 2 daughters in the same area as my childhood home where I spent the first 18 years of my life growing up in our great community.

**I offer the following comments with respect to the document listed below and ask that they be addressed in your review of the Polaris Pointe amphitheater project on November 9, 2022.**

Re: POLARIS POINTE SOUTH FILING NO. 4 PUD DEVELOPMENT PLAN NON-USE VARIANCES (THE SUNSET AMPHITHEATER)  
PROJECT STATEMENT OCTOBER 4, 2022  
Prepared By N.E.S. Inc. October 4, 2022

### MAJOR COMMENTS

#### 1. Off-site Parking Plan Does Not Meet City Zoning Code Without Relief

There is nothing to stop 8,000 amphitheater attendees from filling up the parking lots of all nearby businesses and the roadways of nearby neighborhoods, especially if they are closer and easier to access than the developer-proposed off-site remote parking. This is even more true if the wait for shuttle bus service turns out to be lengthy and/or the developer decides to charge for the shuttle bus ride/off-site parking.

The developer has proposed an off-site remote parking scheme that flat does not meet the City Zoning Code requirement to be no further than 400' by direct pedestrian access from the venue.

The developer is asking for relief from the 400' distance requirement based on the infrequent use of the property. This is patently absurd if the times at which the property is used result in chaotic conditions for the surrounding businesses and neighborhoods. If this "unauthorized" parking is disorderly enough, it could hamper access to businesses and neighborhoods by emergency vehicles, creating an adverse impact to the personal safety of individual citizens such as my family.

The developer alleges that the extraordinary or exceptional physical condition of the property will not allow a reasonable use of the property in its current zone absent this relief. This is false, as the large number of surrounding commercial businesses are a testament to the fact that the land has other reasonable uses aside from an amphitheater with inadequate parking. In fact, the location on an interchange with the future Powers Blvd., only 1/4 mile from I-25, would be a highly sought after location by any number of other developers.

The developer alleges that granting the required relief will not have an adverse impact on the surrounding properties. How, exactly, does the developer propose to prevent “unauthorized” parking in all the surrounding properties? At least the developer has a plan for managing traffic (including dynamic signage, on-site and off-site traffic management personnel, signal timing, and temporary turn lane improvements), but has no such plan for managing “unauthorized” parking. Therefore, it will occur, and cause adverse impacts to surrounding properties.

## 2. Trash, Noise, Drugs, Needles, and Potential Fires from “Unauthorized” Parking at Surrounding Businesses and Neighborhoods

There will be no trash cans at nearby businesses and neighborhoods. The thousands of amphitheater attendees who choose to park on nearby streets and businesses (and not at the developer off-site parking lots) will leave mountains of trash behind every night as they walk to their cars. As we saw in the summer of 2022 at Interquest, brush fires are easily started by a discarded cigarette butt. The developer has total responsibility for cleaning up his attendees’ off-site messes because he failed to provide adequate parking onsite. However, he is not going to do it and if the City allows this venue to open with inadequate onsite parking, the City will be complicit in this crime. This is a cost of doing business that the developer is trying to pass on to local residents, business owners and city taxpayers, in general, rather than provide full onsite parking that he has to clean up himself.

### MINOR COMMENTS

#### 1. Number of ADA Parking Spaces Does Not Meet City Zoning Code Without Relief

The developer proposes 30 ADA spaces for 8,000 attendees. [City Zoning Code 7.4.205B](#) seems to require 2% of the total parking spaces provided. The total parking spaces to be provided are 2,539, according to the Parking Plan paragraph of the October 4, 2022 Project Statement. This would require 51, rather than 30, accessible spaces, of which 1/6, or 8, would be van-accessible.

Given the potential presence of 8,000 people five nights per week, there is no rational basis for relief on the number of ADA parking spaces.

#### 2. Inadequate Off-site Parking Lot Security

The developer is now offering 1 private security for every 250 cars at the off-site parking lots. This is a downgrade from when they were offering five off-duty police for Discovery Canyon (1,063 spaces) (when DCC parking was proposed). With 250 cars potentially containing 1,000 people, does any rational person believe that one rent-a-cop is going to do any policing of 1,000 people?

### SUMMARY

**The City’s decision in this matter should be guided by the words of its own Zoning Code:**

#### [7.2.102: INTENT AND PURPOSE OF ZONING CODE](#)

“... It is the intent and purpose of this Zoning Code to protect property values, to preserve neighborhoods and to protect private property from adjacent nuisances such as noise, excessive traffic, incompatibility of uses, inappropriate design of buildings, and visual obstructions.”

**To allow this amphitheater with inadequate onsite parking to go forward would be a violation of the letter and the intent of 7.2.102.**

It is not the City’s fault that the developer has failed to meet the requirements of the City Zoning Code. This letter points out that there is no basis for the City granting relief to the developer’s request for variances. The developer might be better off finding an alternative site where the requirements of the City Zoning Code can be met. Otherwise,

**what is the purpose of having a City Zoning Code if it can be waived at a developer's whim to the detriment of surrounding properties?**

Sincerely,  
John Deniston

612 Coyote Willow Dr  
Colorado Springs, CO 80921

## Baxter, Tamara

---

**From:** Dianna Frazier <juliasmom04@gmail.com>  
**Sent:** Thursday, November 3, 2022 7:56 PM  
**To:** Baxter, Tamara  
**Cc:** Sam Frazier  
**Subject:** Sunset Amphitheater

**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 Ms. Baxter,

I am writing to let you know I am **not** in favor of the proposed Sunset Amphitheater that will be voted on next week.

We have lived in this area since 2011 and have lived in Colorado Springs since 2007 and have noticed a *significant* increase in noise, traffic and crime in the last 15 years and we truly believe this Amphitheater will only be making things worse than they already are.

I am truly concerned about the noise from the concerts along with the lack of parking proposed by the developer of the project. I was in attendance at the "town hall" meeting in September and am not impressed with the proposed plans for off-site parking. We live on the corner of Voyager and Sybilla, our backyard is on Voyager, very large crowds of people will be **walking within 20 feet of my bedroom window** and if you think that doesn't concern me you are sorely mistaken. If it was a nice night, and I was attending a concert and I had to park just under a mile away, I certainly would not wait for a shuttle bus to take me back to the lot where I parked (proposed Compassion Lot parking), I would *walk back to my car* which is what I'm expecting many concert goers will do and ALL of those concert goers, many who will be inebriated after the show, will be walking right past my bedroom window, late at night, and I would guess most of them will NOT be quiet.

I am begging you to PLEASE consider the residents who live in this area and consider their concerns OVER the profits of a developer with a

dream. Please consider the families and how the traffic and noise will seriously disrupt their lives. If this amphitheater is approved, I will surely be putting my house up for sale, something I do not want to do, nor am I able to afford to do with the market conditions and interest rates as they currently stand. My family and I will be forced to sell which will drastically alter our way of living, all because a developer lined the pockets of certain City Council members for his own gain.

Please consider your community and do not vote to approve this project.

A very concerned Colorado Springs resident,

*Dianna Frazier*

[juliasmom04@gmail.com](mailto:juliasmom04@gmail.com)

719-313-8071

## Baxter, Tamara

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**From:** Jeremy G. <lhsfb24@hotmail.com>  
**Sent:** Monday, October 31, 2022 3:45 PM  
**To:** Baxter, Tamara; Wintz, Katelynn A; Williams, Wayne; OMalley, Mike (Council Member); Henjum, Nancy; Avila, Yolanda; Fortune, Stephannie; Donelson, Dave; Strand, Tom; Helms, Randy; Murray, Bill  
**Subject:** Sunset Amphitheater

**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!**

Good afternoon,

I hope you are all doing well. I'm sure by now that most of you have already made up your minds about the Sunset Amphitheater proposal. Despite that assumption, as someone who has worked in concert production for a brief time, I would be remiss if I didn't give you my two cents on the matter.

- Blocking/controlling sound outdoors is unrealistic
  - Direct line-of-sight is only one of many routes that sounds will take
    - Sound refracts through the atmosphere in unpredictable and unobvious ways depending on a number of variables that change day-to-day.
      - This includes potentially arching over buildings and walls then refracting back down over a distance
    - Many of our homes don't have direct line-of-sight to either the Air Force Academy or the Classical Academy, but we can hear their bands/games clearly.
- Successful artists will pay the fine instead of ending at a scheduled time
  - For the concerts I was involved with, I can count on one hand the number of concerts that ended on or before the time specified in the contact

I'm sure these things seem trivial, but they will matter to those of us who will have to bear the brunt of this facility if it were to be approved. In my opinion, this facility is not a good fit for the surrounding neighborhoods.

Thank you for your time,  
Jeremy Griess

October 5, 2022

Dear City Officials,

My name is Erik Hillman and I have lived in our great city my entire life. I have always enjoyed the city's acceptance of new and exciting ventures such as the U.S Olympics museum, the addition of a Topgolf venue on the north side of the city, and now the proposal by Notes Live to build a world-class amphitheater right in our backyard! I believe that this project represents the most exciting entertainment development in our city's 150-year history!

For years I have been driving to Denver to enjoy concerts from a variety of musicians and bands. I have always lamented the fact that I had to drive all the way to Denver (and further in many cases) to enjoy live music. Furthermore, while attending events in these cities, I have spent 10s of thousands of dollars at local restaurants, bars, and other businesses. This is money that I wish I could have spent locally but was unable to due to the fact that relevant musicians and bands continue to overlook our city due to the lack of sufficient concert venues.

I was beyond excited when I first heard about the proposal for the Sunset Amphitheatre! As time progresses, I grow more and more eager for it to come to pass. Furthermore, the leadership at Notes Live has continued to demonstrate their desire to “be a good neighbor” in our community. They have consistently worked hard and have gone far above and beyond to develop solutions to the minor issues that a very small minority of residents have voiced. These residents, I might add, tend to reside in neighborhoods that were built long after the Polaris Point development was envisioned and planned. These residents knowingly purchased houses next to land that was zoned for commercial development. Therefore, it makes virtually zero sense for them to be upset when the commercially zoned land is being used for commercial development. In addition, Notes Live has gone above and beyond to address any and all concerns that people have raised, they continue to welcome public input, and they have consistently demonstrated their willingness to adapt and alter their plans to address any concerns that these few individuals have raised. Furthermore, I am excited to see a project that is proposed and supported primarily by local investors and developers who live in our community. It is rare that a city like Colorado Springs is presented with such an incredible opportunity envisioned and financed by local community members.

Lastly, the Sunset Amphitheatre provides our local businesses and the greater city of Colorado Springs with an unprecedented opportunity for financial gains. When people come to the Amphitheatre, they will likely spend money at the surrounding businesses, restaurants, bars, hotels, and in the greater Colorado Springs area.

As someone who has spent my entire life in Colorado Springs and who plans to continue living and working in our great city for the foreseeable future, I fully support and advocate for the approval of this amazing project.

Respectfully,

Erik Hillman

## Baxter, Tamara

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**From:** Todd and Stacy Huddle <THEHUDDLES@msn.com>  
**Sent:** Wednesday, November 2, 2022 11:29 AM  
**To:** Baxter, Tamara  
**Subject:** Traffic study/return to work

**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 Tamara,

In regards to the traffic study on Northgate and Voyager, We were curious if the number of people from large businesses that are now returning to the office to work was taken into account when it was conducted. (A few examples of large business in the area are Oracle and Progressive). They have had folks work from home the last few years and are just now bringing employees back into the office buildings. Was the study completed with that factored in? We have noticed an increase in the number of drivers on the roads and wondered if the Amphitheater parking/traffic study was considering that variable as well.

Thank you  
Todd and Stacy Huddle

## **Baxter, Tamara**

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**From:** Wendy Kay <wendykvw88@yahoo.com>  
**Sent:** Wednesday, November 2, 2022 9:13 PM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater

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### **I want to express my objection to the project and building of the Sunset Amphitheater for the following reasons:**

1. "The Centers for Disease Control and Prevention states that noise pollution is "an increasing public health problem." At the recent World Health Organization Ministerial Conference, the Environmental Burden of Disease project declared noise the No. 2 threat to public health, after air pollution.

Intrusive noise can lead to cardiovascular disease, sleep disruption, reduced productivity, impaired teaching and learning, absenteeism, increased drug use, and accidents. Noise can destroy the enjoyment of one's property and leisure time. It adversely affects general health and well-being and increases anti-social behavior. Future generations are harmed by degraded homes, and social, and learning environments, with corresponding economic losses."

Link (<https://www.gainesville.com/story/opinion/columns/more-voices/2017/10/22/karen-orr-amphitheater-would-cause-neighborhood-noise-pollution/18182822007/>)

2. Difficulty getting in and out of the neighborhood due to the unnecessary traffic from the venue bringing thousands of vehicles into residential areas. This would present real problems if there were a fire or someone needed an ambulance.
3. Illegal recreational Use of cannabis in predominantly Residential Areas.
4. Illegal parking in residential and business areas
5. Increase in crime due to cannabis use and alcohol use.
6. Lack of safety due to the additional traffic brought to the area.
7. Increased crime with little or no police presence in the area.
8. Reduction in real estate values since most people don't want to live near a noisy, crowded, dirty, smokey theatre.
9. Do not Denver our city. The Mayor wants Colorado Springs to be like Denver. I am a Colorado Springs native, and we do not want our Colorado Springs to be like Denver, with increased crime, pollution, traffic, and other big-city problems.
10. I do not want to look at a big screen blocking the natural beauty of the Mountains. Colorado Springs is known for its natural beauty, not an outdoor amphitheater that blocks and takes away the beauty of the mountain range and Pikes Peak.

Thank you,  
Wendy Burnfield

## **Baxter, Tamara**

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**From:** Barry J Weinert <bweinert@sbcglobal.net>  
**Sent:** Wednesday, November 2, 2022 4:18 PM  
**To:** Baxter, Tamara  
**Subject:** Polaris Pointe South Filing N0. 4 PUD Development Plan for Sunset Amphitheater

**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!**

Ms. Baxter -

I have left you a v-mail.

I am attempting to obtain a copy if the Polaris Pointe South Filing No. 4 Traffic Technical Memorandum dated October 14, 2022, and all public documents that LSC Transportation Consultants, Inc. (LSC) has provided in support of this project. Also, any public documents the Colorado Springs Fire Department has filed in relation to the impact of this project and how it impacts Station 22. It could also impact the ability of Station 18 to respond as backup.

I am a resident of Stone Crossing and I am very concerned about traffic impacts on our neighborhood and the fact this development will make it nearly impossible for the Fire Department to get to our neighborhood during certain times of day.

Thank you in advance for your assistance.

Barry Weinert  
510.708.7319  
Resident of Stone Crossing

## Baxter, Tamara

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**From:** Luther Benson <luther@lutherbenson.com>  
**Sent:** Sunday, November 6, 2022 8:06 AM  
**To:** Baxter, Tamara  
**Subject:** Sunset Amphitheater Public meeting Nov 9th comments

**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!**

According to your postcard written comments are included in the agenda packet or presented at the meeting. Here are mine:

I have lived in Northgate Highlands for 20 years and in Colorado Springs for 42 years. I am an original owner in my home and I am a real estate broker owner. I have watched people complain about apartments and commercial development and have even rebutted some complaints on social media explaining to them that they knew that those were commercial lots when they moved in so you should expect it. I am for growth. **This outdoor Amphitheater is a different story.** This is not typical commercial growth and it was not originally zoned as such. There are multiple reasons this is bad for the home owners and businesses in this area.

We are probably about 3 miles as the crow flies from the from the AFA stadium and we still can hear announcements and music at the games which of course are few and far between. This outdoor venue is about a mile from our home and much closer for others. The noise level no matter what time of day will have a negative effect on our peace and hundreds of others, many even closer than us. First it was going to be open from Memorial to Labor day, now it's going to be open from April to October/November. The sound study done is based on a sound system that isn't even designed and who knows if the restaurants that are supposed to act as sound barriers and other barrier's in between the restaurants will even be built in time for the venue to start, but let's not pretend that sound only travels forward. Sound waves travel in many directions depending on wind speed, temperature etc.. Just like we hear train sounds that are miles away. We WILL be able to hear these concerts whether we want to or not. This effects our **Right to Quiet Enjoyment.**

Their sound study indicates north of Northgate Rd the DB level will be 47db (in perfect conditions) which they say is the same as traffic. Well lets be realistic: A: base thumping, loud guitar and singing is nothing like traffic which is basically white noise. B: Normal traffic late in the evening is no where near 47db as rush hour ends, stores close and people go home for the night. Then there is people being loud returning to their cars, horns honking etc... well passed the promised end of the concerts. The dishonesty in the application for this venue is obvious, that they just want to get it done and then they can do whatever they want.

I am opposed to the variances allowing parking on public streets. Now the SHAM of a parking situation for an 8000 seat venue with between 300-426 parking places claiming people will park at TCA, Progressive, Boot Barn and Bass Pro and now Spectrum loop. What if TCA has a football game or event already? Come on, we know people are going to look for easy escape parking rather than to park in congested parking areas so they will park in our neighborhoods effecting our ability to have guests, not to mention noise sometimes late into the evening and quite frankly it is a safety concern for our children and families. People will also park in other parking lots they are not supposed to, like Sprouts, ACE hardware, local restaurants etc... effecting those businesses abilities to do business and neighbors ability to shop and do business at those locations. The developer says they will put up signs at the entry of our neighborhoods but city ordinance says you can't stop people from parking in the neighborhood. How long with the signs last, and there is no guarantee they will keep them up.

Concerts especially are events where people like to drink and smoke to excess, so there will also be a percentage of those over indulging, then getting on our local streets causing an even greater concern. They say the venue won't allow

tailgating which means people will be looking to park outside the venue, in our neighborhoods to tailgate prior to the venue opening and will leave bottles and God knows what in the parking lots at places like TCA that has K-12 students attending causing further safety concerns for young people in the community.

Then there is the traffic congestion itself. Even if you believe the traffic study that was done and the “roads” can handle the traffic the congestion effects other businesses ability to do business and neighbors to get to the places they need to go and again safety issues for the local area.

Then there is road maintenance. For some reason Northgate is forgotten when it comes to filling pot holes and maintaining drainage etc... This will put and even further strain on our roads, not to mention our vehicles. When it rains hard Voyager at Spectrum Loop and the new I25 off and entrance ramp floods and cars can't get through. Again I have lived here for 20 years and Voyager has always been in terrible repair so added traffic will only make it worse.

Again, I am for responsible growth but this Amphitheater is NOT responsible growth and should not be approved for the Northgate area. I have been watching local social media posts and a vast majority of neighbors in this area are against it with many comments about watching to see if it is approved with elections coming up and voting out or not supporting those in office that support it. This Amphitheater is bad for Colorado Springs.

Luther Benson  
Cell Phone and Text 719-310-2404

## **Baxter, Tamara**

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**From:** Gina Dorny <cdorny@icloud.com>  
**Sent:** Monday, November 7, 2022 8:53 PM  
**To:** Baxter, Tamara; Helms, Randy; Wintz, Katelynn A; Williams, Wayne; OMalley, Mike (Council Member); Fortune, Stephannie; Helms, Randy; Murray, Bill  
**Subject:** Sunset amphitheater

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I live within a mile of the proposed amphitheater and share the same voice with the over thousand households within the immediate vicinity, who have signed the petition against the proposal due to the horribly negative impacts that will result. I am aware of the hundreds of emails that have been sent and received against this proposal and the pending law suits in the works by those same 1000 plus households and businesses that will continue to ban together to fight for their rights and the gross negligence of both the city planning commission if this is pushed through. I have sent this email to all concerned.

As a medical professional I am unable to attend the planning meeting as I will be at work. There are many professionals who work in the north side and within a mile of the proposed amphitheater site who share my same work schedule multiple 12 hour shifts a week. Sleep is imperative to be able to perform and care for the patients I see on any given day. To say that the noise wouldn't exceed the decibels of my dishwasher is a joke. I can hear quite clearly the taps and noise from the Air Force Academy, and that is far greater distance than the amphitheater would be from my home. Not to mention the parking, traffic and safety concerns not addressed and or adequately planned for.

Gina Dorny

Sent from my iPhone

**From:** [Krystal Ostrom](#)  
**To:** [Lobato, Elena](#)  
**Subject:** Sunset Amphitheater opposition  
**Date:** Monday, November 7, 2022 9:09:08 AM

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As a resident in the area I'm writing to you to share my opposition to the Sunset Amphitheater proposal. We understand the appeal of the venue. But this doesn't seem like the right location. Putting that much traffic, noise and light pollution directly together with residences and the businesses that service them is a burden on the community and destroys the reasons people moved to this part of town.

We are somewhat isolated from services here. So when we started getting a few businesses in the area like gas, groceries, urgent care and restaurants we were thrilled. It is nice not to have to go all the way to Briargate Parkway or Baptist Road any longer. The placement of this venue will block access to these services that were built to support us and that we use daily.

I read that the reason a parking lot couldn't be built is a rule about "parking lots that are used less than 300 days a year are environmentally unsound." I applaud that rule. With that rule comes the responsibility and courage to say no to projects that won't fit in this guideline. Not having enough parking will put an undue burden on the residences and businesses in this area. It is unfair to not protect them and the investments they have made to make this area a great community.

I ask you to please keep this area to its original development plan and only allow services that support and not burden the community.

Thank you for your consideration.  
Krystal Ostrom

## Baxter, Tamara

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**From:** Schloss, James E CIV (USA) <james.e.schloss.civ@army.mil>  
**Sent:** Monday, November 7, 2022 12:33 PM  
**To:** Baxter, Tamara  
**Subject:** comment on proposed outdoor amphitheater

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Planning Commission,

The proposed outdoor amphitheater in the North Gate area of Colorado Springs should not be approved because:

- (1) The area is primarily a sought-after beautiful residential setting and construction of this amphitheater would diminish the quality of life with traffic congestion (contribution to traffic accidents), litter, noise and light pollution.
- (2) Our weather is often challenging and unpredictable. How does an open air facility deal with our weather?
- (3) Colorado Springs is often listed as the best community to live in the United States. Let's keep the city as a desirable place to live and raise our families by not diminishing quality neighborhoods.

James E. Schloss

## Baxter, Tamara

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**From:** MaryAmy & Dave Vivian <madvivan7@gmail.com>  
**Sent:** Tuesday, November 8, 2022 2:51 PM  
**To:** Baxter, Tamara  
**Subject:** Amphitheater

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Tamara,

We were so sorry to see the article in the Gazette stating the City Planners have approved the outdoor amphitheater in our neighborhood. This is after receiving 500 emails protesting this project. Obviously none of the City Planners live in this area.

The City claims to want vibrant neighborhoods. This project will definitely destroy ours. Surely you could find another place for an 8000 seat outdoor amphitheater away from neighborhoods.

The meeting tomorrow will just be a formality to rubber stamp what you have already decided. We are disappointed.

Unhappy citizens,  
Mary Amy & Dave Vivian

## Baxter, Tamara

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**From:** Jared and Kirsten Waite <jjwaite6@aol.com>  
**Sent:** Tuesday, November 8, 2022 3:36 PM  
**To:** Lobato, Elena; Baxter, Tamara  
**Subject:** Petition and Comments Opposed to Sunset Amphitheater Polaris Point South Filing No. 4  
**Attachments:** Petition Comments - Opposed to Sunset Amphitheater Polaris Point South Filing No. 4.pdf; petition\_signatures\_Colorado\_sunsetamphitheater.pdf

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Good Afternoon,

Our neighborhood started a petition opposed to the sunset amphitheater a few weeks ago and have garnered hundreds of local signatures. The online petition actually had over a 1,000 signatures, but we pared down the list to Colorado residents. We would like this included in the public comments section of the commission meeting being held tomorrow, Nov. 9. Attached you will find two PDF Documents, one including the petition signatures for Colorado. Another including comments attached to the petition by others who may not have already reached out to the planning department. Thank you for adding this to the public comments in opposition to the noise, limited and poor parking plan, impact on local small businesses, pedestrian walk ways, schools, etc.

petition\_comments\_jobs\_34673889\_20221108200557

Name	City	State	Postal Code	Country	Commented Date	Comment
Deborah Freeman	Colorado Springs	CO	80920	US	2022-10-14	"I live in the neighborhood and agree with the concerns within the petition"
John Bailey	Colorado Springs	CO	80921	US	2022-10-14	"I own a commercial property close to this location and am concerned about the traffic and overflow parking that will definitely negatively affect our property. This project should be required to provide sufficient parking without impinging on the local neighborhoods and businesses in close proximity."
Windy Olson	Colorado Springs	CO	80921	US	2022-10-14	"traffic, parking" noise pollution- this will impact all in the vicinity, children and families with autism, asperger's syndrome, sensory processing disorders. "environmental impact "safety - this is a residential area, kids need to be safe."
Dan Olson	Colorado Springs	CO	80921	US	2022-10-14	"There are many reasons the amphitheater venue should not go into this location. Traffic and parking, noise pollution, environmental impact, and safety. This is a residential area. It's not for a venue of 8,000"
Ginger McGovern	Colorado Springs	CO	80921	US	2022-10-15	"I have students who attend DCC and live in a nearby neighborhood. I'm concerned about the congested traffic for hours of multiple shuttle buses and the overwhelming disruption this will cause to our school campuses and quiet, relatively safe family neighborhoods and shopping. Very concerned about the influence of alcohol, marijuana, and drug use infiltrating this close to our homes and children. Also very concerned about this type of venue so close to neighborhoods and the likelihood of crime increasing especially assaults and human trafficking which Colorado Springs is already high in the list as being a hot spot for! If you want a cultural venue then develop a similar pikes peak arena which will draw classic performing arts and attract a higher class of attendees and be truly family friendly and benefit our neighborhoods and lifestyle."
Jennifer Daines	Colorado Springs	CO	80921	US	2022-10-15	"I am concerned about traffic and safety with more cars going through Voyager and Glenagee/Struthers intersections. The light at Northgate and Struthers is already extremely dangerous. Adding more traffic from concert goers is a recipe for disaster. Also, I am concerned about noise from events."
John Cummings	Colorado Springs	CO	80921	US	2022-10-16	"The developer can't even figure out how to develop parking. Let's have people walking by and driving by our bedrooms 25 feet away at 11pm at night. Thanks developer... You "care" about us. I wish I lived in a gated community with acres of land. All the developer cares about is his hobby and making more money."
Denise Diaz	Monument	CO	80132	US	2022-10-16	"I agree that an amphitheater within the North Colorado Springs neighborhoods would create chaos and damage to our community."
Allen Wilder	Colorado Springs	CO	80921	US	2022-10-16	"They will not be separated far enough from residential homes. This amphitheater should be in a place where there is a lot of room, far from houses."
Julie Driver	Colorado Springs	CO	80921	US	2022-10-16	"This venue is much too close to existing residential neighborhoods. The noise pollution and traffic issues will ruin what is currently a peaceful area."
Chris Vehar	Colorado Springs	CO	80919	US	2022-10-16	"I have owned a home in the Northgate Voyager area for 14 years and should have a say in what happens to my neighborhood. We are the ones who are going to be affected by this and are saying no we don't want it here! It will cause tremendous traffic issues with congestion in an area that is already busy. We also do not want to endure the noise pollution this would cause. This will also cause parking issues in surrounding neighborhoods as there are people who do not want to pay for parking and will use our neighborhood streets as a parking lot."
Nancy Clewell	Colorado Springs	CO	80919	US	2022-10-16	"If we can hear noise from high school football games and morning revelry from the AFA, imagine what the NOISE will be like from this venue. Not to mention the vibrations from the music to those closest, the light infiltrating into homes nearby, and the TRAFFIC concerns. No parking on-site and the ridiculous plan to "borrow" parking lots nearby and provide shuttles. At any time those nearby businesses could change their minds, the shuttles get stuck in the congested traffic, etc....then what?! WE the nearby community will be stuck with an overly large eyesore that has NO benefit to neighbors or neighboring businesses who will have to deal with giving up parking in THEIR place of business or neighborhoods. NO THANK YOU! Build it where it will fit and have appropriate on site parking."
Michael Angley	Colorado Springs	CO	80921	US	2022-10-17	"We live about 1.5 miles from the proposed site and will be well within the noise range. We hear the USAF Academy football game sounds, and that is further away. In addition, given the rapid, massive development in this area over the past few years, traffic is already congested with limited ingress and egress. During and after a concert, it will become a bottleneck. That will be a first responder's nightmare. The developer is not planning this well for all the above reasons, but also the parking situation will be a disaster since there won't be enough on-site parking spaces. The developer wants to use public resources like nearby school parking lots. An all around terrible idea with predictable failure. We have an opportunity to stop this before it becomes a huge regret."
Patricia Davis	Colorado Springs	CO	80915	US	2022-10-17	"This proposed venue has failed to provide for adequate parking onsite. Concert goers won't be interested in parking at DCC and being bussed in. They'll find parking in neighborhoods and close businesses and schools. This is unsatisfactory. The developer isn't concerned with the effect on the surrounding residents/businesses."
Mark Wolff	New York	NY	10118	US	2022-10-17	"The Sunset Amphitheater is a great idea in the wrong location. It will create excessive noise and traffic congestion in the neighborhoods nearby, and has insufficient parking to support thousands of concert goers."
Jane Serez	Denver	CO	80305	US	2022-10-17	"It will increase traffic, noise & crime that comes along an amphitheater, simply put it does not belong near a residential neighborhood."
Luther Benson	Colorado Springs	CO	80920	US	2022-10-17	"We are concerned about noise, traffic, parking in the neighborhoods, and public safety for our area of town."
Jeremy Griess	Colorado Springs	CO	80921	US	2022-10-18	"I've lived in Colorado my whole life. I love the calmness and the quiet that exists here. I love having the windows open on a summer evening following a nice rain storm and letting that cool breeze flow through the house. Are we really at the point where our city council is jeopardizing our slice of the calm and quiet so that Bob Mudd and J.W. Roth can have yet another source of income? This project just isn't the Colorado that I've known and loved my entire life."
Betsy Horton	Colorado Springs	CO	80921	US	2022-10-18	"This event center does not belong in this area near residential neighborhoods. It needs to be further out and away from established homes and schools with it's own parking. Out of place in this area which cannot handle more traffic and noise."
Christa Adams	Denver	CO	80221	US	2022-10-18	"I live close to the area and all that traffic will go through our neighborhood!! Waze and map apps will send traffic through Serenity Park when Voyager and New North Gate is busy! It happens all the time now and we don't even have a massive amphitheater in our area. Plus the noise and lights till late at night are ridiculous when people have to work the next day and are trying to sleep!"
Whitney Waite	Colorado Springs	CO	80921	US	2022-10-18	"The noise pollution and lights cannot be contained, the environmental impact is being ignored, and where will all these people park? I may not be good at math, but I know that 800 parking spots for 8,000 attendees doesn't add up. And I have a solid hunch that the owner won't chip in on "no parking" signs or orange cones for every home owner in a few miles radius to block off their driveways."
Dawn Light	Colorado Springs	CO	80909	US	2022-10-18	"The noise and traffic will certainly negatively impact our quality of life."
Nancy McCellan	Colorado Springs	CO	80925	US	2022-10-18	"I am concerned about the noise, parking, congestion and traffic. This is not an appropriate plan for an already established residential area very close by. It was suggested that the noise would be controlled, but I can hear the trains across the highway. Please do not build this huge establishment in this area."
Tami King-Latka	Colorado Springs	CO	80921	US	2022-10-19	"The traffic flow and noise have not been thought out only attempted to be bought out. I live within 2 miles of this proposed nightmare and this is not needed in this area. There are plenty of open land areas that will not impact the entire Colorado Springs traffic."
Patricia Deniston	Colorado Springs	CO	80921	US	2022-10-19	"Such venue is not supported by existing infrastructure"
Leslie Kershaw	Colorado Springs	CO	80921	US	2022-10-19	"We live nearby and have school aged children. I'm concerned about the noise. We currently hear the USAFA stadium noise from our home but those games are at reasonable times. I'm sure our weekends will be a struggle to get our kids to sleep with a music venue nearby. As our kids get older, I worry about them as young drivers trying to navigate the school parking lot with concert goers also trying to compete for the same space. The afternoons in that area are already congested with TCA traffic. Adding concert traffic is going to make it miserable for everyone. There doesn't seem to be much effort placed into ensuring that the surrounding neighborhoods are minimally impacted by this one business."
Preslava Banchev	Colorado Springs	CO	80919	US	2022-10-19	"I live in the neighborhood and I am very concerned!"
Iaura Chickering	Colorado Springs	CO	80921	US	2022-10-20	"The nearby community neighborhoods are filled with families, school children, the elderly, and small local businesses- this is not the spot for an 8,000-seat music venue. Many issues have not been properly addressed; we are greatly concerned about the safety of our school children when concertgoers are parking in their schoolyard; the adverse effects of noise pollution on our health and the health of our children, congested traffic, safety within our neighborhoods, local businesses giving up parking spaces, and higher crime rates. If this is built, due to the noise, we will no longer have the opportunity to enjoy a weekend barbeque with our family and friends, a birthday party outside with our children and their friends, or an intimate dinner with our spouse. Getting to sleep and having a good night's sleep will be a thing of the past for us. Our homes will no longer be a refuge. The intimate lives of families, children, the elderly, and local businesses are on the line, please do not vote for this poo!"
Jaymie Jester	Colorado Springs	CO	80910	US	2022-10-20	"I am one of the thousands of residents who live within a 2 mile radius of the proposed amphitheater site. This site is NOT the right location for a venue like this. Besides the extreme noise level, Polaris Point is not large enough to hold 6,000 -8,000 people per concert & their vehicles. Most concert attendees will not wait patiently while it take the shuttle buses to shuttle people back to their cars. Not to mention the stopped traffic all around Polaris Point. This amphitheater will bring more crime, littering, dug/alcohol use to our area and has the power to turn northern Colo Springs from a beautiful, safe residential area to a dirty and unsafe area. This amphitheater would be welcomed by the majority of Colo Springs residents if moved to a much less populated area."
Kerry MacIntyre	Colorado Springs	CO	80921	US	2022-10-20	"The traffic patterns and shortage of parking in these area make this a poorly thought out idea. No"
Marinda De Wet	Colorado Springs	CO	80921	US	2022-10-20	"Don't need more traffic in the area."
Monica Cunningham	Colorado Springs	CO	80921	US	2022-10-20	"This development and the planning commissioners have ignored the community that surrounds this development. This is not a positive addition to the neighborhood or area. Those supporting the development don't live in the area and won't be impacted by the additional traffic, noise, garbage or crime."
Preslava Banchev	Colorado Springs	CO	80919	US	2022-10-21	"I live in the neighborhood, and I am concerned."
Linda Kadnuck	Monument	CO	80132	US	2022-10-25	"People are greedy"
Wendy Kay	Colorado Springs	CO	80923	US	2022-11-03	"DO NOT Denver my Colorado Springs. Colorado Springs is a beautiful community, we do not want the problems that will occur if this project goes forward. Increased crime, noise, traffic, cannabis use and so much more. Please end this horrible project and maintain the beauty, safety, and well-being of the community over corporate greed. Thank you."
Beth Alessio	Colorado Springs	CO	80918	US	2022-11-07	"I don't want it here, it will raise crime in the area. Neighborhoods are too close by and parking has not been adequately addressed in my opinion."

Caption

petition\_signatures\_jobs\_34673889\_20221108211638

<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
<b>Kirsten Waite</b>	Colorado Springs	CO	80921	US	2022-10-11
<b>Janel Warner</b>	Colorado Springs	CO	80921	US	2022-10-11
<b>Gina Dorny</b>	Colorado Springs	CO	80917	US	2022-10-13
<b>Karen Chambers</b>	Monument	CO	80132	US	2022-10-13
<b>daniel kingsford</b>	Colorado Springs	CO	80920	US	2022-10-13
<b>RuNell Robbins</b>	Colorado Springs	CO	80929	US	2022-10-13
<b>Nannette Jones</b>	Colorado Springs	CO	80923	US	2022-10-14
<b>Lynnel Eads</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Becky Bailey</b>	Colorado Springs	CO	80908	US	2022-10-14
<b>Windy Olson</b>	Colorado Springs	CO	80920	US	2022-10-14
<b>Miriam Blum</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Buffi Maughan</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>ERIC GRATTEAU</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Deborah Freeman</b>	Colorado Springs	CO	80920	US	2022-10-14
<b>Michelle West</b>	Colorado Springs	CO	80920	US	2022-10-14
<b>John Bailey</b>	Monument	CO	80132	US	2022-10-14
<b>Teigan Benson</b>	Colorado Springs	CO	80920	US	2022-10-14
<b>Stephanie Johnson</b>	Independence	MO	64050	US	2022-10-14
<b>Rob Maughan</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Kym McConico</b>	Toledo	OH	43615	US	2022-10-14
<b>Katherine Gayle</b>	Colorado Springs	CO	80919	US	2022-10-14
<b>Amanda Fellows</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Leeann Miera</b>	Colorado Springs	CO	80920	US	2022-10-14
<b>Jeannie Robins</b>	COLORADO SPGS	CO	80921-3046	US	2022-10-14
<b>Annabelle Robins</b>	Colorado Springs	CO	80920	US	2022-10-14
<b>Rena Stoddard</b>	Colorado Springs	CO	80919	US	2022-10-14
<b>Stacey Julian</b>	Colorado Springs	CO	80920	US	2022-10-14
<b>Kristin Satterfield</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Christopher Julian-Fralish</b>	Colorado Springs	CO	80920	US	2022-10-14

<b>Khalid Alabbasi</b>	Colorado Springs	CO	80907	US	2022-10-14
<b>Cindy Barko</b>	Fountain	CO	80817	US	2022-10-14
<b>Jed Fuqua</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Victoria O'Brien</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Michael Young</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Kristine Mill</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Terri Jones</b>	Colorado Springs,	CO	80921	US	2022-10-14
<b>Tanya Peshovich</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Mary Jo Davis</b>	Windsor	CO	80550	US	2022-10-14
<b>Keri Hansen</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Avery Hansen</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Dallen Mill</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Gabby Ang</b>	Lawrence Township		8648	US	2022-10-14
<b>Rhiannon Simmons</b>	Boston	MA	2125	US	2022-10-14
<b>Richard Lewis</b>	Colorado Springs	CO	80920	US	2022-10-14
<b>Laura Karan</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Taylor Benson</b>	Monument	CO	80132	US	2022-10-14
<b>Amanda Neilson</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Daniel Olson</b>	Colorado Springs	CO	80920	US	2022-10-14
<b>Amanda Jones</b>	Colorado Springs	CO	80907	US	2022-10-14
<b>Nicholas Neilson</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Christopher Jones</b>	Dallas	TX	75270	US	2022-10-14
<b>Timothy Bleidorn</b>	Colorado Springs	CO	80919	US	2022-10-14
<b>Kelley Bleidorn</b>	Colorado Springs	CO	80919	US	2022-10-14
<b>Wally Moorhead</b>	Colorado Springs	CO	80921	US	2022-10-14
<b>Ramesh Bomma</b>	Denver	CO	80251	US	2022-10-14
<b>Chris Baker</b>	Colorado Springs	CO	80920	US	2022-10-15
<b>Shipra Suri</b>	Colorado Springs	CO	80921	US	2022-10-15
<b>Susanna Frederick</b>	Parker	CO	80134	US	2022-10-15
<b>Tyler Olson</b>	Colorado Springs	CO	80920	US	2022-10-15
<b>Nancy Berch</b>	Colorado Springs	CO	80921	US	2022-10-15
<b>Ginger McGovern</b>	Monument	CO	80132	US	2022-10-15

<b>Jennifer Daines</b>	Monument	CO	80132	US	2022-10-15
<b>Kristin Paul</b>	Colorado Springs	CO	80921	US	2022-10-15
<b>Janae Griffiths</b>	Monument	CO	80132	US	2022-10-15
<b>Ashley Jenkins</b>	Colorado Springs	CO	80921	US	2022-10-15
<b>Kelsi Halla</b>	Colorado Springs	CO	80918	US	2022-10-15
<b>Patricia Bockelman</b>	Colorado Springs	CO	80920	US	2022-10-15
<b>Manuel Miera</b>	Colorado Springs	CO	96826	US	2022-10-15
<b>Stacy Huddle</b>	Denver	CO	80251	US	2022-10-15
<b>Colleen Daly</b>	Colorado Springs	CO	80911	US	2022-10-15
<b>Nancy McClellan</b>	Colorado Springs	CO	80925	US	2022-10-15
<b>Chloe Huddle</b>	Phoenix	AZ	85016	US	2022-10-16
<b>Sherri Miller</b>	Colorado Springs	CO	80923	US	2022-10-16
<b>Madeline Huddle</b>	Colorado Springs	CO	80909	US	2022-10-16
<b>Todd Huddle</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Joanne Przeworski</b>	Colorado Springs	CO	80909	US	2022-10-16
<b>Valerie Dooley</b>	Colorado Springs	CO	80905	US	2022-10-16
<b>John Cummings</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Ruth Moore</b>	Colorado Springs	CO	80922	US	2022-10-16
<b>Denise Diaz</b>	Monument	CO	80132	US	2022-10-16
<b>Lindsey McNamara</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Katharine Barnard</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Joe Hampton</b>	Colorado Springs	CO	80919	US	2022-10-16
<b>Brian Willette</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Erin Snalley</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Jeffrey Maciejewski</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Caitlin Maciejewski</b>	Colorado Springs	CO	80923	US	2022-10-16
<b>K Tremain</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Leah Hoghaug</b>	Colorado Springs	CO	80906	US	2022-10-16
<b>Patti Shearston</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Amir Shahbeik</b>	Dallas		75247	US	2022-10-16
<b>Anne Kassner</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>pardis kashiazari</b>	San Francisco		94124	US	2022-10-16

<b>Julie Crossley</b>	Monument	CO	80132	US	2022-10-16
<b>Kimberly Rowe</b>	Medford	OR	97504	US	2022-10-16
<b>Victoria Silva</b>	Springfield		65804	US	2022-10-16
<b>Judy Haefner</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Joanna Beard</b>	Colorado Springs	CO	80918	US	2022-10-16
<b>Jill Cason</b>	Colorado Springs	CO	80911	US	2022-10-16
<b>Margo Wilder</b>	Colorado Springs	CO	80904	US	2022-10-16
<b>Allen Wilder</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Julie Driver</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Clayton Dorny</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Mike Gayle</b>	Colorado Springs	CO	80919	US	2022-10-16
<b>Matthew Grubestic</b>	Colorado Springs	CO	80916	US	2022-10-16
<b>Bill Nice</b>	Colorado Springs	CO	80919	US	2022-10-16
<b>Chris Vehar</b>	Colorado Springs	CO	80919	US	2022-10-16
<b>Michelle Kiernan</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Wendy Muhaisen</b>	Colorado Springs	CO	80911	US	2022-10-16
<b>Purvi Sittner</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Janna Stewart</b>	Colorado Springs	CO	80911	US	2022-10-16
<b>Addyson Dorny</b>	Colorado Springs	CO	80919	US	2022-10-16
<b>LLOYD BROWN</b>	colorado springs	CO	80921	US	2022-10-16
<b>Nancy Clewell</b>	Colorado Springs	CO	80919	US	2022-10-16
<b>Abigail Dorny</b>	Colorado Springs	CO	80920	US	2022-10-16
<b>Catherine Lucchesi</b>	Colorado Springs	CO	80911	US	2022-10-16
<b>Aimee Hegedus</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Megan Hardre</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Tyra Sherrill</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Cati Arcuri</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Lynne Pearson</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Steve Willis</b>	Colorado Springs	CO	80911	US	2022-10-16
<b>Laura Bervig</b>	Colorado Springs	CO	80923	US	2022-10-16
<b>Thomas Ruckdashel</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Connie Wilson</b>	Colorado Springs	CO	80921	US	2022-10-16

<b>Alexis Jenkins</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Kathleen Wiles</b>	Colorado Springs	CO	80916	US	2022-10-16
<b>Roy Howard</b>	COLORADO SPRING	CO	80921	US	2022-10-16
<b>Pat Howard</b>	Colorado Springs	CO	80921	US	2022-10-16
<b>Kristin Richard</b>	Colorado Springs	CO	80911	US	2022-10-16
<b>Gracie Dorny</b>	Mount Vernon	IA	52314	US	2022-10-16
<b>Kathie Keel</b>	COLORADO SPGS	CO	80921	US	2022-10-17
<b>Rachel Gomez</b>	Colorado Springs	CO	80911	US	2022-10-17
<b>Mary Beazley</b>	Monument	CO	80132	US	2022-10-17
<b>Laura Bimm</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Tammy Meyer</b>	Colorado Springs	CO	80904	US	2022-10-17
<b>Jolynn Stewart</b>	Colorado Springs	CO	80917	US	2022-10-17
<b>Mary Bruning</b>	Colorado Springs	CO	80908	US	2022-10-17
<b>Nancy Gaa</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Rasol Mohsenpour</b>	Los Angeles		90017	US	2022-10-17
<b>Mina Mahmoud Nejad</b>	San Diego		92127	US	2022-10-17
<b>Carolyn Krafft</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Marne Trujillo</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Mirra Dickson</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Dennis Roesler</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Beth Foster</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Cris Uhlenhopp</b>	Colorado Springs	CO	80917	US	2022-10-17
<b>Kim Romine</b>	Colorado Springs	CO	80907	US	2022-10-17
<b>Roy Giddens</b>	Colorado Springs	CO	80920	US	2022-10-17
<b>Diane Betts</b>	Monument	CO	80132	US	2022-10-17
<b>Gary Hickerson</b>	Colorado Springs	CO	80911	US	2022-10-17
<b>Kevin LaFollette</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Terrence Driver</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Terry Uhlenhopp</b>	Colorado Springs	CO	80917	US	2022-10-17
<b>Nancy Muth Giddens</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Susan Colchin</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Evelyn Angley</b>	Colorado Springs	CO	80921	US	2022-10-17

<b>Shannon Moore</b>	Colorado Springs	CO	80920	US	2022-10-17
<b>Georgine Fries</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>connor fox</b>	Mobile		36695	US	10/17/22
<b>Robin Antony</b>	Colorado Springs	CO	80918	US	2022-10-17
<b>Barbara Draper</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Chris Cuthbertson</b>	Loveland		45140	US	2022-10-17
<b>Pegah Mohammadi</b>	Albuquerque		87110	US	2022-10-17
<b>Freddy Ramos</b>	Elizabeth		7206	US	2022-10-17
<b>Michael Angley</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Allison Emery</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Kenny Knapp</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Susan Sawatzky</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Patricia Davis</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Allison Nygren</b>	Denver	CO	80251	US	2022-10-17
<b>NATHAN RANDALL</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Patricia Gould</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Paula Randall</b>	Colorado Springs	CO	80907	US	2022-10-17
<b>Gowrisankar Radhakrishna</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Caitlin Randall</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Daniel Litwhiler</b>	Monument	CO	80132	US	2022-10-17
<b>james smith</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Amelia Smith</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Sonya Kranz</b>	Denver	CO	80247	US	2022-10-17
<b>Shannon Ketchum</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>julia thomas</b>	Monument	CO	80132	US	2022-10-17
<b>Jessica McGuire</b>	Colorado Springs	CO	80924	US	2022-10-17
<b>Mark Wolff</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>James Van Camp</b>	Monument	CO	80132	US	2022-10-17
<b>Tammy Feuerbach</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Catherine Condos</b>	Colorado Springs	CO	80920	US	2022-10-17
<b>Leslie Hanks</b>	Monument	CO	80132	US	2022-10-17
<b>Leah Hauck</b>	Colorado Springs	CO	80921	US	2022-10-17

<b>Shelli Wood</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Patrick Rafferty</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Dawn Hankins</b>	Colorado Springs	CO	80906	US	2022-10-17
<b>lesley nolan</b>	Colorado Springs	CO	80920	US	2022-10-17
<b>Jane Serez</b>	Denver	CO	80305	US	2022-10-17
<b>Todd Emmons</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Luther Benson</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>Cathy Gardino</b>	Falcon	CO	809831	US	2022-10-17
<b>Kim Johnson</b>	Colorado Springs	CO	80921	US	2022-10-17
<b>ML Hodges</b>	Denver	CO	80247	US	2022-10-17
<b>Benjamin Randall</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Caecilie Ford</b>	Denver	CO	80218	US	2022-10-18
<b>Lisa Walling</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Megan Palmer</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Rachel Griess</b>	Colorado Springs	CO	80919	US	2022-10-18
<b>Jeremy Griess</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Edythe Caltrider</b>	Colorado Springs	CO	80917	US	2022-10-18
<b>Stephanie Hazelton</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Daniel Bailey</b>	Colorado Springs	CO	80911	US	2022-10-18
<b>Lea Smith</b>	Monument	CO	80132	US	2022-10-18
<b>Betsy Horton</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Mark Hazelton</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Murray Relf</b>	Estes Park	CO	80517	US	2022-10-18
<b>Shirley Maddox</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Susan Janzer</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Teresa Claypool</b>	Colorado Springs	CO	80907	US	2022-10-18
<b>Morgan Stout</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Courtney Smith</b>	Monument	CO	80132	US	2022-10-18
<b>Christa Adams</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Matineh Shamlou</b>	Maple grove		55369	US	2022-10-18
<b>Craig Adams</b>	Colorado Springs	CO	80919	US	2022-10-18
<b>Lisa Sramek</b>	Colorado Springs	CO	80907	US	2022-10-18

<b>Joshua Piela</b>	Colorado Springs	CO	8021	US	2022-10-18
<b>Kristen Anderson</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Elisabeth Ogan</b>	Colorado Springs	CO	80909	US	2022-10-18
<b>Whitney Waite</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>William Thilman</b>	Colorado Springs	CO	80920	US	2022-10-18
<b>Tami Thilman</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Dawn Light</b>	Colorado Springs	CO	80909	US	2022-10-18
<b>Alicia Cummings</b>	Denver	CO	80211	US	2022-10-18
<b>Jennifer Gray</b>	Colorado Springs	CO	80919	US	2022-10-18
<b>Kurt Kinderwater</b>	Colorado Springs	CO	80921-2984	US	2022-10-18
<b>Richard Horn</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Heidi Barnes</b>	Colorado springs	CO	80917	US	2022-10-18
<b>Terra Cox</b>	Monument	CO	80132	US	2022-10-18
<b>Deanna DiDomenico</b>	Monument	CO	80132	US	2022-10-18
<b>Tom Bennett</b>	Monument	CO	80132	US	2022-10-18
<b>Brandon Miller</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Susan Miller</b>	Colorado Springs	CO	80923	US	2022-10-18
<b>Troy Janzer</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Matthew Madison</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Kathleen Fry</b>	Colorado Springs	CO	80919	US	2022-10-18
<b>Carissa Hurt</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Peter Conroy</b>	Colorado Springs	CO	80919	US	2022-10-18
<b>Jeffrey Johnson</b>	Colorado Springs	CO	80919	US	2022-10-18
<b>Farzaneh Crawford</b>	San Diego	CA	92131	US	2022-10-18
<b>Sofia Doty</b>				US	2022-10-18
<b>Donna Browne</b>	Monument	CO	80132	US	2022-10-18
<b>Amy Ragsdale</b>	Colorado Springs	CO	80918	US	2022-10-18
<b>Patty Alvarado</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>carole Traylor</b>	Colorado Springs	CO	80919	US	2022-10-18
<b>Randy Trussell</b>	Monument	CO	80132	US	2022-10-18
<b>Lori Niell</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Janine Sledz</b>	Colorado Springs	CO	80925	US	2022-10-18

<b>Debra Niles</b>	Colorado Springs	CO	80911	US	2022-10-18
<b>Carla Howerton</b>	Colorado Springs	CO	80920	US	2022-10-18
<b>Jodie Eyberg</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Thomas Struve</b>	Monument	CO	80132	US	2022-10-18
<b>Eileen Huddle</b>	Loveland	CO	80538	US	2022-10-18
<b>Rebecca Stokes</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>PAUL DINEEN</b>	Colorado Springs	CO	80920	US	2022-10-18
<b>Karrie Phifer</b>	Colorado Springs	CO	80917	US	2022-10-18
<b>Majken Jakobsen</b>	Grand Junction	CO	81504	US	2022-10-18
<b>Frank DeLalla</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Kathy Finnegan</b>	Lee's Summit	MO	64064	US	2022-10-18
<b>Dale Johnson</b>	Colorado Springs	CO	80922	US	2022-10-18
<b>Jim Ambuehl</b>	Monument	CO	80132	US	2022-10-18
<b>Bonnie A PEPLINSKI</b>	Colorado Springs	CO	80909	US	2022-10-18
<b>Olga Polyanskaya</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Charis Eyberg</b>	Colorado Springs	CO	80921	US	2022-10-18
<b>Scott Feuerbach</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Hayden Fry</b>	Denver	CO	80238	US	2022-10-19
<b>Lisa Schultz</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Angela Mortland</b>	Colorado Springs	CO	80920	US	2022-10-19
<b>Tina Sullivan</b>	Denver	CO	80218	US	2022-10-19
<b>Moa Anderson</b>	Colorado Springs	CO	80903	US	2022-10-19
<b>Hannah Wells</b>	Colorado Springs	CO	80924	US	2022-10-19
<b>Tom Smith</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Natalia Dineen</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Spring Kellermann</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Raymond Kellermann</b>	Colorado Springs	CO	80909	US	2022-10-19
<b>Laura Pascual</b>	Colorado Springs	CO	80911	US	2022-10-19
<b>Nathaniel Pascual</b>	Colorado Springs	CO	80911	US	2022-10-19
<b>Paul A. Krause</b>	Colorado Springs	CO	80909	US	2022-10-19
<b>Dianna Frazier</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Terrell Tribble</b>	Colorado Springs	CO	80919	US	2022-10-19

<b>Kevin Kimble</b>	Colorado Springs	CO	80908	US	2022-10-19
<b>Elise Willette</b>	Colorado Springs	CO	80920	US	2022-10-19
<b>Adam Hammarquist</b>	Colorado Springs	CO	80906	US	2022-10-19
<b>Lupe Tenpenny</b>	Colorado Springs	CO	80903	US	2022-10-19
<b>Lynn Foster</b>	Colorado Springs	CA	94103	US	2022-10-19
<b>Sharon Shvartzman</b>	Colorado Springs	CO	80916	US	2022-10-19
<b>Cindi Zenkert-Strange</b>	Colorado Springs	CO	80919	US	2022-10-19
<b>Susan Oldja</b>	Colorado Springs	CO	80919	US	2022-10-19
<b>Stephanie taylor</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Jennifer Lucas</b>	Colorado springs	CO	80921	US	2022-10-19
<b>Jessica Hearn</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Kaitlyn Zimmitti</b>	Monument	CO	80132	US	2022-10-19
<b>Carolyn DeKok</b>	Colorado Springs	CO	80923	US	2022-10-19
<b>Stacy Goff</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>cynthia vick</b>	colorado springs	CO	80921	US	2022-10-19
<b>Robert Keyser</b>	Monument	CO	80132	US	2022-10-19
<b>Tami King-Latka</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Iris Dorsey</b>	Monument	CO	80132	US	2022-10-19
<b>Sheila Ison</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Michael Minton</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Michelle McMullen</b>	Colorado Springs	CO	80911	US	2022-10-19
<b>Toni Martin</b>	Monument	CO	80132	US	2022-10-19
<b>Arnie Park</b>	Colorado Springs	CO	80906	US	2022-10-19
<b>M Briggs</b>	Monument	CO	80132	US	2022-10-19
<b>Brenda Peck</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>David Illsley</b>	Phoenix	AZ	85036	US	2022-10-19
<b>Dennis Brown</b>	Colorado Springs	CO	80919	US	2022-10-19
<b>Dicki Chong</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Evelyn Kerrigan</b>	Monument	CO	80132	US	2022-10-19
<b>Robert Roehrich</b>	Monument	CO	80132	US	2022-10-19
<b>Susan Roberts</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Sherri Hamilton</b>	Colorado Springs	CO	80921	US	2022-10-19

<b>Bruce Verde</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Patricia Deniston</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Timothy Knapp</b>	Colorado Springs	CO	80907	US	2022-10-19
<b>Lindsay Illsley</b>	Colorado Springs	CO	80920	US	2022-10-19
<b>Vicki Corrion</b>	Colorado Springs	CO	80918	US	2022-10-19
<b>Roberta Allen</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Patty Tribble</b>	Colorado Springs	CO	80919	US	2022-10-19
<b>Ken Gude</b>	Monument	CO	80132	US	2022-10-19
<b>Mario Carrillo</b>	Colorado Springs	CO	80923	US	2022-10-19
<b>Leslie Kershaw</b>	Colorado Springs	CO	80920	US	2022-10-19
<b>Sandra Rivers</b>	Colorado Springs	CO	80906	US	2022-10-19
<b>David Vollmer</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Justin Jester</b>	Mansfield	TX	76063	US	2022-10-19
<b>Nancy Delo</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Preslava Banchev</b>	Colorado Springs	CO	80919	US	2022-10-19
<b>Ron Harnar</b>	Colorado Springs	CO	80909	US	2022-10-19
<b>Ronda Witt</b>	Denver	CO	80238	US	2022-10-19
<b>Joan Hutchings</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Luanne Spencer</b>	Colorado Springs	CO	80920	US	2022-10-19
<b>Rebecca Kemp</b>	Monument	CO	80132	US	2022-10-19
<b>Morteza Sheikh Nezhad</b>	Miami		33132	US	2022-10-19
<b>Ian Hertzke</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Eric Moore</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Jennifer Heinen</b>	Colorado Springs	CO	80907	US	2022-10-19
<b>Bartel de Leeuw</b>	Colorado Springs	CO	80920	US	2022-10-19
<b>Todd Fulmer</b>	Colorado Springs	CO	80920	US	2022-10-19
<b>Susan Cowell</b>	Colorado Springs	CO	80923	US	2022-10-19
<b>Joan MacDuff</b>	Denver	CO	80218	US	2022-10-19
<b>Paul Just</b>	Colorado Springs	CO	80917	US	2022-10-19
<b>Janet Wildasin</b>	Colorado Springs	CO	80920	US	2022-10-19
<b>Carley Muller</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Kyle Mackiewicz</b>	Colorado springs	CO	80921	US	2022-10-19

<b>Diana beth</b>	griffith	IN	46319	US	2022-10-19
<b>Kristin Muller</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Betty Moudry</b>	Colorado Springs	CO	80920	US	2022-10-19
<b>KENNETH CASEY</b>	Colorado Springs	CO	80908	US	2022-10-19
<b>Ruth Moser</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>حامد فرسان</b>	Seattle		98160	US	2022-10-19
<b>Saeedeh Malekzadeh</b>	Richmond		23282	US	2022-10-19
<b>JC Mason</b>	Colorado Springs	CO	80908	US	2022-10-19
<b>Charlotte Waters</b>	Colorado Springs	CO	80921	US	2022-10-19
<b>Miguel Dominguez</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>laura chickering</b>	colorado springs	CO	80921	US	2022-10-20
<b>Jaymie Jester</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Myra Donahue</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Jim LeFebvre</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>John Montemayor</b>	Colorado Springs	CO	80911	US	2022-10-20
<b>Deborah Montemayor</b>	Colorado Springs	CO	80911	US	2022-10-20
<b>Kerry MacIntyre</b>	Colorado Springs	CO	80907	US	2022-10-20
<b>Greg Ostrom</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Krystal Ostrom</b>	Monument	CO	80921	US	2022-10-20
<b>Brandy Fogarty</b>	Colorado Springs	CO	80923	US	2022-10-20
<b>Barbara Harding</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Jennifer Walton</b>	Monument	CO	80132	US	2022-10-20
<b>Stephanie Martin</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Brad Martin</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Kimberly Mariotti</b>	Colorado Springs	CO	80911	US	2022-10-20
<b>Robbin Conner</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Marinda De Wet</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Kathy Toy</b>	Colorado Springs	CO	80924	US	2022-10-20
<b>Tammy Aasen</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>LUCIANE Ramos</b>	Colorado Springs	CO	80909	US	2022-10-20
<b>Donna Ramirez</b>	Colorado Springs	CO	80911	US	2022-10-20
<b>Amy Rockey</b>	Colorado Springs	CO	80921	US	2022-10-20

<b>Joy Murray</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Patrick Kreitzer</b>	Colorado Springs	CO	80924	US	2022-10-20
<b>Diane Kelsay</b>	Colorado Springs	CO	80908	US	2022-10-20
<b>Michael McMullen</b>	Manitou Springs	CO	80829	US	2022-10-20
<b>Angela Lamberth</b>	Colorado Springs	CO	80907	US	2022-10-20
<b>Yolie Brown</b>	Denver	CO	80223	US	2022-10-20
<b>Thomas Donahue</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Marie Lucero</b>	Gleneagle	CO	80921	US	2022-10-20
<b>Monica Cunningham</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Vicki Coble</b>	Colorado Springs	CO	80919	US	2022-10-20
<b>Patricia Robertson</b>	Colorado Springs	CO	80904	US	2022-10-20
<b>Keith Coble</b>	Colorado Springs	CO	80919	US	2022-10-20
<b>Susan Alexander</b>	Colorado Springs	CO	80923	US	2022-10-20
<b>Steve Shambach</b>	Monument	CO	80132	US	2022-10-20
<b>Vivian Layman</b>	Colorado Springs	CO	80910	US	2022-10-20
<b>VICKI CORREIA</b>	Colorado Springs	CO	80918	US	2022-10-20
<b>Lynn Becka</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Michelle Makynen</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Ryan Warner</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>JEFFREY KOCH</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Kathy Turak</b>	Denver	CO	80921	US	2022-10-20
<b>Chris Pagan</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Mary Lowes</b>	Colorado Springs	CO	80910	US	2022-10-20
<b>Melissa Jung</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Theresa Harnar</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Daniel Podczervinski</b>	Colorado Springs	CO	80919	US	2022-10-20
<b>Keith Williams</b>	Colorado Springs	CO	80907	US	2022-10-20
<b>Abby Argo</b>	Colorado Springs	CO	80921	US	2022-10-20
<b>Deana Martin-Muth</b>	Colorado Springs	CO	80909	US	2022-10-21
<b>Patricia Slauson</b>	Colorado Springs	CO	80921	US	2022-10-21
<b>Nicole Starr</b>	Colorado Springs	CO	80921	US	2022-10-21
<b>Kathleen Wheeler</b>	San Francisco De La	CA	95119	US	2022-10-21

<b>Mary Schreifels</b>	Colorado Springs	CO	80907	US	2022-10-21
<b>Terri Dunton</b>	Colorado Springs	CO	80921	US	2022-10-21
<b>Charity McPike</b>	Colorado Springs	CO	80921	US	2022-10-21
<b>Judy Childers</b>	Atlanta	GA	30301	US	2022-10-21
<b>Stev Forondo</b>	Colorado Springs	CO	80920	US	2022-10-21
<b>Steve Bruger</b>	Colorado Springs	CO	80921	US	2022-10-21
<b>Kathryn Harline</b>	Monument	CO	80132	US	2022-10-21
<b>Robert Mansfield</b>	Colorado Springs	CO	80921	US	2022-10-21
<b>Lynne Hashimoto Campbell</b>	Denver	CO	80216	US	2022-10-21
<b>Anita Varney</b>	Colorado Springs	CO	80921	US	2022-10-22
<b>Jenny Lorish</b>	Denver	CO	80236	US	2022-10-22
<b>Bret Taylor</b>	Colorado Springs	CO	80921	US	2022-10-22
<b>Melody Morgan</b>	Colorado Springs	CO	80921	US	2022-10-22
<b>Kevin Wagner</b>	Monument	CO	80132	US	2022-10-22
<b>Melissa Tornga</b>	Colorado Springs	CO	80921	US	2022-10-22
<b>barbara gritzmaker</b>	colorado springs	CO	80921	US	2022-10-22
<b>Marta Szarka</b>	Colorado Springs	CO	80921	US	2022-10-23
<b>Susan Gindhart</b>	Colorado Springs	CO	80921	US	2022-10-23
<b>Annette Schaefer</b>	Colorado Springs	CO	80909	US	2022-10-23
<b>Matt Manning</b>	Colorado Springs	CO	80911	US	2022-10-23
<b>David Weatherley</b>	Colorado Springs	CO	80921	US	2022-10-23
<b>Kenneth Meisinger</b>	Monument	CO	80132	US	2022-10-23
<b>Amy Argue</b>	COLORADO SPRING	CO	80921	US	2022-10-23
<b>Peter Campbell</b>	Fountain	CO	80817	US	2022-10-23
<b>Brad Argue</b>	Colorado Springs	CO	80909	US	2022-10-24
<b>Robert Carriedo</b>	Colorado Springs	CO	80920	US	2022-10-24
<b>Debbie Bertrand</b>	Colorado Springs	CO	80904	US	2022-10-24
<b>Katir Watson</b>	Colorado Springs	CO	80919	US	2022-10-25
<b>Linda Kadnuck</b>	Monument	CO	80132	US	2022-10-25
<b>Jon Mitchell</b>	Colorado Springs	CO	80920	US	2022-10-25
<b>Stuart Sims</b>	Colorado Springs	CO	80921	US	2022-10-25
<b>Janice Santino</b>	Monument	CO	80132	US	2022-10-25

<b>Rebecca Munson</b>	Colorado Springs	CO	80921	US	2022-10-25
<b>Thomas Thilman</b>	Colorado Springs	CO	80921	US	2022-10-26
<b>Janet Butters</b>	Monument	CO	80132	US	2022-10-26
<b>Chelsee Francis</b>	Colorado Springs	CO	80924	US	2022-10-26
<b>Terence Connolly</b>	Colorado Springs	CO	80921	US	2022-10-26
<b>Nicole Irwin</b>	Colorado Springs	CO	80919	US	2022-10-26
<b>Gregory Poole</b>	Colorado Springs	CO	80911	US	2022-10-26
<b>Janiese Poole</b>	Colorado Springs	CO	80911	US	2022-10-26
<b>Conwan Schreiner</b>	Monument	CO	80132	US	2022-10-26
<b>Brett Irwin</b>	Colorado Springs	CO	80919	US	2022-10-26
<b>Geoffrey Schaefer</b>	Colorado Springs	CO	80919	US	2022-10-27
<b>Heather Florence</b>	Colorado Springs	CO	80819	US	2022-10-27
<b>Denyse Synave</b>	Colorado Springs	CO	80921	US	2022-10-27
<b>Courtney Kvale</b>	Colorado Springs	CO	80904	US	2022-10-28
<b>Amanda VanDyke</b>	Colorado Springs	CO	80920	US	2022-10-28
<b>Ivan Ngian</b>	La Crosse		54601	US	2022-10-30
<b>sofía Jimenez</b>	el paso		79911	US	2022-10-30
<b>Sean Baker</b>				US	2022-10-30
<b>Dan Uribe</b>	Colorado Springs	CO	80920	US	2022-10-30
<b>Dan Thuringer</b>	Colorado Springs	CO	80923	US	2022-10-30
<b>Anne Frederick</b>	Colorado Springs	CO	80918	US	2022-10-30
<b>Kyle Wade</b>	Denver	CO	80220	US	2022-11-01
<b>Dorothy Barr</b>	Denver	CO	80220	US	2022-11-01
<b>Kristen Friedman</b>	Colorado Springs	CO	80919	US	2022-11-01
<b>Debbie Rice</b>	Colorado Springs	CO	80908	US	2022-11-02
<b>Marianne Beard</b>	Colorado Springs	CO	80908	US	2022-11-03
<b>Wendy Burnfield</b>	Colorado Springs	CO	80920	US	2022-11-03
<b>Taylor Burnfield</b>	Colorado Springs	CO	80920	US	2022-11-03
<b>Walter Boyd</b>	Colorado Springs	CO	80920	US	2022-11-03
<b>David Burnfield</b>	Colorado Springs	CO	80920	US	2022-11-03
<b>Kyle Burnfield</b>	Colorado Springs	CO	80920	US	2022-11-03
<b>Connie Lawson</b>	Colorado Springs	CO	80920	US	2022-11-03

<b>Brent Newblom</b>	Colorado Springs	CO	80924	US	2022-11-05
<b>Julie Park</b>	Colorado Springs	CO	80921	US	2022-11-05
<b>Jane Litchfield</b>	Colorado Springs	CO	80921	US	2022-11-07
<b>Noah Antisdal</b>	Colorado springs	CO	80921	US	2022-11-07
<b>Linda Crowley</b>	Monument	CO	80132	US	2022-11-07
<b>Beth Alessio</b>	Colorado Springs	CO	80918	US	2022-11-07
<b>Karolyn Verde</b>	Colorado Springs	CO	80907	US	2022-11-08

## Baxter, Tamara

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**From:** Kirsten Waite <kirstenwaite@icloud.com>  
**Sent:** Tuesday, November 8, 2022 3:35 PM  
**To:** Baxter, Tamara; elana.lobato@coloradosprings.gov  
**Subject:** Dr Russ Sojourner Transcript oct 17 Board meeting on Sunset.pdf  
**Attachments:** Dr Russ Sojourner Transcript oct 17 Board meeting on Sunset.pdf

**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!**

Hi Tamara,

I and several of our neighbors attended the most recent TCA Board meeting where we were informed by Dr. Russ Sojourner that TCA does NOT have any formal agreement with Sunset Amphitheater, as is being represented in the documents listed on tomorrow's meeting information packet for the Sunset Amphitheater: "We have NO agreement with Sunset. That's why... I appreciate Mr. Fuqua's comment that they're acting as if we have an agreement... um, they know we don't have an agreement."

Also, at that meeting we were informed by TCA's legal counsel that the city planning commission nor city counsel can legally consider TCA as a parking option in order to meet burden of proof to approve this parking variance notes live is seeking for.

This seems like a major section of Notes Live's proposed plan. Without TCA as approved parking, even the variance they are seeking would fall grossly short of the number of spots needed.

Further, TCA, according to the attached document and official recording of the board meeting (included in the transcript) claims they will not approve anything that would lock them into a contract conflicting with any days where the school would be in use. Again, according to Dr. Sojourner: "Sunset approached me, me personally, um, six months ago, and asked me this question: "If an amphitheater is built, and if on a concert night in the summer there's nothing else going on at TCA would you consider renting your parking lot?"

And my answer was, "Sure. We consider renting a, a lot of facilities here. BUT, Sunset, um, the chance that there's nothing going on here...is almost zero. But in the middle of the summer on a Saturday night, there may be a few Saturdays where if there's a concert, um, there may be nothing else going on, but it's gonna be hard to find any dates."

Clearly, the evidence shows that the TCA lots are not a guarantee and cannot therefore be considered viable long-term options for designated parking for concert-goers, thus reducing Sunset's total proposed number of off-site parking spots, leaving them definitively below even the variance requested numbers.

This is one of only many reasons, per city code, The burden of proof has not been met by notes live in order to have city planning commission grant this variance.

Thank you,

Kirsten Waite

Sent from my iPhone

53:01-61:30 Dr. Russ Sojourner, President The Classical Academy

“Sunset. As you all know, I have tried to give you an update about where we have been over the past several months. This is my, my monthly update. Um. It gives me an opportunity to, um, speak about what I know is floating around out about the agreement. And so some of this will be a reminder to you.

Um. Sunset approached me, me personally, um, six months ago, and asked me this question: “If an amphitheater is built, and if on a concert night in the summer there’s nothing else going on at TCA would you consider renting your parking lot?”

And my answer was, “Sure. We consider renting a, a lot of facilities here. BUT, Sunset, um, the chance that there’s nothing going on here, um, is almost zero. Um. But in the middle of the summer on a Saturday night, there may be a few Saturdays where if there’s a concert, um, there may be nothing else going on, but it’s gonna be hard to find any dates, but we will consider, um, renting our parking lot for a nominal fee—um, nominal being in the hundreds of dollars, not the tens or hundreds of thousands of dollars—um, like we rent lots of our facilities.

Uh, Drive by our, uh...since Becca’s here...drive by Central Elementary on a Sunday, um (laugh), and there’s adult soccer games going on. Um. We’ve, we’ve rented to, uh, we’ve had long term rental agreements with churches in, in, in our, in our gyms. Um. We rent to lots of different organizations. We try to be good neighbors, if we can do so, um, without interference to our facilities, and if those agreements **ever** start impinging upon ... um, on the life of TCA—if there were vandalism, if there were theft, if there were things that were going on that we didn’t appreciate—we would end the rental agreement. Um, and we have the same possibility with the current agreement with Sunset.

It’s easy to get that agreement confused with what we’re hearing about in the media as Sunset prepares to present to the city planning commission on the Ninth of November. Um. I was literally, uh, communicating to the owner of Sunset several times today. Um, I’ve communicated to him up til today and my , my strong (pause) words to him were, “We won’t support the city planning commission meeting, we won’t be there because we have NO agreement with Sunset. Um. that’s why, uh, the, the, the... I appreciate Mr. Fuqua’s comment that they’re acting as if we have an agreement... um, they know we don’t have an agreement.

And so whatever they’re presenting to the city planning commission does identify the two lots that they would potentially build for us as proposed parking. They would like me to be there. They would like Kevin to be there to say that that that that these are all the things that TCA would benefit from, and we won’t be there. Um. And I’ve been very clear to the owner of Sunset that um we’ll wait and see what happens with the city, the city planning commission, the city council, um. We’ll wait and see if they’re going to build an amphitheater, and we are currently evaluating their proposed terms and conditions to us.

I am reminding you all, um, we have no monetary agreement with Sunset, um, for proposed anything. They’ve put together some terms that they would like us to consider, and we’ll talk about some of those later on [during executive session], um, and our job is to determine whether those conditions are satisfactory to TCA or whether they’re not. Um, but I have been very clear with the Sunset team that we will make no decision tonight [Oct. 17], we’ll make no decision next month, we likely won’t make any decision...I won’t make any recommendation to you [speaking to the board] until likely the er...early Spring because it’s

gonna to take us that long to figure out whether these terms and conditions are something that that would be acceptable to us.

Um. I'll use as an example Mr. Willis's um solution to our carpool woes, as I appreciate that very much [laughter]... um, One of the things that we are going to do is contract with the city and traffic engineer to figure out what might an access road, what might it do to our carpool situation? Might that be a... a... a... a... a solution? Might that solution be equivalent to the one that Mr. Willis is offering, or might it not? So, there's lots and lots and lots of things that have to be done before I will recommend to you anything. Um.

There's lots of conversation about the \$250,000 agreement that Sunset had with the Discovery Canyon Campus. I want to be clear because I've talked to that CFO a lot, D-20 did not back out of that agreement. D-20 took the \$250,000; they were going to offer DCC parking spaces from now into eternity, or at least for a...for... for decades. Um. Sunset came to them and said they don't need DCC's parking lots anymore because they found additional parking lots at Compassion or other places like that. So, Sunset said, "D-20 you can keep the \$250,000 but we don't need your parking anymore." *Not because they're going to have parking at TCA, I want to make sure that is very clear*, but because they found other parking. So, um, D-20 didn't back out. Um, Sunset cancelled that agreement and allowed D-20 to keep that \$250,000. We have no such agreement with Sunset, um, as I have specified before.

Um, so I like you all...like you mentioned, James, I'm interested in seeing what happens at the city. I'm interested in seeing if the amphitheater will be approved. I'm interested in seeing what we might be able to do to benefit TCA, um, and I've been very clear that if a road were to be built from Spectrum loop to TCA, it might be a benefit to TCA; I've been very clear that if they were to build a parking lot close to our property, we could use it. We could use it during the day. And, we have often talked about the need for parking on high traffic days like Veteran's Day, um, uh, grandparent's day, some of our curriculum days when there are lots and lots and lots of amazing volunteers here... at field days. And so I'm interested in what that might look like at no cost to TCA. Um, I'm interested in knowing, as I know you are, what might be a lease agreement that Sunset might propose so we can decide whether that lease agreement is worth, um uh, being involved or worth not being involved; so I'm all ears at this point, listening to Sunset in their proposals and wanting to see what happens on... on... in November. If that Amphitheater isn't approved by the city, this conversation is moot from, from, from now on. If that Amphitheater is approved by the city, then I'll be interested in evaluating and recommending to you and having to continue this conversation about what those parameters might look like.

Um, as you know, there are some parameters that Sunset has proposed to us, some lease agreements based on... on... on renting those two parking lots, um, some other agreements. Um. I wanna be clear that to, to the folks that are in this audience, many of whom have heard me say before, I will never sacrifice the safety and security of our children ever. Um. It is why I'm here as president. It's why, um, I... I signed up to be president here because, uh, there's nothing more important to me, and I'll make sure that no agreement is ever made, um, with any other entity where safety and security would be a concern to our children. So that's the update. In a lot of ways, I don't have much update for you because I'm interested in seeing what happens in November, um ...but we do know we have a letter of intent from Sunset. And we know that that we're in a...that... that we are all fact finding; we're all trying to figure out

what's, what's palatable what... what... what might be in... um, interesting to TCA; what might benefit TCA and our community. Um. I'm interested in seeing... engaging in the conversation and continuing to engage in the conversation with our neighbors, the neighbors that have spoken to us tonight, TCA Parents, and all of that is not lost on any of us, and... and... and it will be part of our conversation."

<https://drive.google.com/file/d/1OUIVWVK9C6IMrIRx9XHjx4DzeEFDpum6/view?usp=drivesdk>

## **Baxter, Tamara**

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**From:** steve@willis.net  
**Sent:** Friday, November 4, 2022 3:22 PM  
**To:** Baxter, Tamara; Wintz, Katelynn A; Williams, Wayne; OMalley, Mike (Council Member); Henjum, Nancy; Avila, Yolanda; Fortune, Stephannie; Donelson, Dave; Strand, Tom; Helms, Randy; Murray, Bill  
**Subject:** Say NO to Sunset Amphitheater

**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!**

Please do not approve this ill planned Sunset Amphitheater venue. This venue is not wanted or needed in Northgate. We moved into Northgate summer of 2003, and were shown the Northgate Master Plan. We were well aware of the plans for retail shops in that area, not a huge concert venue. This venue just wants to take advantage of the USAF Academy's setting, and abuse the neighborhoods of Northgate with noise pollution, traffic, congestion, parking problems, crime, trash, and therefore a downslide in our property values.

The developer has been very deceptive in the presentation of this proposal, posting tiny signs on busy roads that can't be realistically seen, let alone read. They were hoping to get this thing crammed through without the residents of Northgate knowing about it.

Noise studies have been haphazard, we were told the company that did the study mainly does indoor sound analysis, and they admittedly made no consideration to the sound projection to the south of the proposed venue. They did no analysis of the effects of weather like wind and clouds which drastically reflects and directs sound very differently in weather. Not everyone is trying to stay awake at 11pm. This is a big noise pollution issue, especially with no noise mitigation to the south. This is not acceptable for anyone, but less so for seniors at neighboring senior living facilities, people who have to get up at 4am to go to work, and kids who go to bed early. Noise from this venue will cause sleep and focus issues for almost half of the year. Studies have been done on the effects of long term noise and health issues. And people that live within 2.5 miles of this venue will be negatively impacted. The people who live in the Northgate area won't have a choice to go to a concert, they will be forced to hear concerts for over half of the year even if they just want a quiet evening in their backyard.

Traffic studies simply say, yep, there is going to be a huge increase in traffic before during and after events. No solutions or modifications with the exception of timing the lights in favor of venue traffic.

Northgate has continually been inundated with apartment complexes that have, and will, make traffic and congestion a nightmare. This venue would be the tipping point for a congestion nightmare. Within 2.5 miles of the proposed venue site is: Ridge Pointe at Gleneagle, Springs at Northgate Apartments, Polaris Junction Apartment Homes, Bella Springs Apartments, Talon Hill, Falcon View, Springs at Foothills Farm, Volta at Voyager, The Overlook at InterQuest, a newly approved (disapproved by the planning committee, then approved by City Council??) apartment complex at Voyager and Spectrum Loop, College Creek being built, and another one near Federal Drive. This is absolutely ridiculous! The addition of a massive concert venue will totally choke off roads and intersections in Northgate right at the evening rush hour. When we moved in, there were exactly 2 apartment complexes in Northgate.

The venue developers continually change their parking plan around, adding and subtracting business and school parking sites on a monthly basis with a constant bait and switch going on to try to convince you that parking is covered. They are desperate for parking, but don't want to pay to add the required number of parking spots to their proposed venue, constantly lying to the Northgate community about lots that will or won't be used. They are considering The Classical Academy's entire parking lot theirs for events, when in reality, The Classical Academy rents their facilities to a multitude of groups, but only on a non-disruptive basis. Venue parking at a school is also a huge safety issue. People will try to use

the school parking lot even when there are school events going on trying to save parking fees, once they find out the school has a parking lot So you will end up with kids, parents and concert goers all trying to park when venue parking isn't approved. A parking mess on school grounds spilling out into the neighborhoods looking for free parking .The Classical Academy Board of Directors meeting on 17 Oct stated that there would maybe be 5 times during the entire venue's season that parking would be allowed. The venue advertises that a contract is in place with TCA, TCA says there is not.

Crime is on the rise city and nation wide as it is. With a large venue with traffic and parking problems, drunk and high concert goers will drastically raise the friction and increase crime and accidents.

Typical concert goers have little to no concern over residential areas that they may transit through or park in (because the required parking is not covered in their proposals) and will most likely urinate, throw trash, and throw-up in any lawn or property that's convenient.

There are other locations this venue could use, like the commercial and industrial areas that the city is trying to revitalize like the old dog track on Nevada Ave. That area that may benefit from an entertainment venue being near a revitalization area and a University. Northgate does not need revitalizing. It is a community that is growing too fast for the infrastructure to handle as it is, and considering the above information, **DO NOT APPROVE THIS VENUE!**

Thank you,

Steve and Bettina Willis

Citizens concerned for safety, security, and order in Northgate.