



January 6, 2023

City of Colorado Springs  
Planning and Development Division  
ATTN: Austin Cooper, Planner II South Team  
30 S. Nevada Avenue, Suite 701  
Colorado Springs, CO 80903

RE: ZONE-22-0020 – Response to City/Public Comments

Dear Mr. Cooper:

On behalf of the City of Colorado Springs Department of Public Works, Engineering Division, I respectfully offer the following responses to comments provided pursuant to the City's intra-agency review and public comment period for the proposed ZONE-22-0020:

**A. Intra-Agency Review**

The legal description and companion exhibit have been revised to address the City Surveyor's comments. See attached **Exhibits "A" and "B"**.

**B. Public Comments**

Responses to each of the public comments are provided as follows:

**B.1 Public Comment #1**

We are the owners and occupants of 746 W Buena Ventura St 80907, a property directly to the South of the subject project. We have the following questions/concerns.

1. *How will this project affect the existing parking lot currently used for access to the Catamount Institute and Sondermann Park?*

**Response:**

The Catamount Institute at 740 W. Caramillo Street is located approximately 750 feet (+/-) south of and outside of the bounds of the City property proposed for re-zone/exchange. Parking at Catamount Institute and access to Sonderman Park west of Catamount Institute are not affected by the re-zone and proposed exchange of 1,250-square feet of City property (dimensions 13.58 feet (+/-) x 92 feet(+/-)) lying, generally, south of the intersection of W. Espanola Street and 7<sup>th</sup> Street (see **Exhibit "B"** attached).

2. *Will the existing footbridge and access point to Sondermann Park on the South side of the project remain open to the public and continue to be maintained by the City?*

**Response:**

Pedestrian access at the intersection of Espanola Street and 7<sup>th</sup> Street to the foot trail in Sonderman Park is not affected by the proposed re-zone/exchange of 1,249 square feet (+/-) of City property. The City's Parks, Recreation and Cultural Services Department will continue to maintain designated trails within Sonderman Park.

3. *Will the small playground and equipment located to the SE of the project remain as is and open to the public and maintained by the City?*

**Response:**

The playground and equipment at 740 Caramillo Street are located approximately 750 feet (+/-) south of the City property proposed for re-zone/exchange and outside of the bounds of the City property proposed for re-zone/exchange. The playground and equipment are not affected.

4. *Will the Marriage Garden located NE of the project remain open to the public and maintained by the City?*

**Response:**

The Kathleen Marriage Garden located near the Catamount Institute at 740 W Caramillo Street is located approximately 750 feet (+/-) south of the City property proposed for re-zone/exchange and outside of the bounds of the City property proposed for re-zone/exchange. The Kathleen Marriage Garden is not affected.

5. *What are the exact boundary lines of the land that will become private property? The project map attached to File ZONE-22-0020 shows only the footprint of the existing building but not the outlines of the new land parcel.*

**Response:**

The boundaries of the City property proposed for re-zone/exchange are depicted on Exhibit B attached. The total area of the City property proposed for re-zone/exchange is 1,249-square feet (+/-) lying, generally, south of the intersection of W. Espanola Street and 7<sup>th</sup> Street. The east boundary of the City property proposed for re-zone/exchange is adjacent to private property and is proposed to be exchanged for 1,250 square feet (+/-) of public right of way for Espanola Street from the adjacent property owner (See **Exhibit "C"** attached).

6. *Why isn't this project subject to the Streamside Overlay?*

**Response:**

The City property proposed for re-zone/exchange is located outside of the boundary of the Streamside Overlay. The property is within the Hillside Overlay (See **Exhibit "D"** attached).

7. *Will the existing building on the project site be demolished and, if so, will it's replacement be required to use the original footprint?*

**Response:**

The buildings and improvements associated with the Catamount Institute located approximately 750 feet (+/-) south and outside of the bounds of the proposed re-zone/exchange of City Property and are not affected.

8. *When will the proposed land exchange occur?*

**Response:**

Conditioned upon municipal approval of the proposed re-zone, the City anticipates exchange of the City property in April 2023.

We'd appreciate your answers to these questions.

Regards,  
Steven and Marsha Schwartz  
719 635 8486

**B.2 Public Comment #2**

*Please take the time to consider all the nearby residents before agreeing to take away part of our park. Its open spaces are some of the most beautiful in the springs area. Please do not let the housing developers have it, we have enough houses in the area. Thank you.*

**Response:**

The City's Engineering Division respects and acknowledges the importance of public spaces and access to nature within our City. The City's 1,249-square foot (+/-) property proposed for re-zone/exchange will be exchanged for 1,250-square feet (+/-) of private property to be utilized as public right of way (see **Exhibit "C"** attached). The proposed re-zone/exchange will contribute to no more development than the recipient is allowed, directly adjacent to Sonderman Park, prior to the exchange. It provides the recipient with the same net area of private property as before the exchange and provides the City with title to right of way for Espanola Street.

**B.3 Public Comment #3**

*Please help protect what few inner city open space parks we have in Colorado Springs. As a near by resident, Sonderman park means a lot to dog walkers and hikers in the area. If the city gives up even small parts of it, eventually there will be a lot less park for people to enjoy. Project ZONE-22-0020 wants to rezone part of the park streamside and hillside overlays to two-family hillside overlay. Even if this project is small to make another house available, it could lead to further destruction of one of the most beautiful parks around. People love it for picnics and nature programs, that you can't get elsewhere without a lot more driving. Please do not let us loose our park to more houses.*

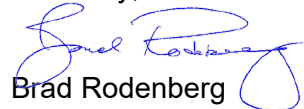
*Thank you very much for taking the time to read this,  
Caitlin Seibel,  
Resident of Caramillo St.*

**Response:**

The City's Engineering Division respects and acknowledges the importance of public spaces and access to nature within our City. The City's 1,249-square foot (+/-) property proposed for re-zone/exchange will be exchanged for 1,250-square feet (+/-) of private property to be utilized as public right of way (see **Exhibit "C"** attached). The proposed re-zone/exchange will contribute to no more development than the recipient is allowed, directly adjacent to Sonderman Park, prior to the exchange. It provides the recipient with the same net area of private property as before the exchange and provides the City with title to right of way for Espanola Street.

Please advise if there are additional questions or information required by the City. I may be reached by telephone at 877.494.8067 or via email at [brad.rodenberg@trscorp.us](mailto:brad.rodenberg@trscorp.us).

Sincerely,



Brad Rodenberg  
TRS Corp.

On behalf of the City of Colorado Springs Department of Public Works, Engineering Division

cc: Aaron Egbert, P.E., City of Colorado Springs

Attachments as stated above

# EXHIBIT A

A parcel of land located in northwest one-quarter of SECTION 1, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., El Paso County, Colorado. a portion of a tract of land conveyed to the CITY OF COLORADO SPRINGS as described in a document recorded in book 3570 page 910 in the records of El Paso County, Colorado. More particularly described as follows;

The west 13.58 feet of the east 185.0 feet of the north 92.0 feet of the south 217.0 feet of the southwest quarter of the northeast quarter of the northwest quarter of the southeast quarter of section 1, township 14 south, Range 67 west of the 6th P.M., city of Colorado Springs, El Paso, Colorado.

Said portion containing a protracted area of 1,249 Square feet.

This legal description was prepared for and on behalf of The City of Colorado Springs by

Robert A. Pisciotta, Jr., Colorado P.L.S. 38224

30 S. Nevada Ave., Suite 402


Colorado Springs, CO.

719-385-5545

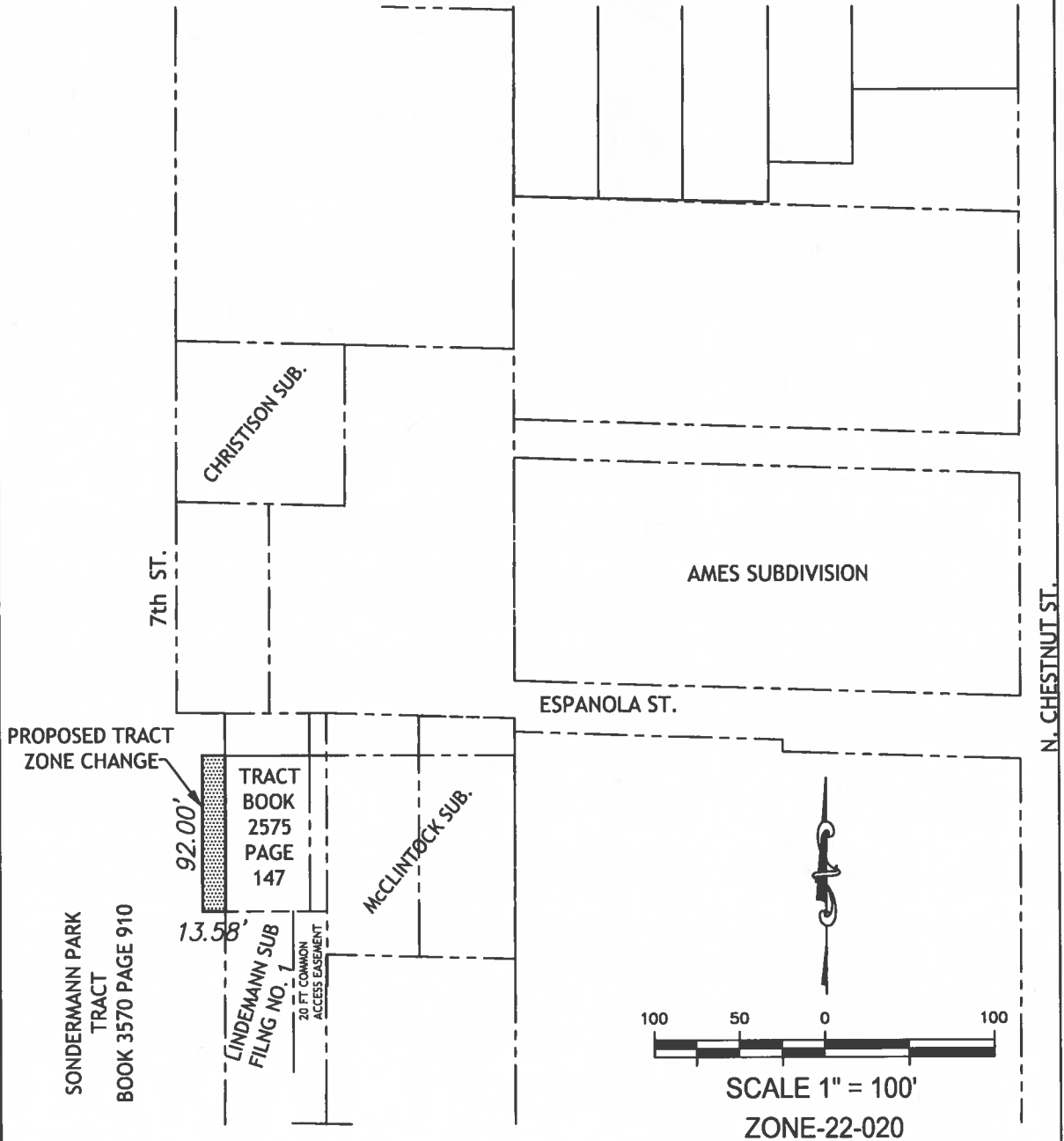


ZONE-22-020

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Parcel Southeast 1/4 of Section 1, Township 14 South, Range 67 West of the 6th P.M.	
Drawn By: R. Kotwica	Date: 07/07/2020
Job Number: 2018055	PAGE 1 OF 2

# EXHIBIT B



This map does not represent a monumented survey and is only intended to illustrate the attached parcel description.

THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1

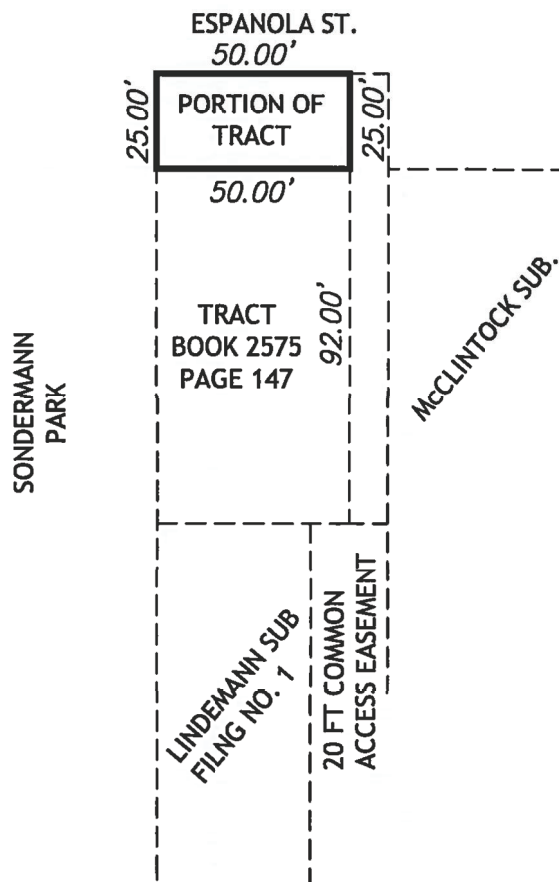


Parcel  
Southeast 1/4 of Section 1,  
Township 14 South, Range 67  
West of the 6th P.M.

Drawn By: R. Kotwica Date: 07/14/2022

Job Number: 2018055 PAGE 2 OF 2

# EXHIBIT C



SCALE 1" = 50'

This map does not represent a monumented survey and is only intended to illustrate the attached parcel description.

THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1



Parcel  
Southeast 1/4 of Section 1,  
Township 14 South, Range 67  
West of the 6th P.M.

Drawn By: R. Kotwica Date: 01/27/2020

Job Number: 2018055 PAGE 2 OF 2



