

From: Wesley Frazier <wesley.frazier@comcast.net>
Sent: Monday, October 5, 2020 4:11 PM
To: Wintz, Katelynn A
Subject: Developer Proposal 2424 W Garden of the Gods Rd

Follow Up Flag: Follow up
Flag Status: Flagged

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!

Sent from my iPhone
as a long time resident of Mountain Shadows I oppose the subject proposal

It does not fit into the theme of our area It will generate added traffic and needed Police and fire protection It does not address additional parks and open space For the new residents The quietness and open space will be destroyed Will the developer be mandated to install the needed Waste systems lighting and roads

Respectfully
Wesley and Kathleen Frazier

From: Trent Miller <azmilo@q.com>
Sent: Monday, October 5, 2020 4:41 PM
To: Wintz, Katelynn A
Subject: Development 2425 Garden of the Gods

Follow Up Flag: Follow up
Flag Status: Flagged

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To who it may concern:

I am opposed to the new development at 2424 Garden of the Gods Rd. This development will make the already busy area of 30th and Garden of the Gods unsafe, and to congested. I have lived in Mountain Shadows for over 10 years, because of the West sides wildlife and great views. This development will block the views and displace the wildlife. This type of housing will result in more crime, crowded schools, and crowded recreation areas. This development will destroy, our home values and way of life on the west side. Please, do not approve this development.

Trent Miller
719-648-7242

From: Joe Doyle <jdoyle@six-geving.com>
Sent: Monday, October 5, 2020 4:16 PM
To: Wintz, Katelynn A
Subject: Development At 2424 Garden of the Gods

Follow Up Flag: Follow up
Flag Status: Flagged

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Katelynn,

I want to go on record as being opposed to all new development at 2424 Garden of the Gods Rd. I believe the traffic study done should be redone due to the that study was done during covid travel being very low . This is a major artery for all of Mountain Shadows and one of only 2 ways to access Garden of the Gods.

We live at:
5469 Lions Gate Lane
Colorado Springs,Co. 80919

Thanks,

Joe Doyle
VicePresident
Six & Geving Insurance | 3630 Sinton Rd. | Colorado Springs, Co. 80907
jdoyle@six-geving.com
719-590-9990



From: Michelle Matia <michelle.matia@n2pub.com>
Sent: Monday, October 5, 2020 4:18 PM
To: Wintz, Katelynn A
Subject: Development at 2424 Garden of the Gods Road

Follow Up Flag: Follow up

Flag Status: Flagged

Categories: Other

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Hi Katelynn,

I am writing to let you know that I am opposed to ALL NEW development at 2424 Garden of the Gods Road.

The reasons for my opposition are because I am a home owner in the Mountain Shadows area. This new project would cause many problems that would affect myself and my family as well as our community in the following negative ways:

1. The increased traffic will be a big problem and will change the dynamic of our neighborhood
2. Traffic is already very challenging in this area due to Garden of the Gods and would further increase traffic to add so many multi-family units
3. Wildlife, especially the bighorn sheep will be eliminated from their free-range area.

PUBLIC COMMENTS

4. The already overcrowded schools in this area will be challenged and will be even more overcrowded compromising the education of our children in these schools

5. Noise levels will increase

6. Safety for pedestrians, hikers, joggers, and bicyclists will be a higher risk with the increase in traffic.

For the sake of our community and all of the home-owners in this area, I would like to ask that this project not be approved because it negatively impacts our community in so many ways.

Thank you for your consideration and time,

--

Michelle Matia

Life on the Mesa | Be Local Northern Colorado Springs

michelle.matia@n2pub.com | [719.640.4800](tel:719.640.4800)

From: Jim Mellon <jim.mellenti@gmail.com>
Sent: Monday, October 5, 2020 1:43 PM
To: Wintz, Katelynn A
Subject: Development of 2424 Garden of the Gods Rd

Follow Up Flag: Follow up

Flag Status: Flagged

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Dear Ms. Wintz:

I object to the proposal to build multi-family units in the former MCI/Verizon property (2424 Garden of the Gods Rd).

Reasons for objecting:

- 1) This is out-of-character for the area - no other similar housing exists on either 30th Street or Flying W Ranch Road!
- 2) The Centennial Blvd developments (both ones completed and those still under development) have already created (and will continue to create) a major increase in the density of housing, use of services, and traffic congestion in the area.
- 3) The Mountain Shadows subdivision is a serene and quiet neighborhood, which will be severely changed if this development is allowed to progress. The serenity of Mountain Shadows will be severely impacted.
- 4) Traffic congestion will be frustrating, leading to further traffic lights and other controls.
- 5) Area parks will be overused, especially Ute Valley (already very busy with parking overflowing), & Mountain Shadows Park.
- 6) Schools (elementary (Chipeta) and middle-school (Eagleview)) will become overcrowded.
- 7) The type of housing, multi-family, 45 foot structures is simply not in keeping with the existing neighborhood.

PUBLIC COMMENTS

Finally, I recently moved to Mountain Shadows (and bought a home here) for many reasons, not the least of which is the serenity of the neighborhood. This is evidenced as soon as one arrives at the intersection of Garden of the Gods Road and 30th Street; the pace (traffic density) slows down, actually becoming quite serene.

Homes in the area are spaced to eliminate crowding, to instill peace and tranquility, with mainly Single-Family and some Patio Homes. The proposed "high-density (tight)" development of multi-family homes with questionable open space, and excessive heights (45 foot height?, including roof height (higher?)) - which will at best obscure and at worst eliminate the views of GoG and the Front Range - and most likely lead to follow-on developments (after all, there are 125 acres, which could eventually lead to 3,000+ units), are not in keeping with this neighborhood. Would you put this on Kissing Camels or Garden of the Gods?

While it may seem reasonable to allow this development - the city would certainly benefit from additional revenue - the effect on existing home-owners (like me), should be the major consideration on whether or not to approve any proposed new developments.

Please, I ask the City Council to disapprove this proposed development!

Sincerely,

James Mellon

jim.mellenti@gmail.com

From: Gloria Gayo <rubyslippersgg@yahoo.com>
Sent: Monday, October 5, 2020 2:16 PM
To: Wintz, Katelynn A
Subject: Development of Verizon property

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Ms. Wintz,

I am writing to convey my opposition to a zone change to allow a large low income apartment complex on the Verizon property. I will admit there is a huge need for more affordable housing in our city, but up to 3,750 units is much too large for this area, and probably anywhere in the city. I also have concerns about how this would affect traffic on Garden of the Gods and other local streets.

Thank you for your time,

Gloria Gayo

From: Betty Tewell <tewell4825@comcast.net>
Sent: Monday, October 5, 2020 6:52 PM
To: Wintz, Katelynn A
Subject: Don't Denverize our city!

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Other

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Ms Wintz, I truly hope that the decision to change usage for 2424 W. Garden of the Gods Rd. is thought through from every aspect before this "can't reverse this" action occurs. After understanding the kinds of housing and the density on this land all I can see is that a change will occur which will alter and cheapen what Colorado Springs has and Denver does not. The unique natural beauty near there is unreplaceable! Again, don't Denverize Colorado Springs. Very sincerely, Elizabeth Tewell

From: Vivien Pepi <vivien.pepi@gmail.com>

Sent: Monday, October 5, 2020 3:45 PM

To: Wintz, Katelynn A

Subject: Expansion at Garden of the Gods

Follow Up Flag: Follow up

Flag Status: Flagged

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I oppose the development and the possible 3000 unit complex in the are adjacent to Verizon.

We have a beautiful area and this expansion will ruin the natural beauty of the area as well as badly affect the wildlife including the beautiful big horn sheep.

In addition, the current roadway will not be adequate to allow more traffic and I do not wish to see the increase in traffic.

Please do not go through with this expansion.

Vivien Pepi

From: Smith, Steven D.
Sent: Monday, October 5, 2020 4:14 PM
To: Wintz, Katelynn A
Subject: FW: Initial Submittal - Enclaves at Mountain Vista Filing 5 Amendment - AR PUD 19-00292-A1MN20
Attachments: Enclaves at Mountain Vista Filing 5 Amendment-BSLIP.pdf

NO EXCEPTIONS: CSFD does not have any exceptions with the amended development plan as submitted.

From: Hurst, Cynthia
Sent: Monday, September 21, 2020 3:00 PM
To: rdavis (rdavis@cscono.org); landusenotice@cscono.org; 'Buckslips@CSU.ORG'; Smith, Steven D.; Sharp, Cory; Morris, Patrick; Aragon, Christina; Richter, Andy; Alazzeh, Zaker; Richter, Andy; Aragon, Christina; Alazzeh, Zaker; Richter, Andy; Cooper, Jeff; Haley, Britt I; Schmeisser, Constance; Duncan, Emily N; Plan COS - SMB; 'mandrews@d49.org'; Andrews, Kristine
Cc: Wintz, Katelynn A
Subject: Initial Submittal - Enclaves at Mountain Vista Filing 5 Amendment - AR PUD 19-00292-A1MN20

Good Afternoon,

Please find the information for the above named project and file number for the **Enclaves at Mountain Vista Filing 5 Amendment - AR PUD 19-00292-A1MN20**. **Comments due by October 5, 2020.**

City Planning transmits all buckslip distributions of project application electronically. Hard copies of the buckslip, project statement, can be view at the City Planning Offices. You can request a meeting with the case planner to view the documents. You can access the website shown below to view the electronic versions of any application documents (e.g. project statement, plan(s), etc.), please follow these steps:

1. **Go to <http://eoc.springsgov.com/ldrs/>**
2. **Type the file number in the file number box.**
3. **Click "Search".**
4. **In the "Document List" column click the link labeled "Initial Application" to view the application, project proposal, the project statement and supporting documents for the project.**
5. **In the "Document List" box click the link for the "Drawings" to view what drawings were submitted.**

Please provide ANY and ALL comments to the planner, **Katelynn Wintz** at **Katelynn.Wintz@coloradosprings.gov**. **Do not reply to this email address.**

NOTE: City Planning will also no longer transmit re-review buckslip distributions in hard copies, unless otherwise requested with a case planner. Please notify the case planner above if the transmittal of hard copies is necessary. Please also note that documents are uploaded in date order and attention should be paid to the most recent date for the appropriate document to be reviewed.

PUBLIC COMMENTS

Thank you,
Cindy Hurst



Cindy Hurst
Senior Office Specialist
Phone: (719) 385-5351
Email:
Cynthia.Hurst@coloradosprings.gov

Land Use Review Division
Planning & Community Dev.
30 South Nevada Ave, Suite 701
Colorado Springs, CO 80903
Phone: (719) 385-5905

[Pre-Application Meeting Request](#) | [Springs View/Map](#) | [Development Applications](#) | [Zoning Code](#) | [Parcel Info](#)

Weblinks:

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PUBLIC COMMENTS

From: Teri Geanetta <teri.geanetta@gmail.com>

Sent: Monday, October 5, 2020 3:07 PM

To: Wintz, Katelynn A

Subject: GOG DEVELOPMENT

Attachments: ATT00001.txt

Follow Up Flag: Follow up

Flag Status: Flagged

Categories: Other

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The new proposal will certainly have a severe impact to the free-range area of the Big Horn Sheep. And, more importantly, the possible complete elimination of Big Horn Sheep in one of the only known areas, in or near the City of Colorado Springs, that Big Horn Sheep are sighted. By placing a high-density multi-family residential neighborhood in the middle of this Big Horn Sheep free-range area, these already very timid sheep will avoid the presence this disruption will present. This disruption could eliminate the movement of the Big Horn Sheep into the Mountain Shadows area where Big Horn Sheep are spotted and the Garden of the Gods viewing area. Tourists may no longer have the opportunity to spot a Big Horn on the side of the mountain from

From: Team Hogue <cobia5150@gmail.com>
Sent: Monday, October 5, 2020 4:43 PM
To: Wintz, Katelynn A
Subject: GOG Verizon Development Proposal

Follow Up Flag: Follow up

Flag Status: Flagged

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Hello. Please record my opposition to this planned development. I live in Mountain Shadows close to Flying W Ranch and believe this significant development will change the character and quality of life here. Traffic will increase and this dense population will further strain School District 11. Additionally any studies done by staff to inform decision makers, if done since the pandemic, are not indicative of impacts to residents under a normal way of life.

Thank you.

Dale Hogue
2559 Hot Springs Ct
COS, CO 80919

From: Lori Linser <lorilou6@gmail.com>
Sent: Monday, October 5, 2020 2:29 PM
To: Wintz, Katelynn A
Subject: GOG development

Follow Up Flag: Follow up
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I oppose all new development at 2424 Garden of the Gods Road.

There are many reasons why, if you want them.
Thanks,
Lori Linser

Sent from my iPhone

From: C.a.l.e.b M.a.r.h.e.i.n.e. <cmarheine@yahoo.com>
Sent: Monday, October 5, 2020 7:19 PM
To: Wintz, Katelynn A
Subject: Garden of the God development

Follow Up Flag: Follow up
Flag Status: Flagged

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Ma'am.

My wife and I strongly oppose the development of 2424 Garden of the Gods road. This will detract from the natural beauty in the area that has already been eroded by current development. The local public land will not be able to sustain the rise in population of the area. CSPD are not able to provide adequate traffic law enforcement for this area and adding to the population will strangle this area. Please fight for us to keep this area as it is.

V/R

Caleb Marheine

From: Bernie Johnson <huebiemars@yahoo.com>
Sent: Monday, October 5, 2020 4:14 PM
To: Wintz, Katelynn A
Subject: Garden of the Gods Apartment Complex

Follow Up Flag: Follow up
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Dear Katelynn Wintz,

Please stop the development located at 2424 Garden of the Gods Rd. I live at 1660 Manning Way. This build will create problems; i.e. traffic, crime, and ruin the beauty of the area; which was never intended to have this type of residence.

Thank You very much,

Bernard Johnson
Mountain Shadows Resident

From: mefalcone@comcast.net
Sent: Monday, October 5, 2020 6:48 PM
To: Wintz, Katelynn A
Subject: Garden of the Gods Development

Follow Up Flag: Follow up

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Categories: Other

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Ms Wintz

I am writing to OPPOSE the proposed new development plan at 2424 Garden of the Gods Rd

Thank you

Madison McBreairty

PUBLIC COMMENTS

From: Joe Geanetta <jdgeanetta@gmail.com>
Sent: Monday, October 5, 2020 3:54 PM
To: Wintz, Katelynn A
Subject: Garden of the Gods Preposed Development

Follow Up Flag: Follow up
Flag Status: Flagged

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I strongly oppose all Development 2424 Garden of the Gods Rd.

Sent from my iPhone

From: Bill and Kathy Ladd <bkladd@comcast.net>

Sent: Monday, October 5, 2020 8:16 PM

To: Wintz, Katelynn A

Subject: Garden of the Gods expansion

Follow Up Flag: Follow up

Flag Status: Flagged

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We are adamantly opposed to the project at 2424 Garden of the Gods. It would ruin a pristine neighborhood, add to pollution, and greatly increase the traffic on Garden of the Gods road.

We have been traveling and unable to respond sooner.

Bill & Kathy Ladd

PineCliff neighborhood

From: Brad.Jonswold <jonswold@gmail.com>
Sent: Monday, October 5, 2020 5:35 PM
To: Wintz, Katelynn A
Subject: I am opposed to the 2424 GoG Development

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Katelynn,

I am resident near the proposed 2424 Garden of the Gods Road development and an employee at The Navigators. I am opposed to the proposed development for a number of reasons:

1. The traffic that would be dramatically impacted on Garden of The Gods Road, Flying W Ranch Road, and 30th street. Garden of the Gods Road is already packed during the day and this would be terrible. The impact on tourist traffic into Garden of the Gods would be terrible as well.
2. The impact on wildlife in the area, especially the Big Horn Sheep would be devastating.
3. The visual impact of apartment buildings so close to the road would diminish the natural look of the area and it is not at all what is needed for that area.
4. The Open Spaces in the area, specifically Ute Valley, Blodget, and Garden of the Gods would be overwhelmed and no longer be sanctuaries with the dramatic increase in use.

For these reasons and more, I am opposed to this development. Please do not approve this measure.

Thank you,

Brad Jonswold

7365 Julynn Road

From: Katy Jonswold <katy.jonswold@gmail.com>
Sent: Monday, October 5, 2020 7:02 PM
To: Wintz, Katelynn A
Subject: I am opposed to the 2424 GoG Development

Follow Up Flag: Follow up

Flag Status: Flagged

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For these reasons and more, I am opposed to this development. Please do not approve this measure.

Thank you,

PUBLIC COMMENTS

Katy Jonswold

7365 Julynn Road

--

Katy Jonswold

(719) 271-8897

From: Greg Stetson <gstetson123@gmail.com>
Sent: Monday, October 5, 2020 7:48 PM
To: Wintz, Katelynn A
Subject: Mountain Shadows Development

Follow Up Flag: Follow up
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Please count me as a strong negative regarding this proposed eyesore that will wreck many views and overwhelm our roads & escape routes.

From: Toby L. Lorenc Realtor <toby@peakdream.com>

Sent: Monday, October 5, 2020 1:22 PM

To: Wintz, Katelynn A

Subject: Mountain Shadows development

Follow Up Flag: Follow up

Flag Status: Flagged

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Hi Katelynn,

I've heard some rumors about a possible housing development at Garden of the Gods and 30th Street. Do you have info you could send me? Or links to any articles that talk about this? We've got people asking at our office and none of us are familiar with the project.

thanks

Toby Lorenc, Real Estate Agent

Berkshire Hathaway HomeServices Rocky Mountain Realtors
Call [\(719\) 332-4816](tel:7193324816)

[Mobile app](#) | [Facebook](#) | [Instagram](#)

From: Dave Mead <wdavidmead@gmail.com>
Sent: Monday, October 5, 2020 8:47 PM
To: Wintz, Katelynn A
Subject: NO to 2424 GOG Development

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I am opposed to all new development at 2424 Garden of the Gods Road. The potential of thousands of residents in a constricted area will overwhelm roads, schools, rec areas, and parks. This is not good for the area and residents.

Sincerely,
Dave Mead
5640 Vantage Vista Drive

From: Matt Gibson <torch2a@yahoo.com>
Sent: Monday, October 5, 2020 1:17 PM
To: Wintz, Katelynn A
Cc: Lobato, Elena; CityAtty
Subject: NO to building development

Follow Up Flag: Follow up
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To: Colorado Spgs City Management
Attn: Katelynn Wintz

City Management Team,
I'm writing on behalf off several residents that own properties in the Mountain Shadows community; we believe that no current or future development for multiple family dwelling units near the Verizon building should be authorized due to the overwhelming negative impact that would result from such a project.

One only has to look at the quarry that has permanently scarred our beautiful Colorado Mountain line as an example of city planners & Management failing to look at negative 2nd and 3rd order effects that man made systems have on our environment.

Without hesitation (we) do not support anymore development of this area (West of I-25). We (I) find The proposal by N.E.S. to develop 2424 Garden of the Gods Rd to be very Detrimental to Public Interest, Health, Safety, and the General Welfare of the thousands of current area homeowners (Tax payers).

Respectfully,
Matt Gibson, Major, USAF (Retired)
5315 Chambrey Ct
COS, CO. 80919

PUBLIC COMMENTS

From: kathy knuffke <kathy101knuffke3@gmail.com>

Sent: Monday, October 5, 2020 1:05 PM

To: Wintz, Katelynn A

Subject: NO to development

Follow Up Flag: Follow up

Flag Status: Flagged

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kathy knuffke <kathy101knuffke3@gmail.com>
to Katelynn.Wintz

12:31 P

The area in question for the development of 2424 Garden of the Gods Rd is not compatible with area...The foothills are a part of the beauty of the area. Apt buildings will block the view and crowd already overloaded roads...the road to the Gaden is a two way and will not hold more traffic. There will be additional noise and trash caused by the people of the apts. Our city has many problems and this would just push these problems into a very quiet and beautiful part of the Springs.

The amenities of the area are limited and will not serve the additional population that will come with the apts.WE need to say NO NO NO.

kathy knuffke 719 266 6165 4945 Ellery Lane Colo Spgs 80919

kathy knuffke <kathy101knuffke3@gmail.com>
to Katelynn.Wintz

12:31 P

PUBLIC COMMENTS

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kathy knuffke 719 266 6165 4945 Ellery Lane Colo Spgs 80919

kathy knuffke <kathy101knuffke3@gmail.com>
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12:31 P

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kathy knuffke 719 266 6165 4945 Ellery Lane Colo Spgs 80919

kathy knuffke <kathy101knuffke3@gmail.com>
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kathy knuffke 719 266 6165 4945 Ellery Lane Colo Spgs 80919

kathy knuffke <kathy101knuffke3@gmail.com>
to Katelynn.Wintz

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The amenities of the area are limited and will not serve the additional population that will come with the apts.WE need to say NO NO NO.

kathy knuffke 719 266 6165 4945 Ellery Lane Colo Spgs 80919

From: Christine Chiacchia <chchiacchia@gmail.com>
Sent: Monday, October 5, 2020 1:19 PM
To: Wintz, Katelynn A
Subject: Nearby prop owner strongly oppose 2424 Garden of the Gods Rd dev

Follow Up Flag: Follow up
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1st attempt to send bounced back.

Dear Ms. Wintz,

My property is on Lyons View Pt (next to Loaf & Jug on corner of 30th and Garden of the Gods Road less than ¼ mile from the proposed development of 2424 Garden of the Gods Road. I feel strongly that this massive and dense plan for this space is a grave mistake for Colorado Springs for many reasons.

The traffic will be unmanageable and require eventual expansion of 30th degrading the area around the most beautiful and unique Garden of the Gods Park. In addition, the traffic on Garden of the Gods road will be similar to Powers Blvd during rush hours. If you were here in the 90's when the MCI/Verizon building was filled, it often took 30 minutes to travel from the west end of Garden of the Gods Road to the interstate (I worked at Arrowswest Drive) and was often stuck in this gridlock. Anecdotally, my girlfriend was stuck in that traffic on June 13, 1997 on her way to deliver a baby at Penrose Community and only made it as far as UCCS before delivering on the side of the road (you can reference Gazette article on that Sunday). Furthermore, traffic gridlock becomes a nightmare safety issue during wildfires as was evidenced during the Waldo Canyon fire. Exits from the Mountain Shadows and Peregrine neighborhoods were delayed 4 hours plus. We lived in Peregrine at that time and did not make it to the I-25 until after 8:30pm, 4 hours after evacuation orders. This is a very real concern.

Further degradation of the natural beauty of our city's front range is irresponsible and short-sighted. Ultimately, desecrating the very thing that makes this city special and unique is irresponsible of our leaders. Did we learn nothing from the Queens Canyon Quarry (the "Scar") and the Pike View Quarry?

Obviously, increased light pollution and noise are givens, not to mention, increased crime. In the last 3 years, incidence of theft and vandalism has sharply increased in the northwest neighborhoods.

I have voted for city leaders, I have entrusted city leaders, to protect Colorado Springs. Allowing the overdevelopment of this parcel, no matter how slowly or in what increments its done, is a mistake and will be irreversible.

Sincerely,
Christine Chiacchia

PUBLIC COMMENTS


~~~~~  
*Christine Hall Chiacchia*  
[chchiacchia@gmail.com](mailto:chchiacchia@gmail.com)  
719.338.5107

**From:** Kris Rose <coloradoleaves@gmail.com>

**Sent:** Monday, October 5, 2020 1:28 PM

**To:** Wintz, Katelynn A

**Subject:** New Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am OPPOSED to ALL NEW DEVELOPMENT

**From:** SALLIE Kaupanger <SALLIEJ07@msn.com>

**Sent:** Monday, October 5, 2020 3:49 PM

**To:** Wintz, Katelynn A

**Subject:** No apartments in former MCI building

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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The road capacity does not support this as was clearly shown during the Waldo Canyon fire.

**From:** Eliz Carter <eliz\_carter@yahoo.com>  
**Sent:** Monday, October 5, 2020 7:59 PM  
**To:** Wintz, Katelynn A; Suthers, John; Council Members - DO NOT USE - OLD GROUP  
**Cc:** Avila, Yolanda; Gaebler, Jill; dgeislinger@coloradosprings.gov; Knight, Don; Murray, Bill; Pico, Andy; Skorman, Richard; tstrand@coloradosprings.gov; Williams, Wayne  
**Subject:** OBJECTION TO 2424 Garden of the Gods Development Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Mayor Suthers, Ms. Wintz, and City Council members,

I whole-heartedly object to the re-zoning and development proposal of 2424 Garden of the Gods for the same reasons as documented by Bob Boyd of Mountain Shadows on Saturday October 3, 2021. I object to this development plan with the following reasons (as cited in Mr. Boyd's email to you):

- The proposal is so sweeping it would involve abandoning the master plan for Mountain Shadows in its entirety, not simply making an amendment as stated in the application form.
- Traffic on Garden of the Gods Road can be a problem during the week. The traffic survey notes that it was done during Covid 19 and is not be accurate to live traffic studies during normal traffic congestion.\
- There is no undeveloped land in the area for infrastructure improvements. The redevelopment would involve a large increase in the population. Schools, parks, fire protection, etc. has not been addressed.
- Last but not least the eventual build out could involve up to 3,750 multi-family housing units. Assuming a conservative estimate of 2 individuals per unit the redevelopment would involve adding 7,000 additional residents. Per the city's own website, the entire

**PUBLIC COMMENTS**

current population of Mountain Shadows is only 2,695. The current redevelopment plan would increase the population of the neighborhood by more than 250%

Please make record my objection.

Elizabeth Carter  
Colorado Springs, CO 80919

**From:** gail@g2-ventures.com  
**Sent:** Monday, October 5, 2020 1:38 PM  
**To:** Wintz, Katelynn A  
**Subject:** OPPOSED

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To Whom It May Concern:

Please think about how this will affect the entire Mountain Shadows neighborhood. Those of us that live in this area moved here for a reason and what is being proposed is against the reason we did. There are a number of reasons that this would not be good for our area. I have listed, not in any particular order, why this concerns me, as a resident of this area.

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. To my understanding, the approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area, which is a very unfair assessment.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing does not fit in with the overall theme of our area.
5. This type of proposed housing could increase with more crime in the area.
6. The proposal does not include recreational space for the residents.
7. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
8. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
9. The already overcrowded schools in this area will be challenged.
10. Noise levels will increase.
11. The roofs will be 70' off of the road surface blocking the beautiful view that we all moved out to have.

This would definitely impact our area in many ways that are not considered good ways. I am very much opposed to all new development at 2424 Garden of the Gods Road.

Thank you for your time.  
Gail Gulsvig

**PUBLIC COMMENTS**

6235 Moorfield Ave

**PUBLIC COMMENTS**

**From:** Jake Carroll <jcarroll101@msn.com>  
**Sent:** Monday, October 5, 2020 8:29 PM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose: 2424 W Garden of the Gods proposal

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hi Ms. Wintz,

I am writing to oppose the proposed development at 2424 W Garden of the Gods Rd for several reasons:

- I am concerned that the roads around 30th St and Flying W Ranch Rd are not built to handle additional traffic as they are already very congested during peak traffic hours. The traffic study that was previously completed was done during COVID when traffic was at an all time low.
- The area parks are already very congested. This weekend I spent time at Mule Deer Park and Ute Valley Park. Both were extremely busy.
- The proposed development is also near a big horn sheep refuge on the scar above Glen Eyrie. The sheep often come down the mountain and depend on the natural spaces to thrive.

Thank you for you time,

Jake Carroll

5908 Chokecherry Drive

**PUBLIC COMMENTS**



**From:** Abbott, Sheila <Sheila.Abbott@encompasshealth.com>

**Sent:** Monday, October 5, 2020 1:45 PM

**To:** Wintz, Katelynn A

**Subject:** Oppose 2424 GoG apartments

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am strongly opposed to ALL NEW development at 2424 garden of God's rd. We already have packed and overcrowded schools, parks, grocery stores, roads, doctor offices and recreation areas. There is already a large apartment complex across the street. The lack of parking, noise and traffic would be terrible for wildlife, neighborhoods and tourism. Safety would be questionable and crime would no doubt increase. I am a native of Colorado and we need to protect the beauty, quiet, and wildlife of this wonderful area. No to rezoning Verizon building!

Thank you for your time

have a blessed day.

Sheila Abbott PTA

Encompass Health – Home Health

O 719.265.6931 | F 719.265.6934

910 Pinon Ranch View | Suite 211 | Colorado Springs, CO 80907

#encrypt

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**PUBLIC COMMENTS**

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**From:** Deborah Gravelle <debvalenti@hotmail.com>  
**Sent:** Monday, October 5, 2020 6:20 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to City Planning for 2424 GOG RD

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am opposed to all new development at 2424 Garden of the Gods Road. Traffic, wildlife, scenic view, and over crowding of the area, all these reasons I oppose this development and it would disrupt why we love living on the West side of the Springs.

Regards,

Deborah Gravelle

**From:** Elizabeth Ross <ross.elizabeth2@gmail.com>  
**Sent:** Monday, October 5, 2020 7:29 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to GOG Developer Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am adamantly opposed to the new development proposal for 2424 Garden of the Gods Rd. The traffic will be a major problem with the addition of multi-family units. The high density housing doesn't fit in the area proposed. The natural beauty will be destroyed as we know it. The likelihood of increased crime is a very real concern. The proposal doesn't include recreational outlets for the residents. The community is already taxed with congestion and over crowding. The schools cannot support the increase in population.

Elizabeth Ross  
Mountain Shadows Resident (Parkside Community)

**From:** Carl Leivers <cleivers@gmail.com>  
**Sent:** Monday, October 5, 2020 2:27 PM  
**To:** Wintz, Katelynn A  
**Cc:** Knight, Don; Strand, Tom; Murray, Bill; Williams, Wayne  
**Subject:** Opposed to development at 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello Katelynn and city council members,

I wanted to share my opposition to the rezoning of the property at 2424 Garden of the Gods. As a resident of the west side, this proposed development has me concerned for a variety of reasons, among them:

-- Increased traffic on roads that are already heavily trafficked (if the traffic impact study was done in the last 6 months, I believe it needs to be redone at a time during tourist season AND when the majority of people are not working from home)

-- Increased population density and need for more police and fire services

-- Increased congestion in the case of forest fires in an area that already has limited exit points

**PUBLIC COMMENTS**

-- The huge impact on the natural beauty of the area given the height of the buildings proposed. The ability to enjoy and appreciate our natural surroundings is why many of us chose to live in Colorado Springs and that shouldn't be sacrificed in the name of development

-- As someone who frequently runs in the area and has seen too many close calls with cars and pedestrians / bikes, this increase in traffic will surely result in more accidents for those out enjoying the area

Thank you for your time and for doing what is right by standing up for your constituents and the citizens of this city and not just capitulating to developers looking for a profit.

Sincerely,

Carl Leivers

**From:** Steve Langford <seasalt417@frontier.com>  
**Sent:** Monday, October 5, 2020 2:51 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to Proposed Rezoning of the Verizon Property at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

Please be advised that I am opposed to and will strongly contest any efforts to rezone the old Verizon property located at 2424 Garden of the Gods Road, especially to permit the development of high-density multifamily units in an area so close to the Garden of the Gods (which is one of the most beautiful, historic and fragile parks in the country).

Thank you for reconsidering any such rezoning efforts.

Steve Langford  
seasalt417@frontier.com

**From:** Kristin and Doug Abernethy <kristin.doug@gmail.com>  
**Sent:** Monday, October 5, 2020 5:52 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to development at 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms. Wintz,

As an 17 year resident of Mountain Shadows, I am opposed to all new development at 2424 Garden of the Gods Rd. My reasons are as follows:

1. We chose to rebuild after Waldo Canyon Fire because we value living in an area with less traffic. Hundreds of households chose to return, investing more than a year of our lives and energy, because it is a quieter part of our city.

2. I alternate between biking to work and driving to work. You should know that cars already do NOT stop for the north-bound school bus pick-up in front of the current apartments on the northeast corner of Garden of the Gods and 30th. This stretch of road is already unsafe. I have had cars turn into me while I am biking and have had to slam on my brakes multiple times for impatient drivers turning east on Garden of the Gods from 30th.

3. Adding so many units would increase traffic that our roads cannot support. It is already unsafe trying to cross Flying W near Chipeta Elementary School. It is already unsafe trying to cross Flying W on the other side of the hill near Rossmere. Years ago we tried to get a

**PUBLIC COMMENTS**



crosswalk installed at the Rossmere/Flying W intersection so our kids could safely walk and attend Trailblazer Elementary, the closer school, versus Chipeta Elementary, the farther school. We were not successful in this attempt.

4. Adding more housing will negatively increase our already jam-packed Ute Valley Park.

These reasons show that the development would negatively impact our area.

Sincerely,

Kristin Abernethy

6525 Ashton Park Pl.

**From:** Marcia Julius <mejulius@me.com>  
**Sent:** Monday, October 5, 2020 3:37 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to development proposal at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms Wintz,

We are opposed to ALL NEW development at 2424 Garden of the Gods Road.

We also plan to attend the virtual neighborhood meeting on October 7th to further express our views.

Sincerely,

Marcia and Victor Julius

2585 Rossmere Street

Colorado Springs, CO 80919

**PUBLIC COMMENTS**

**From:** Stacy Greenspan <stacerator@comcast.net>  
**Sent:** Monday, October 5, 2020 7:20 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to new housing development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am opposed to all new development at 2424 Garden of the Gods Road!

Thank you

Sent from my iPhone

**From:** Julie Powell <juliepowellco@gmail.com>  
**Sent:** Monday, October 5, 2020 5:59 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to rezoning/development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello,

I live in the neighborhood around this proposed rezoning area. It a wonderful place for nature, especially the bighorn, and I like that this little corner of town is not busy. Traffic will increase dramatically with this multi-complex development creating more congestion than already exists on 30th St. and Garden of the Gods Rd. The downsides are too many to name. I oppose the proposal to rezone this space.

**PUBLIC COMMENTS**

**From:** Amber Bray <ambernbray@yahoo.com>

**Sent:** Monday, October 5, 2020 5:51 PM

**To:** Wintz, Katelynn A

**Subject:** Opposition to rezoning of Verizon

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am opposed to the rezoning of the Verizon building at Flying W and 30th.

Here are some of my concerns:

1. Traffic will be a big problem.
2. The height of the proposed buildings
3. Impact on wildlife, especially the bighorn sheep

Thank you for your consideration,

Amber Van Schooneveld

[Sent from Yahoo Mail on Android](#)

**From:** R. M. Lamb <rmlamb@webname.com>  
**Sent:** Monday, October 5, 2020 12:54 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to the zoning changes and plans to build multi-family housing units at 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I oppose the zoning changes and plans to build multi-family housing units at 2424 Garden of the Gods Rd.

Some of the reasons that I oppose this plan are:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem. Should there be another wildfire (God forbid) the paths from the western end of GOG rd. would be overloaded
2. The approved traffic study was taken during Covid-19 when people were staying home and tourists were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Please listen to those residents that live in the area.

Mike Lamb

**PUBLIC COMMENTS**

1470 Golden Hills Rd.

Colo. Sprgs., CO 80919

**PUBLIC COMMENTS**

**From:** RGammie <robingammie@gmail.com>  
**Sent:** Monday, October 5, 2020 6:08 PM  
**To:** Wintz, Katelynn A  
**Subject:** Please STOP the 2424 Garden of the Gods Rd project!

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I live close to this project and I am opposed to the 2424 Garden of the Gods project. Building compacted housing will impact traffic, our schools and more. Please do not do this. --

Sent from iPhone



**From:** Walker, Fred B.  
**Sent:** Monday, October 5, 2020 4:38 PM  
**To:** Wintz, Katelynn A  
**Subject:** Property Located at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** other appointment

Ms. Wintz,

I live in the neighborhood, Granby Street, of the former MCI/Verizon property at 2424 Garden of the Gods Road. I am opposed to all new development of the property at that location. My reasons include:

- Traffic around Garden of the Gods, 30<sup>th</sup> Street, and Flying W Road will certainly increase tremendously
- Traffic on 30th Street, southbound to Old Colorado City will become extremely crowded
- The roadways in the area are not ready for the increased traffic
- Averaging 2 people per apartment the population for this area will grow too much
- Putting more people in this area will overwhelm the elementary school, parks, the roadways, noise, traffic, etc
- Always with putting more people into a crowded area increases crime (residential burglaries, car break ins, vandalism, etc)
- Crowding more people/buildings into the area will ruin the neighborhood appearance with the mountains and terrain

And one of my biggest concerns

- The natural habitat of the big horn sheep that roam the nearby area will be disturbed with an unknown impact on the herd

I have been a homeowner and resident of the Mountain Shadows neighborhood for 19 years. We have enough issues in the area with the traffic, speeders, apartment buildings. We get our share of tourist traffic headed to Garden of the Gods, bike riders that want to climb Flying W Road and motorcyclists racing on Centennial Blvd and adding more people and structures will only make it worse.

**PUBLIC COMMENTS**

It is nice to live on the edge of the city with the mountains and wildlife and I pay for that. Everybody wants this but they can wait for a house to be for sale. I worry that my property value will go down and that defeats the reason why I bought a home where I did.

Thank you for the time and I am available if you have any questions.  
Fred Walker



**Sgt. Fred B. Walker #9612**

Colorado Springs Police Dept.  
Falcon Division, Shift I  
(719) 444-7253, Desk



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**From:** Barb Treacy <owl3333@gmail.com>  
**Sent:** Monday, October 5, 2020 8:40 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Garden of the Gods rezoning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

I live in Mountain Shadows, and strongly object to the rezoning of the former MCI/Verizon property.

Please don't do this to our neighborhood! We are finally beginning to recover from the Waldo Canyon fire, and many of us have rebuilt our homes here, because of the unique peaceful neighborhood with unobstructed views of our beloved mountains.

The proposed massive increase of residents will cause overcrowding of parks such as Ute Valley Park, where it is already difficult to find a parking space. (No new parks are being planned for the thousands of additional residents.)

The traffic on Garden of the Gods will be coming to a standstill at peak hours. (The traffic study that was done during the Covid shutdown does not accurately reflect the normal traffic pattern on Garden of the Gods Rd.)

**PUBLIC COMMENTS**

I cherish the thrill that I've had when seeing Big Horn Sheep roaming wild in this area, with the spectacular Garden of the Gods in the background. To have that replaced with multi-family housing would break my heart.

High-density housing is not compatible with our neighborhood.

Thank you for your attention to this serious matter. Unfortunately, I will not be able to attend the meeting on Wednesday.

Barbara Treacy

1625 Manning Way

Colorado Springs, CO 80919

**From:** Barbara Graves <bbmgrav@aol.com>  
**Sent:** Monday, October 5, 2020 4:44 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Mtn. Shadows Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms. Wintz,

My family has lived in Mtn. Shadows for more than 30 years and I am adamantly opposed to the sought addition of a 250% increase in population in our neighborhood for the following reasons:

1. As a retired educator I know our schools are already overcrowded. District 11 has neither funding for nor plans to build already necessary additional schools.
2. I understand your traffic density study was done for our area during the COVID-19 crisis. Prior to this pandemic, traffic in the Centennial/Garden of the Gods corridor was so congested during the morning rush hour that cars were backed up from 30th to I-25. On one occasion, I waited through 5 light changes to get through the intersection. I recommend you conduct a more accurate study of traffic patterns and congestion in this area once we are all back to work.
3. Has an environmental impact study been done? Hiking trails and open spaces are full of wildlife from deer herds to big horned sheep, which have just recently returned since the Waldo Canyon fire. (Residents have already experienced one disastrous change to the neighborhood. Will the Planning Council force us to live through another?). How will our lives and the environment be enriched by additional buildings and an increase in residents?
4. We have been on rationed water restrictions for the last few years. If we do not have adequate water for current residents, where will the water come from for what will be unreasonable water needs for new residents? I have been informed that Colorado Springs utilities have no objection to this increase in population. Really? If we can support a 250% population increase in this area, then logic suggests there is no need for current residents to be rationing their water usage.
5. Increased noise, increased crime, increased traffic, increased numbers of school-aged children, increased risk of fire hazard coupled with no increases in educational, road, police or fire fighting infrastructure will render a once attractive neighborhood into a dangerous and unacceptable place to live. How will this enhance our property values?
6. The city continues to ask its citizens to give them more money. You have spent what we have given on projects with minority support such as downtown bike lanes, parking meters and increases in parking fees and hours. Asking us to diminish our residential quality of life by packing the neighborhood without first providing already needed infrastructure is not likely to gain much community support.

**PUBLIC COMMENTS**

I strongly request that the City Planning Council deny developers the opportunity to ruin a perfectly wonderful neighborhood.

Sincerely,

Barbara W. Graves  
2375 Rossmere St.

Sent from my iPhone

**From:** Christine Poley <ezrealm@gmail.com>  
**Sent:** Monday, October 5, 2020 3:18 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Zone Change & Development at Verizon Building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Strong objection to this proposal.

*The studies were done during Covid Lock Downs, WITHOUT our tourists, so the research was Insufficient, and Premature.*

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.

2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.

3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.

4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.

5. This high-density housing does not fit in with the overall theme of the area.

**PUBLIC COMMENTS**

6. This type of proposed housing will result in more crime in the area.

7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.

8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.

9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.

10. The massive increase of residents in this area will accelerate building a 4 lane highway from Hwy 24th to Garden of the Gods Rd.

11. The already overcrowded schools in this area will be challenged.

12. Noise levels will increase.

13. The roofs will be 70' off of the road surface blocking the views.



**From:** JellyRolls2Go <esales@jellyrolls2go.com>  
**Sent:** Monday, October 5, 2020 3:16 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Zone Change & Development at Verizon Building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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*The studies were done during Covid Lock Downs, WITHOUT our tourists, so the research was Insufficient, and Premature.*

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.

2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.

3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.

4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.

5. This high-density housing does not fit in with the overall theme of the area.

**PUBLIC COMMENTS**

6. This type of proposed housing will result in more crime in the area.

7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.

8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.

9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.

10. The massive increase of residents in this area will accelerate building a 4 lane highway from Hwy 24th to Garden of the Gods Rd.

11. The already overcrowded schools in this area will be challenged.

12. Noise levels will increase.

13. The roofs will be 70' off of the road surface blocking the views.

**From:** Diana Hendershot <dlhendershot@msn.com>  
**Sent:** Monday, October 5, 2020 8:11 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Zone Change & Development at Verizon Building

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

Katelynn,

We are e-mailing you to voice our opposition to the zoning change & development at the Verizon Building.

We have lived in Mountain Shadows since July of 1992. We moved to Mountain Shadows for many reasons and don't want to see our community overtaken by more multi story family housing and/or low income housing. We don't want our 2000 community overwhelmed with another 7000 people.

Please stop the zoning change - we don't want to take legal action.

Sincerely,

Dale and Diana Hendershot

2610 Tamora Way

**PUBLIC COMMENTS**



**From:** Anthony Woloch <intellaw@comcast.net>  
**Sent:** Monday, October 5, 2020 2:02 PM  
**To:** Wintz, Katelynn A  
**Cc:** Knight, Don; Strand, Tom; MillMurray@coloradosprings.gov; Williams, Wayne; Pico, Andy; Jill.Gabler@coloradosprings.gov; Avila, Yolanda; Skorman, Richard; Geislinger, David  
**Subject:** Proposed changes in development for 2424 W Garden of the Gods Road CPC MP 06-00065-A1-MJ20; CPC ZC 20-00127; CPC CP 20-00128

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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: Katelynn A. Wintz, Senior Planner  
Planning and Community Development  
City of Colorado Springs  
30 S. Nevada Avenue, Suite 701  
Colorado Springs, Colorado 80901  
t: 719-385-5192  
t: 719-385-5905  
e:

Dear Katelynn,

I have been a resident of Mountain Shadows Neighborhood for over 22 years – the longest I’ve lived anywhere in several States. I’m still here despite surviving the horrible 2012 Waldo Canyon Wildfire. What does that tell you about this neighborhood?

I **oppose** this proposed project and want the existing zoning and master plan and concept plan there to remain the same.

These former WorldCom office buildings - have been - and should continue to be - repurposed as very attractive office space according to the existing zoning there. I’ve seen the successes there and how visitors are so impressed with this facility. It is only a matter of time before these existing buildings are again full of gainfully employed taxpayers working for several companies attracted to this prime location in the City of Colorado Springs.

The City of Colorado Springs, including its Planning Department and City Council, must never bait and switch its master plans, zoning, or promises to its citizens. Doing so is offensive and can upset and destroy stable residential neighborhoods. What matters most to you?

Please do **not** destroy our lovely Mountain Shadows Neighborhood.

Thank you.

**PUBLIC COMMENTS**

Sincerely,

Anthony N. Woloch  
2280 Vanreen Drive  
Colorado Springs, Colorado 80919-5592  
t: 719-264-9009  
e: [intellaw@comcast.net](mailto:intellaw@comcast.net)

**From:** Judy Hagge <outlook\_921C4F0DABC0C4D8@outlook.com> on behalf of Judy Hagge <outdoorjudy@comcast.net>  
**Sent:** Monday, October 5, 2020 2:41 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed development at 30th Street and Garden of the Gods Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 ask that the community of Mt. Shadows be involved in decisions regarding the re-zoning and development of the property mentioned above.

I am opposed to any high density development for two reasons. It is inconsistent with the character of the Mt. Shadows community, and the anticipated increase in traffic on 30<sup>th</sup> and Garden of the Gods Rd would have a negative impact. Both are heavily traveled at certain times, and 30<sup>th</sup> Street is quite a narrow street for the current existing traffic load.

Please take into consideration the large number of residents a high-density development would impact, and allow time for them to have input. A cluster of nice patio homes would be a pleasant and acceptable alternative. Patio homes are in great demand now as "Baby Boomers" are looking to down-size. This is a desirable location and neighborhood for patio homes.

Sincerely,

Judy Hagge  
2605 Tamora Way  
719-641-3251

**PUBLIC COMMENTS**

**From:** Chad F <chadfolden@gmail.com>  
**Sent:** Monday, October 5, 2020 5:39 PM  
**To:** Wintz, Katelynn A  
**Cc:** Williams, Wayne; Knight, Don; Strand, Tom; Murray, Bill  
**Subject:** RE: Objection to zoning request change at 2424 W. Garden of the Gods Rd (Verizon building)

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 Katelynn,

I would like to add my voice to the objection of the zoning request change at 2424 Garden of the Gods Rd.

I have been made aware of the application for this new proposed development in my neighborhood and am concerned that this request has made it through our city planning department. Mountain Shadows is already well developed and could not possibly sustain such an increase of population, related crime, further endangerment of our wildlife, overcrowding of our parks and schools, safety for our kids and other pedestrians, noise levels, increase in already busy traffic, obfuscating our views, property valuation effects, etc., etc.

A development of this magnitude would totally change our neighborhood. Having lost my home in the Waldo Canyon fire, to me, this change is likened to that type of magnitude; however we had no choice with the fire. With this upcoming proposal, we do.

Please add my name to the list of those highly opposed to this proposal. I know that I don't speak alone in my concerns and would greatly appreciate a further reconsideration of the proposal at hand.

Sincerely,  
Chad Folden

**PUBLIC COMMENTS**



5350 Chambrey Ct, 80919  
719-357-6691

**From:** Jim Knapp <jwk1880@msn.com>  
**Sent:** Monday, October 5, 2020 1:25 PM  
**To:** Wintz, Katelynn A  
**Subject:** RE: Proposed Zone Change & Development at Verizon Building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 strongly opposed to the request to rezone the Verizon property located at 2424 Garden of the Gods Road. I have lived in this beautiful city since 1984. When I first moved here, there was very effective planning in anticipation of the population growth that was beginning to occur. In recent years, however, there hasn't appeared to be any effective planning in anticipation of further ongoing growth. A perfect example is the increasing traffic problem occurring at the I25 and Woodmen Road intersection. As traffic has increased from the apparently uncontrolled population growth occurring to the east and northeast of the city, the apparent planning response has been to double the traffic light turn times for vehicles turning south onto the interstate. This has resulted in extensive delays for east-west traffic on Woodmen. As the traffic continues to worsen, we can expect triple traffic light turns creating further congestion and safety concerns. Total ineffective city planning. Developers are not being required to pay their fair share of the infrastructure costs associated with their developments.

Now the city planners intend to extend their ineffective planning(?) to the west side of the city. The proposed zoning change is very likely to have serious negative impacts on the quality of life for residents living on the west side of the city. There will be impacts on all of the infrastructure on the west side of the city; wildlife will be impacted; traffic will be greatly increased; the fundamental nature of the entire area will be worsened. As usual, the developer(s) will make their profits, and the taxpayers will be left holding the bill for the impact of their actions.

I think a master plan is badly needed to help accommodate the anticipated future growth of our city. The piecemeal planning that has occurred in recent years is just not working. We continue to live in a beautiful city, but it is going downhill. Adding high-density housing as this zoning change is requesting is just another giant step downhill. We need to protect the natural beauty of our city.

James W. Knapp  
Colonel USAF (Retired)

**PUBLIC COMMENTS**

**From:** Sarah Tiffin <tiffer63@live.com>  
**Sent:** Monday, October 5, 2020 4:58 PM  
**To:** Wintz, Katelynn A  
**Cc:** Julia O  
**Subject:** Re: 2424 Garden of the Gods Road: City file #CPC CP 20-00128

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello Katelynn,

Just found out from reporters down at 2424 Garden of the Gods, that this property just sold. Unclear on why this deal went thru, when the proposed zoning/etc changes have not been approved as yet. Also, we have not even had the meeting that is to be held this Wednesday. Reporters also stated that the city has not been forthcoming regarding the proposed changes. Very concerned as a homeowner who lives just up the road from this property!

Does the city represent all of its citizens or just Tax Revenue that it can acquire at any cost?

Regards,

Sarah Tiffin

---

**PUBLIC COMMENTS**

**From:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Sent:** Monday, September 28, 2020 2:28 PM  
**To:** Sarah Tiffin <tiffer63@live.com>  
**Cc:** Friedman, Samuel <Samuel.Friedman@coloradosprings.gov>  
**Subject:** RE: 2424 Garden of the Gods Road: City file #CPC CP 20-00128

Ms. Tiffin –

Thank you for your comments. I want to inform you that a virtual neighborhood meeting for this proposed development will occur on Wednesday October 7<sup>th</sup> at 5:30-7:30 PM. The meeting information is copied below:

You can forward this invitation to others.

**Katelynn Wintz invites you to join this Webex meeting.**

Meeting number (access code): 146 368 8191

Meeting password: VKm3tJJxj36

Wednesday, October 7, 2020

5:30 pm | (UTC-06:00) Mountain Time (US & Canada) | 2 hrs

[Join meeting](#)

**Tap to join from a mobile device (attendees only)**

[+1-408-418-9388](tel:+1-408-418-9388),[1463688191##](tel:+1-408-418-9388) United States Toll

**PUBLIC COMMENTS**

**Join by phone**

+1-408-418-9388 United States Toll

[Global call-in numbers](#)

**Join by video system, application or Skype for business**

Dial [1463688191@webex.com](tel:1463688191)

You can also dial 173.243.2.68 and enter your meeting number.

Need help? Go to <http://help.webex.com>

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**From:** Sarah Tiffin <tiffer63@live.com>

**Sent:** Monday, September 28, 2020 2:21 PM

**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>

**Cc:** Avila, Yolanda <Yolanda.Avila@coloradosprings.gov>; Knight, Don <Don.Knight@coloradosprings.gov>; Murray, Bill <Bill.Murray@coloradosprings.gov>; Pico, Andy <Andy.Pico@coloradosprings.gov>; Skorman, Richard <Richard.Skorman@coloradosprings.gov>; Strand, Tom <Tom.Strand@coloradosprings.gov>; Williams, Wayne <Wayne.Williams@coloradosprings.gov>; Suthers, John <John.Suthers@coloradosprings.gov>; Gaebler, Jill <Jill.Gaebler@coloradosprings.gov>; Geislinger, David <David.Geislinger@coloradosprings.gov>

**Subject:** 2424 Garden of the Gods Road: City file #CPC CP 20-00128

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Ms. Katelynn Wintz, Senior Planner, Planning  
Community Development, Colorado Springs

**PUBLIC COMMENTS**

Re: 2424 Garden of the Gods Road; City File Number:  
CPC CP 20-00128

Dear Ms. Katelynn Wintz,

The purpose of this correspondence is to oppose the following proposals:

- 1) Zoning change
- 2) Amendment to the Mountain Shadows Master Plan as proposed in the City File Number CPC CP 20-00128, 2424 Garden of the Gods Rd.

("It is proposed to amend the Mountain Shadows Master Plan from "MCI" and OIP (Office Industrial Park) to Office/Industrial/Commercial/Residential, with an allowance of up to 30 dwelling units per acre for the residential to facilitate multifamily units." P.8). Note: The traffic study reports the request of 572 multi-family dwelling units.

The current City Planning Department, along with our elected council members, must leave a legacy to protect the character, views, and beauty of this area, which is located adjacent to the Navigators, and Garden of the Gods, a National Natural Landmark that attracts world wide visitors. This is an entryway to a gorgeous, priceless location. I encourage you to value this irreplaceable jewel by adhering to the current zoning and master plan, and not succumbing to corporate pressure, or a poor planning ideology. Furthermore, is it true that this area was already previously rezoned to accommodate the creation of the current Business Park?

Turning such a location into another strip of commercial businesses with multi-family housing is a horrendous concept, and a proposal that should not even be on the table.

Moreover, the "traffic study" that accompanied this proposed zoning change, and Mountain Shadows Master Plan amendment, is disingenuous to say the least.

**PUBLIC COMMENTS**

<https://web1.coloradosprings.gov/LUISPlanner/uploaded/LUISPlanner/Documents/Study/132694.pdf> It is a “one” day study conducted on Wednesday, July 1st, of 2020, during our Covid-19 pandemic, not on high traffic weekend tourism days. Note the following: The number of visitors this year at the Garden of the Gods Visitor and Nature Center is way down because of COVID-19. “Right now, we are down about 64% of our normal visits,” said Director of Operations, Christina Hayward,” (<https://www.koaa.com/news/covering-colorado/visitors-down-nearly-65-at-garden-of-the-gods-visitor-and-nature-center>).

Nor did this traffic study consider events, and also the past evacuation issues reported as a result of the hazardous conditions during the Waldo Canyon fires. While page 5 of the traffic study states that they factored in an increase of 50% of trip generations calculated from the existing 700,000 sq. feet of office buildings for the Garden of the Gods Business Park, (current occupancy at approximately 50%), I do not see consideration for current diminished tourism traffic.

Additionally, there was not any consideration of the increased coming traffic for the (under construction) Red Leg Brewing Co., a new \$8 million brewery, food and event complex near the west end of Garden of the Gods Road near the proposed development.

Also, according to the traffic report, “...The proposed development is understood to reuse the existing office buildings, totaling approximately 700,000 square feet, and entail the new construction of approximately 572 multi-family dwelling units.”

Those that wish to argue “affordable housing” need to understand that this proposal is not the right solution to the question, “What is the correct methodology to accomplish affordable housing?”

<https://americanpolicy.org/2019/03/07/the-growing-assault-on-private-property-are-single-family-homes-racist/> It appears that there is an agenda by some to do away with single family housing zoning in Colorado Springs, and nationally, as well. Our city planners should consider building up poorer neighborhoods,

instead of destroying the American Dream with forced zoning changes to those people who invested their lives, financial investments, and sweat equity by working 2 and 3 jobs to be in nice neighborhoods where people are not crammed together. There are also additional issues regarding 572 additional multi family dwelling units, such as their impact on schools, added pollution, congestion, and crime near a national tourism site.

Perhaps, instead of a zoning change and master plan amendment, consider working with the property owner to ascertain why there is only a 50% occupancy rate of the existing buildings, and then assist with mitigating those issues.

Regards,  
Sarah Tiffin  
Colorado Springs, CO 80919



**From:** Dorothy Macnak <dottt1@comcast.net>  
**Sent:** Monday, October 5, 2020 1:09 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: FW: (Forward to others) Webex meeting invitation: 2424 W Garden of the Gods Neighborhood Meeting

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Could I please have a link to or copy of the original environmental impact statement when Rolm first built this property and any environmental impact statements done since? Thank you.

On 09/28/2020 1:01 PM Wintz, Katelynn A  
<katelynn.wintz@coloradosprings.gov> wrote:

Hi all –

You are receiving this meeting notification because you have expressed interest in the 2424 W Garden of the Gods development applicants under review by the City's Planning Department. City Planning staff has observed the concerns of the residents and is facilitating a virtual neighborhood meeting with the developers.

**VIRTUAL MEETING INFORMATION:** Wednesday October 7<sup>th</sup> from 5:30 PM –7:30 PM  
(The meeting will begin at approximately 5:35 PM to allow attendees the chance to log in)

**PUBLIC COMMENTS**

Meeting link:

<https://coloradosprings.webex.com/webappng/sites/coloradosprings/meeting/download/5c14b5c6c1d34356bd40e6f554189c25?siteurl=coloradosprings&MTID=me1fa9ab4d9d8fc631f0902e9f1982430>

The forwarded email below includes multiple ways to join the meeting: a link to join via the Webex platform (the green button below that says “Join Meeting”), a call in number and meeting access code to join via telephone, or an address to join via other computer-based video services (i.e. zoom, skype etc.)

I’ve attached a PDF document that includes the agenda, approximate start time & how City staff will be facilitating the meeting.

I understand that many of you have discussed this application on the application NextDoor. I encourage you all to share this meeting information on that platform to inform any residents who may not be on the mailing list to be notified of the upcoming meeting, if you feel so inclined.

Please let me know if you have any questions.

Kate



**Katelynn Wintz, AICP**

*Senior Planner*

Phone: (719) 385-5192

Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)

**Land Use Review  
Division**

City of Colorado  
Springs

30 S Nevada Avenue,  
Suite 701

Colorado Springs, CO  
80903

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**From:** Katelynn Wintz <messenger@webex.com>  
**Sent:** Monday, September 21, 2020 11:26 AM  
**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Subject:** (Forward to others) Webex meeting invitation: 2424 W Garden of the Gods Neighborhood Meeting

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You can forward this invitation to others.

**Katelynn Wintz invites you to join this Webex meeting.**

Meeting number (access code): 146 368 8191

**PUBLIC COMMENTS**

Meeting password: VKm3tJJxj36

Wednesday, October 7, 2020

5:30 pm | (UTC-06:00) Mountain Time (US & Canada) | 2 hrs

Join meeting

**Tap to join from a mobile device (attendees only)**

[+1-408-418-9388](tel:+14084189388), [1463688191##](tel:+14084189388) United States Toll

**Join by phone**

[+1-408-418-9388](tel:+14084189388) United States Toll

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**PUBLIC COMMENTS**

**Join by video system, application or Skype for business**

Dial [1463688191@webex.com](mailto:1463688191@webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

Need help? Go to <http://help.webex.com>

**From:** Tom Nixon <tomn@axisbt.com>  
**Sent:** Monday, October 5, 2020 4:37 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: Proposed Development 2424 W. Garden of Gods Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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!**

Katelynn,  
??

We oppose the development due to traffic concerns to our community.?? It will not support the increase.

??

Tom and Christy Nixon  
2310 Courtney dr.  
Colorado Springs, CO 80919  
??

Thank You,  
??



**Tom Nixon | Service Manager**

Direct 719.630.8600 | fax 719.635.1843

Axis Business Technologies | 3004 N. Nevada Avenue | Colorado Springs, CO 80907

[www.axisbts.com](http://www.axisbts.com)

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**PUBLIC COMMENTS**

**From:** C Coe <charles.d.coe@gmail.com>  
**Sent:** Monday, October 5, 2020 4:25 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re-Zoning of 2424 Garden of the Gods (Verizon)

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz & Colorado Springs City Planning Committee,

My name is Charles Coe and I live at 2525 Vantage Ridge Court, Colorado Springs.

I am writing to voice my opposition to the rezoning and the development at 2424 Garden of the Gods Road. There are many reasons for my opposition to this proposal. Here are several:

- a. Traffic on N. 30th St, Cimmaron, and 31st street which is already bad will become worse.
- b. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
- c. Views of the front range will be blocked.
- d. The area, already crowded due to GoG (understably), will be even more so.
- e. Schools in the area will be overwhelmed. Although we don't have children in D11, I have always voted for any measure to improve (eg \$\$) the D11 school system. With this new housing, I will no act in the best interested of my neighborhood, but will act in the best interest of us.

**PUBLIC COMMENTS**

Although I could list many more reasons for my opposition rezoning and the development at 2424 Garden of the Gods Road, I think this should suffice for the time being.

Respectfully,

Charles Coe

2525 Vantage Ridge Court

Colorado Springs



**From:** Lauren Engelby <sgt.rap@yahoo.com>  
**Sent:** Monday, October 5, 2020 2:55 PM  
**To:** Wintz, Katelynn A  
**Subject:** Request to rezone

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**Categories:** Other

**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 Planner,

I am writing this today to let you know that I'm strongly opposed to all new development at 2424 Garden of the Gods Rd. My wife and I have been residents in Mountain Shadows for nearly 25 years.

Building multiple family units at the West end of Garden of the Gods Rd. is a terrible idea. I find it hard to believe that approval was given from governmental studies such as; traffic and geological.

You don't have to hold a degree to clearly see that the few roads leading in and out of the area will not be able to support growth of that kind.

Building on the side of a gravel mountain doesn't sound like a very good idea to me either. This would require a lot of up front expense to avoid issues in years to come. Expense that most don't want to pay, instead they'll find a loophole as to why they are not liable when that time comes. My wife and I know of homes in the area that already have foundation issues. Issued caused from being built on the side of a gravel mountain.

**PUBLIC COMMENTS**

More important than either of these, very good points, is our beautiful "Garden of the Gods Park". All of us that live in Colorado Springs are blessed to live in a city that can boast a park like this. Visitors from all over the world come to see our park. Not only for it's unimaginable beauty but also for the rare animals that call the park home. Animals that will surely be forced out as we continue to build closer and closer to the area that they call home. Larger, faster roads will be required, which will surely equate to a higher number of animal deaths. Please let's not lose this for any price.

There is still plenty of open land to build on out East, let them take advantage of it.

Very opposed,

Lauren and Tammy Engelby

**From:** Daryl Dale <darylandjandale@gmail.com>  
**Sent:** Monday, October 5, 2020 5:14 PM  
**To:** Wintz, Katelynn A  
**Subject:** Requested zoning change by Verizon in Mountain Shadows area

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz:

**Please accept this email as my serious opposition to all new construction at 2424 Garden of Gods Road.** My husband and I retired here 5 years ago from the Greater New York City area. We are so happy to be away from congested traffic, high rise buildings, noise, pollution and all that impinges on quality of life. And now this news makes us very sad. Here are my reasons I'm opposed:

1. Lower quality of life in high density housing area.
2. We won't be able to see the mountains and gorgeous landscape from our home. That's why we bought a forever home in Mountain Shadows!
3. High density housing does not fit in with the area. On the other side of Garden of Gods/30th Street are apartments that are only 2 stories high.
4. Traffic will be much more congested on Garden of Gods Road and especially north 30th street. Here streets are 2 lane roads.
5. I walk in this area regularly for exercise and to enjoy the beauty here. I probably won't feel safe.
6. Where will there be recreation areas for all these people?

Please let the people speak! Please hear my voice.

**PUBLIC COMMENTS**

**IF we can't stop this development, can we please limit the construction to fewer acres and buildings that are only 1 or 2 stories high????**

**Thank you, Ms. Wintz for hearing my cry.**

Jan Dale, 5120 Champagne Drive, zip 80919

**From:** Lisa Hickey <LisaHickey@newlawgroup.com>  
**Sent:** Monday, October 5, 2020 3:08 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning 2424 Garden of Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Katelynn:

I am a 40 year resident of Colorado Springs. Please do not allow the redevelopment of 2424 Garden of the Gods Road to add more multi-family housing at or near this location. The traffic along Garden of the Gods Road is already very heavy when traffic rates are normal, unlike in this year due to COVID-19. Tourism traffic is nearly impossible to navigate during the afternoons in the Summer all along the 30<sup>th</sup> street route from south to north and it would be exacerbated by this development. We already have many multi-family units on the west side and they should move towards the center or other areas where we can handle more traffic due to newer road designs, or out east where property costs are a bit lower. These residents do not pay sufficient taxes to support the infrastructure on the west side of town.

High density housing does not fit within the overall development theme of the area this far west. We have multi family housing and should, but not so near the parks. The views will be blocked from this location for everyone else, so they should not be located so close to the actual foothills.

There are many areas for redevelopment which should be targeted for multi-family housing along Union Boulevard. This is more central, reinvigorates that part of town, and still allows the residents to enjoy all of our amenities without crowding the foothills.

Multi family housing should generally be on areas which are in need of redevelopment rather than these more pristine areas which offer views for larger numbers of people.

This is very bad planning which will lower property values overall, just to benefit a few.

Lisa Tormoen Hickey

TORMOEN HICKEY LLC  
A NEW WEST LAW FIRM  
P.O. Box 7920

Colorado Springs, CO 80933      Every joke is a tiny revolution. George Orwell, 1945  
719.302.2142

[lisahickey@newLawgroup.com](mailto:lisahickey@newlawgroup.com)

[www.newLawgroup.com](http://www.newLawgroup.com)

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**PUBLIC COMMENTS**

**From:** Paul Schambach <schambach1@centurylink.net>  
**Sent:** Monday, October 5, 2020 1:32 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am very opposed to any residential development at 2424 Garden of the Gods Road for several reasons:

- traffic along 30th street and Garden of the Gods road will not support the 572 units and expansion to 3750 units. Have you been on 30th street this summer? Traffic is crowded with lines of cars backing up from the entrance to the Garden of the Gods park all the way to Garden of the Gods Road and Fontmore Road.

- the Garden of the Gods is one of the prettiest areas of our great city, I cannot support adding more residential facilities within 1/2 mile of it. These multi-family units will in no way add the the natural beauty of the area. They will significantly detract from it.

- I have seen big horn sheep, too many deer and bears all along these foothills. Are we going to crowd them out as well? Remember the city approved construction of a high fence around the Flying W Ranch that denies wildlife the ability to transit their property. Building these multi-family housing units will in effect do the same and eliminate wildlife maneuver and transit areas.

- please consider adding restaurants and other eating establishments vice multi-family units in this area. The high tourist volume and current residents in this area would easily support these establishments. It would be great if we could walk to a pub or restaurant in our neighborhood. Additionally it would generate more tax revenue for the city vice housing property taxes.

Again, I am very opposed.

Thank you for considering my opinion.

Paul Schambach  
2445 Green Valley Heights  
Colorado Springs, co 80919  
719-505-2362

Sent from my iPad

**From:** Don Schott <dschott@mindspring.com>  
**Sent:** Monday, October 5, 2020 5:05 PM  
**To:** Wintz, Katelynn A; Knight, Don; Strand, Tom; Murray, Bill; Williams, Wayne  
**Cc:** dschott@mindspring.com  
**Subject:** Rezoning Proposal for 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello,

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

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

Best Regards,

Donald and Julie Schott  
6260 Wilson Rd  
Colorado Springs, CO 80919  
[dschott@mindspring.com](mailto:dschott@mindspring.com)

**PUBLIC COMMENTS**

**From:** Sarah Larson <sarahbaileylarson@gmail.com>  
**Sent:** Monday, October 5, 2020 5:13 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning Verizon building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To whom it may concern:

In re: to Colorado Springs city plan to rezone the Verizon property on 2424 Garden of Gods Road- my family votes no. We live at the top of Flying W and had concerns with the new development proposed including increased traffic and noise which has already has increased in the last 3 yr all on its own. Single family homes next to an elementary school is fine but no more apartments- it doesn't fit with the style and community of the location.

No decisions can be made with "covid -19 stay at home order" data.

Inaccurate traffic flow was used for this proposal as at the time of traffic evaluation few people were out.

The wildlife we get to witness on our walk will be impacted and this is one of the few places where we get to see big horn who migrate into the flying w area- via glenerie... The building project is directly in that area.

This is not a wanted project in our neighborhood and will impact the culture and safety in many ways- culture and safety is the reason why many moved to this are.

We say no- not in our neighborhood please.

Sarah Larson  
402-206-6330

Sent from my iPhone

**PUBLIC COMMENTS**



**From:** Alexia Pearce <pearcealexia@gmail.com>  
**Sent:** Monday, October 5, 2020 2:49 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning at 2424 W. Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz

In addition to all of the concerns I'm sure you've heard about the traffic impact if this plan is approved, I have another. When 30th Street becomes congested, drivers will soon learn that they can take Mesa Road to avoid the gridlock at Garden of the Gods Park. Mesa Road will give those drivers access to 19th Street, Filmore and Fontanero as they try to reach I-25, Highway 24, downtown, and the east, south and west sides of town. It will become a very popular route. We know this because we have used Mesa Road many times to avoid the heavy traffic that is already on 30th especially on weekends. This means the impact is not just felt by Mountain Shadows but by all the neighborhoods off of Mesa Road. Add several thousand drivers to these roads and you have some significant traffic issues. Have these neighborhoods been informed of the planned changes? I think they should be. Just notifying the homes close to the affected area seems unfair and just a bit sneaky. This plan is a bad idea for many, many reasons and should not happen.

Sincerely,

Alexia Pearce - Stoneridge Drive

**PUBLIC COMMENTS**

**From:** Michael Currey <m.currey@yahoo.com>  
**Sent:** Monday, October 5, 2020 3:35 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning of 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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This e-mail is to voice my opposition to the planned rezoning of the above noted property. It will increase the amount of traffic in an area not designed to handle the increased volume; the planned development does not fit the personality of the Mountain Shadows community; it may also increase the stress on the schools in the area and will definitely increase the use of the parks in the area adding to already stressed open spaces. By limiting the response area, city planning has eliminated the vast majority of the citizens that will be affected by these changes and this is not appropriate. Please pass my objections to city planning. Thank you.

Michael H. Currey, MHA, FACHE

**From:** Nathan Archuleta <narchuleta32@gmail.com>  
**Sent:** Monday, October 5, 2020 2:40 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning of former Verizon facility at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wyntz,

I am writing today to voice my opposition to the rezoning and proposed multi-family complex at 2424 Garden of the Gods Road.

I am a lifelong resident of Colorado Springs' Westside and currently reside on the southern edge of the park boundary to Garden of the Gods. Over the years we have seen tremendous growth around the Westside and a significant increase in visitation to the Garden of the Gods. While there are many distinct economic advantages to growth, we can often lose sight of other important factors that contribute to the character and experience that attracts individuals and families to such an area in the first place.

Rezoning the proposed property poses a serious threat to the character of the Westside community and the experience of the Garden of the Gods park. Furthermore, the proposed rezoning and multi family development lacks the infrastructure to handle such a population influx.

I was born at Memorial Hospital in 1981 and have spent my entire life in Colorado Springs, and on the Westside. As I have grown, so has the city, and it has been painfully apparent that the city has lacked a long-term development plan that will bring growth and enhance the quality of life of

**PUBLIC COMMENTS**

ALL residents. I hope that the proposed rezoning and development of 2424 Garden of the Gods Road does not become another example of a failure to plan appropriately.

Sincerely,

Nathan M. Archuleta

633 Arnold Lane

**From:** Barbara Allen <baatlgl4@gmail.com>  
**Sent:** Monday, October 5, 2020 4:08 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning property at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Katelynn Wintz, City Planner,

I wish to express my opposition to all new development at 2424 Garden of the Gods Road, specifically the proposed Master Plan Amendment to allow re-zoning of the former MCI/Verizon property.

A mix of new land use to include office, commercial, residential, and industrial is incompatible with the character of the environment -- open lands for wildlife, the Garden of the Gods City Park Rockledge Ranch City Park, and General Palmer's Glen Eyrie so beautifully maintained by the Navigators.

The developer's initial proposal of 572 multi-family residential units at 30 units per acre is very high density in contrast to the spacing of the homes already established in Mountain Shadows, and is likely to be expanded in the future. This proposed development will significantly increase traffic congestion on Garden of the Gods Road where excess traffic is already a problem (prior to the present Corona Virus pandemic which is keeping people off the roads and discouraging visitors to our city). With increased traffic comes increased noise and the stress that noise generates.

The high-density multi-family housing will increase crime in the area. Safety for the young school children enroute to Chipita Elementary, for pedestrians, hikers, joggers, bicyclists, and the many vulnerable seniors who live in this area will be at greater risk.

Our already overcrowded schools in this area will be challenged.

**PUBLIC COMMENTS**

Forty-five foot tall multi-family housing units with roofs 70 feet off the road surface will obstruct views of the mountains. Deer, BigHorn Sheep, and other wildlife will be blocked from their free-range area.

In short, this proposal is a VERY BAD IDEA.

Respectfully,

Barbara Allen, a 25 year resident of the area at

5427 Lions Gate Lane

Colorado Springs, CO 80919

**From:** James Hamilton <j-hamilton@comcast.net>

**Sent:** Monday, October 5, 2020 5:03 PM

**To:** Wintz, Katelynn A

**Subject:** Rezoning

**Follow Up Flag:** Follow up

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We are opposed to ALL NEW development at [2424 Garden of the Gods Rd.](#) For the same reasons posted.

Jim Hamilton

5510 Darien Way

970-390-9832

Sent from my iPad

**From:** Katrina Kutchko <kutchko@gmail.com>  
**Sent:** Monday, October 5, 2020 1:55 PM  
**To:** Wintz, Katelynn A  
**Subject:** Support rezoning at 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hi Katelynn,

I heard about the rezoning question at 2424 Garden of the Gods from a very angry Nextdoor thread so I'm sure you're getting lots of emails opposing the project. I am writing as someone who actually works in that office and a resident of Rockrimmon **in support of rezoning**. The location would allow for more housing near offices on the west side of town, reducing the need of people to commute from the east. Colorado Springs is not going to be able to support its current growth if density, of housing but also of offices and retail, does not increase throughout the city. And as someone who would like to buy a condo or townhome in the foreseeable future but doesn't need a giant house, having more housing available makes the prospect of home buying more affordable. As Colorado Springs continues to grow, we should make sure there's enough housing for people to have choices in the types and locations of residences.

Thank you,

Katrina Kutchko

**PUBLIC COMMENTS**



**From:** Sara Larson <csjl Larson@hotmail.com>  
**Sent:** Monday, October 5, 2020 8:47 PM  
**To:** Wintz, Katelynn A  
**Subject:** TOTALLY OPPOSED TO ALL NEW DEVELOPMENT at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

My husband, Christopher Larson, and I are TOTALLY OPPOSED TO ALL NEW DEVELOPMENT at 2424 Garden of the Gods Road. We love Colorado Springs and particularly love the Garden of the Gods area. We believe new development at 2424 GOG Rd, particularly the type proposed, will be just another creep toward destroying the beauty of Garden of the Gods!

In addition, as Mountain Shadows neighbors, every day we see the huge amount of bikers, runners, and walkers in that very area. I am already concerned for their safety with the amount of traffic we have, but am very concerned that the increased traffic in the area would just invite tragedy.

Finally, we totally agree with the long list of additional neighborhood concerns to include the following:

**PUBLIC COMMENTS**

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Thank you for taking these objections under consideration.

Respectfully,

Sara and Christopher Larson

**From:** Jennifer Bengston <jkbtol@gmail.com>

**Sent:** Monday, October 5, 2020 3:51 PM

**To:** Wintz, Katelynn A

**Subject:** Zone Change

**Follow Up Flag:** Follow up

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Noooooooooo, don't ruin our wonderful neighborhood!

Jennifer Bengston

**From:** Linda Benz <benz3peak@msn.com>  
**Sent:** Monday, October 5, 2020 4:22 PM  
**To:** Wintz, Katelynn A  
**Subject:** Zone Change

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Unless there are more roads leading out this is a terrible idea. It was so terrible trying to get out during the Waldo Canyon Fire, now we have 2 more high density housing already built, plus a 3rd with duplexes already complete without any increase in number of lanes here on the NW side of COS.

Please do not change the foothills to more high density traffic. Morning, evening and lunch Garden of the Gods Rd become a traffic mess and can't be use by us residents, besides fire that's another reason to not add more high density along this west side. And what about our poor tourists who get caught up in this traffic mess as it is. Please do not change the zoning. I live in the Pinecliff subdivision between G.O.D. Rd and Rockrimmon.

14 year resident  
Linda Benz

**From:** karen hashimoto <khash96744@yahoo.com>

**Sent:** Monday, October 5, 2020 5:33 PM

**To:** Wintz, Katelynn A

**Subject:** Zoning of 30thst and garden of gods

**Follow Up Flag:** Follow up

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Please do not let this happen. We have moved up here and have payed the pric\$ to get away from crowds Our grocery stores. Wildlife deer big horn sheep and lots of smaller animals will be forced deeper up the mountain. Please do not let this happen.

[Sent from Yahoo Mail for iPad](#)

**From:** Rhonda Bush <rhondamb@hotmail.com>

**Sent:** Monday, October 5, 2020 9:02 AM

**To:** Wintz, Katelynn A

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello Katelynn,

I object to the new development at 2424 W. Garden of the Gods Rd. in Colorado Springs. I live on the Ramsgate Terrace, the first cross street just past this address.

My reasons for my objection are; -High traffic in the area - I don't think any of the studies made on this area can be accurate since we the Covid-19 crisis. There is a lot of traffic in this area, specifically around the intersection of 30th and GOG. I personally know 2 people who have been involved in accidents at this very intersection. Adding another very large apartment complex the intersection will obviously not help with congestion. Try coming around that intersection from Spring to Summer when we have a large influx of tourists (no COVID-19) and you will see that it is bonkers how many people come through this area.

-Overcrowding - Adding potentially 7000 more residents to this area (double what we have now) is ludicrous. Also, the schools in the area definitely can't handle that many more children in the area which will lead to more overcrowding in the classrooms. Do these apartment buildings even contribute a great deal in tax funding?

-Overall neighborhood safety and increased crime - from what I see on Nextdoor and Ring, we seem to be experiencing a great deal of car theft in our area and this seems to have increased in recent years. I feel that

**PUBLIC COMMENTS**

this and other crimes will only increase when we have thousands more people living in such a concentrated space. Also, we can remember when we had to evacuate from the area during the Waldo Canyon Fire. We had been evacuated already when the fire escalated, but our neighbors and other neighborhoods were met with bottlenecks trying to get out. Add 7000 more residents - yikes!

-Negative impact to the Big Horn Sheep Habitat and other wildlife - 2424 Garden of the Gods Road is a parcel of land which is also part of the local Big Horn Sheep herd habitat. This herd is very unique to this immediate area and 2424 is right in the middle of their habitat. Since Big Horn Sheep do not migrate, allowing significant development within their current habitat will put the herd at risk. Additionally, this area is frequented by deer, bobcats, bear and mountain lions which will create more automobile vs animal accidents as well as force them to move to new areas. We should acknowledge that so much has changed for the wildlife in our area over the last 10 years due to the fire, flood mitigation and over-development. Why add more to stress to their existence?

- My personal views will be obstructed with this building - from my home, I have a delightful view of the red rocks in Garden of the Gods. I certainly don't want to have to see a large apartment building instead of this, which I will. Yes, this is selfish of me, but it is one of the reasons we purchased this home. It certainly will affect the property value. I remember looking at homes in the area in 2003 - I looked at a very nice home that's view was the back of the Intel building. This house had a really great price, but it would have been tens of thousands more if its views were better. I think that the building that is there is more than enough development on this parcel of land. We already experience the loud noises coming from the building. The current owner of this building has proven they are not interested in being good neighbors. They have received many complaints about the noise their ventilation system creates, simply responding that they are within the noise limits set forth by the city. As a large building owner within a residential neighborhood, the proper response should be to try and determine a solution...or at least make us think they considered one.

Thank you for considering my opinion on this development and it is my hope that this apartment complex will not be built.

Rhonda Bush

2337 Ramsgate Terrace

Colorado Springs, CO 80919





**From:** Paul Franklin <pgfranklin88@gmail.com>  
**Sent:** Monday, October 5, 2020 9:16 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GOG New Apartment Complex Development Proposal

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**Flag Status:** Flagged

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Ms. Wintz,

As a resident of the Mountain Shadows neighborhood where this proposed development will be done I would like to see the results of the studies the city has done before granting permission to such a large development effort. There will undoubtedly be impacts to both traffic and crime. As it stands I have not been informed of anything and am subsequently against this development. In fact I was informed of the development effort through word of mouth around the neighborhood. Seems unfair the city is considering such an effort without communicating it to local residents.

v/r

Paul Franklin

**PUBLIC COMMENTS**

**From:** Dennis Swaving <dennis.swaving@gmail.com>

**Sent:** Monday, October 5, 2020 9:19 AM

**To:** Wintz, Katelynn A

**Subject:** 2424 GOG zone changes

**Follow Up Flag:** Follow up

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I was looking over the proposal for the zoning change. Putting that many housing units in that area would be crazy with all the new traffic and noise. I live off of Flying W Ranch and the increased traffic would be insane. It would definitely distract from the beauty and the serene Mountain Shadows area.

I really hope you deny this zoning change or I will probably move out of the area.

**From:** Richard Caspari <blcaspari@yahoo.com>

**Sent:** Monday, October 5, 2020 10:35 AM

**To:** Wintz, Katelynn A

**Subject:** 2424 GOG

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am strongly opposed to ALL NEW development and rezoning at 2424 Garden of the Gods Rd. The reasons already submitted are sufficient to object to any planned development.

Richard Caspari

Bonnie Caspari

2720 Brogans Bluff Dr.

**From:** John Sauer <jsauer66@gmail.com>

**Sent:** Monday, October 5, 2020 8:59 AM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of Gods Development

**Follow Up Flag:** Follow up

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The 2424 Garden of Gods Development is a bad idea. Too many people. Too big of a change for that part of town. Too much ill-effect on tourism. Bad for us. Bad for the City of Colorado Springs. I used to work in that building. Keep it as is. Find a new professional tenant. Turn it into a school. Not a high density living zone. -John

**From:** Yahoo! Mail <crbmento@yahoo.com>

**Sent:** Monday, October 5, 2020 10:06 AM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of The Gods Road

**Follow Up Flag:** Follow up

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Karelynn. We are opposed to this proposal. Should it come to fruition, it will totally destroy the neighborhood as it currently stands. Increased traffic, congestion, potential for increase in crime, and damage to the current environment will result. The citizens in Mountain Shadows and the west side should not be subjected to the potential devastation this proposal portends.

Colonel C.R. Bloomquist / Mrs Barbara Bloomquist / 4935 Granby Circle 80919

[Sent from Yahoo Mail for iPhone](#)

**PUBLIC COMMENTS**

**From:** Schoenfeld, Kelly <KSchoenfeld@mycwt.com>  
**Sent:** Monday, October 5, 2020 9:35 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of The Gods rd

**Follow Up Flag:** Follow up  
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I oppose all new development at 2424 Garden of the gods Rd.

Sent from my iPhone

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**From:** Tony Cerciello <tcerciello@berwickelectric.com>  
**Sent:** Monday, October 5, 2020 8:27 AM  
**To:** Wintz, Katelynn A  
**Cc:** Theresa Cerciello  
**Subject:** 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
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Dear Katelynn,

I have been a homeowner at 5425 Wilson Rd Colorado Springs CO. 80919 since September 1988. I have seen the growth of the Mountain Shadows neighborhood first hand for the last 32 years. I have also lived thru the Waldo Canyon fire that decimated our neighborhood. The neighborhood has recovered fairly well since then. I have seen our home value rise as all homeowners would hope for, especially in a beautiful neighborhood like Mountain Shadows. I am strictly against any and all development at 2424 Garden of the Gods Rd. I am against this for a number of reasons as follows

1. First of all, who is the developer that has requested this proposed change in zoning? What state is the firm from? California? New York? Illinois?
  - Look at their motives. This sounds like a deliberate move by the liberal left and their agenda to ruin suburban life in conservative towns like Colorado Springs.
2. People like my wife and I work hard at their careers to be able to live in a neighborhood like Mountain Shadows to have the peace and tranquility of a beautiful suburban area. Why should the homeowners of Mountain Shadows hard work be negated by an overpopulated housing project that will not enhance the neighborhood, but decrease the beauty, serenity, and quality of life that we have worked so hard to achieve and enjoy.
3. Traffic, Crime, and Blight all follow projects like this, and I am sure the developer will not have to deal with it once they have made their money and ruined the neighborhood we have all grown and cared for.

I am asking you as City Planner to take into consideration the citizens of Mountain Shadows and the city as a whole and help reject this re-zoning effort. Colorado Springs is one of the beautiful cities left in this country where it's people can enjoy beautiful neighborhoods, with wild life, great parks, and low crime levels. Please help us to keep it this way. Please reject this zoning change at 2424 Garden of the Gods Rd.

Thank you,

Tony Cerciello

**From:** Lisa <lisa525i@aol.com>  
**Sent:** Monday, October 5, 2020 7:38 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

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Dear Ms. Wintz,

I am writing to you to voice my absolute objection to the request for zoning change requested for 2424 Garden of the Gods Road. The following are my reasons: I had read that the reason the developer might get the go ahead was because there was not enough opposition from the neighbors. That I cannot believe and hope it is not true. I would expect complete transparency and fairness to all concerned from our city officials with something as important as a zoning change of this magnitude that could have such a far reaching future impact on our neighborhoods and the surrounding area. First of all, my objection is to the impact this will have as to increase in traffic on Garden of the God Road and 30th street. Both of those roadways already have way too much traffic and would not be able to manage a high density development in this area. The fact that a traffic study was performed is suspect to me. If it was performed Pre-Covid, I am sure the data would prove out the problem.. If it was during Covid then I would be extremely disappointed that the city would accept such a study. The data would not reflect nor support the true nature of current traffic loads. Regardless, for those of us who live up here and actually drive these corridors on a daily basis, we know all too well the current traffic jams that occur at various times of the week and the times of the day, as well as the frustration it causes. On weekends, 30th street is already over crowded by people living in the NW area and those taking Garden of the God road, using this corridor to get to the west side access to Highway 24 as well as to Garden of the Gods Park. It currently is totally unmanageable as to reasonable traffic flow and safety. Those cyclists that are currently riding on 30th are put at a much higher risk right now. If you add a high density development , which would be allowed under this new zoning designation, and you end up over-developing the area, the safety of everyone including cyclists, pedestrians, motorcyclists and automobiles are all a a higher and unmeasurable increase in risk. Add more traffic to Centennial and Garden of the Gods Road and it will end up being really over crowded similar to Powers Blvd and that is unacceptable to those of us who have to drive it everyday and live here. The Rocky Mountain Big Horn Sheep are to be protected and it is our responsibility as citizens of this city to

**PUBLIC COMMENTS**



respect their habitat, not squander it for the sake of a larger development. It is your responsibility as the representatives of our city to respect and protect their habitat as well. A zoning change of this type would threaten that very habitat that we are supposed to protect. We know it as neighbors as it is common sense what would happen to those beautiful creatures and they are our State animal. I doubt this City would ever want to sacrifice one of the habitat's of our State animal for the sake of real-estate development gone awry, because of this new zoning designation. This does not even take into account all the other wildlife that mixes in with them. Bobcats, deer, bear, rabbits, owls, and such are all part of our neighborhoods. Our experience with the Waldo Canyon fire was something no one should have to go through, but we all did. The evacuation of the entire NW section of the city was not only unprecedented, it was extremely difficult and slow at best. It was a complete gridlock. There are only so many corridors out of these areas and with over 35,000 people that live in this NW area, adding more housing and development is NOT an acceptable solution. If a catastrophe happened like this again, which it could, would be devastating and everyone that lives in our neighborhoods, already, knows this. I would be shocked that our City officials are not considering this major issue. Our safety of our families, our neighbors and those who live up here should come first, not just the will of more development. Development is important to our City economy but not at the expense of entire neighborhoods that could not sustain it, nor absorb the impact. In closing, I am most confident that if the City of Colorado Springs did an authentic and valid poll of the neighbors in this area, you would find little support for this zoning change request. I am under the impression that the City is trying to get this zoning change through without asking the hard questions and the asking the REAL opinions of the neighborhood. I hope this is not true, but if you really read the comments on Next Door and the letters you have received, those represent only the tip of the proverbial iceberg in how most of the neighbors really feel about this zoning change. Please take the time and do a proper survey. I hope you take my input and the input you have received from everyone with the fair spirit in which it is delivered, the respect in which it deserves and the seriousness in which it impacts our lives.

Sincerely,

Lisa Harris

Colorado Springs native

Sent from my Verizon, Samsung Galaxy Tablet

**From:** Ekaterina Kostin <k.kostin@comcast.net>  
**Sent:** Monday, October 5, 2020 12:00 AM  
**To:** Wintz, Katelynn A; Suthers, John  
**Cc:** Council Members - DO NOT USE - OLD GROUP  
**Subject:** 2424 Garden of the Gods Road Re-development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Mayor and COS City Council Members,

I am echoing remarks from fellow community members regarding a very important zoning change and development proposal that is before you for the Verizon building property at 2424 Garden of the Gods Road.

Please vote against this proposal.

The proposal is so sweeping it would involve abandoning the master plan for Mountain Shadows in its entirety, not simply making an amendment as stated in the application form.

The area in question is one of a few that makes the city of Colorado Springs special: beautiful rock formations, majestic landscape, abundant wildlife. The place where the plains meet the mountains deserves a world class tourist facility that could draw visitors

**PUBLIC COMMENTS**

from all over, not a high-density housing development that would have a harmful impact on the environment.

Please make the responsible choice and vote against this development proposal.

Sincerely,

Ekaterina Kostin

1660 Pinnacle Ridge Ln,

Colorado Springs, CO 80919

**From:** gardenberg@aol.com  
**Sent:** Monday, October 5, 2020 10:42 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road Rezoning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**Categories:** Other

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.Dear Ms. Wintz;

I must add my voice to strenuously object to the rezoning/development in the area of this building. I won't go into details since more articulate folks than me have written very LONG emails. I have lived in Mountain Shadows since 1991 and love the area. Our house survived the Waldo Canyon Fire. I still have flashbacks about that summer. Luckily we didn't have to evacuate during the worst of it. Why Parkside and areas south of Chuckwagen were evacuated on the Saturday (not the Tuesday when all hell broke loose) saved my life and sanity...so traffic flow is an issue foremost on my mind.

The apartments and high density dwelling units near the Wilson Pool are a concern as I read of yet another crime committed up there. We have pretty low crime rates here, otherwise. I fear that additional high density rental properties are not compatible with the neighborhood.

The schools will be impacted negatively.

The wildlife will be impacted.

The humans walking, driving will be impacted.

The noise from the cooling fans for Verizon's servers will not abate with warmer summers; I only see that getting worse as temps rise. Who wants to live in the middle of all that?

If the developer wants to build more low rise office buildings, not zoned semi-industrial, in the HUGE parking lot, I could live with that.

Respectfully,

**PUBLIC COMMENTS**

Barbara Bamberger  
5431 Majestic Drive

**From:** Morgan Riggen <morgan.riggen@outlook.com>

**Sent:** Monday, October 5, 2020 9:57 AM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hi Katelynn,

I am opposed to ALL NEW development at 2424 Garden of the Gods Road! My main concern is the over crowding of the neighborhood schools!

Thanks,

Morgan Riggen

**From:** Yahoo! Mail <crbmento@yahoo.com>

**Sent:** Monday, October 5, 2020 9:53 AM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**Categories:** Other

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[Sent from Yahoo Mail for iPhone](#)

**From:** Michael Bukowski <michael@pikespeakforestry.com>

**Sent:** Monday, October 5, 2020 9:35 AM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods Road.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Katelynn,

As a resident of Mountain Shadows and a long time resident of the westside

I was very upset when I heard the plan for high density housing at the 2424 Garden of the Gods Rd. business park. 45' multifamily units will not only obstruct views, they will pose unique safety challenges, the road system on this side of town is maxed out. Your traffic impact study was completed during the Covid lockdown thus the developer is using unrealistic figures, the volume of traffic at this time was significantly less than normal, the Flying W Ranch has also reopened subsequently adding more traffic to Flying W Ranch Rd and 30th St. Secondly you proposal to build high density housing in Wildland Urban Interface without any additional means of ingress or egress. The addition of the brewery off of Arrows West and continued development along Garden of the Gods Road will only increasingly overwhelm any means egress fro anytype of disaster including a catastrophic flood or fire. If you remember the Waldo Canyon Fire in 2012 the network of roads, specifically around Mountain Shadows, was completely overwhelmed, this creates a dangerous situation and as a firefighter this is negligent and you should consider such situations before cramming more housing into an already developed area. Overall I oppose all new development at 2424 Garden of the Gods Rd., I'm sure of it was your neighborhood you may have some similar concerns.

Thanks,

**PUBLIC COMMENTS**



--

**Michael Bukowski Jr.**

ISA Certified Arborist ID: RM-8273A

NWCG Wildland Firefighter/Sawyer

NREMT EMT-B

President

**Pikes Peak Forestry & Construction**

P:719-357-0950

**From:** Lauren Rafferty <laurengrafferty@gmail.com>

**Sent:** Monday, October 5, 2020 10:17 AM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods Zoning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Good morning Katelynn,

I am writing to you to voice my objection to the request for zoning change for 2424 Garden of the Gods Road.

I have lived in the Pinon Valley neighborhood for the past 2.5 years and have already noticed an increase in traffic and local open space/park use in this time. I feel it is incredibly important to protect this area from overpopulation for the following reasons: **Gateway to Garden of the Gods Park** - The city should be considering how to create a proper gateway entrance to the park rather than considering a zoning change that will lead to the area being over developed which will take away from the natural beauty of the area.

**Pedestrian & bicyclist safety along 30th Street** - Allowing the zoning change will create greater population density in the area which will lead to more traffic accidents with pedestrians and cyclists along 30th Street. The section of 30th Street from Garden of the Gods Road all the way south to Colorado Avenue is too narrow for the current volume of traffic and is a major safety hazard for pedestrians near the Visitor's Center and even worse for those riding their bikes on this section of road. Additionally, increased traffic on Flying W Ranch Road will also create more risk for K-5 students crossing the street at Chipeta Elementary School.

**Potential negative impact to the Big Horn Sheep Habitat and other wildlife** - 2424 Garden of the Gods Road is a parcel of land which is also part of the local Big Horn Sheep herd habitat.

**PUBLIC COMMENTS**

This herd is very unique to this immediate area and 2424 is right in the middle of their habitat. Since Big Horn Sheep do not migrate, allowing significant development within their current habitat will put the herd at risk. Additionally, this area is frequented by deer, bobcats, bear and mountain lions which will create more automobile vs animal accidents as well as force them to move to new areas.

**Traffic Congestion** - This intersection is already over utilized during rush hour every weekday and during the tourist season, (Memorial Day - Labor Day) the volume of traffic is significantly greater than what the intersection and 30th Street are built to handle. *I also think that any traffic analyses should also be conducted during the height of traffic under normal commute circumstances--conducting traffic studies during COVID is not an accurate representation of how the area will be affected.*

We truly love this area and just want it to continue to be a safe, quiet place to live. Thank you for your consideration!

Best,

Lauren Beaven & Ryan Rafferty

**From:** Andrew Hadley <andrew.hadley@broadcom.com>  
**Sent:** Monday, October 5, 2020 8:19 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods rezoning  
**Attachments:** 2424 Garden of the Gods rezoning

**Follow Up Flag:** Follow up  
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**From:** Mitzi <mitscolo@yahoo.com>  
**Sent:** Monday, October 5, 2020 9:09 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
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I live on the westside near the proposed project and strongly oppose zoning changes for the location.

Sincerely,

Mitzi Higham

**From:** Yoni Fridman <yonifridman@gmail.com>

**Sent:** Monday, October 5, 2020 10:07 AM

**To:** Wintz, Katelynn A

**Subject:** 2424 GoG Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I'm opposed to new development at 2424 Garden of the Gods Rd, considering the various ways in which it would negatively impact quality of life in the surrounding area.

Thanks,

Yoni Fridman

**From:** Tony Carosa <tcarosa@gmail.com>  
**Sent:** Monday, October 5, 2020 11:42 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W Garden of the Gods Development

**Follow Up Flag:** Follow up

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I am opposed to all new development at 2424 Garden of the God

The height limit is much higher than buildings in the area. There is no addition of open space or parks.

Tony Carosa

**From:** nailsat10@qwestoffice.net  
**Sent:** Monday, October 5, 2020 9:39 AM  
**To:** Wintz, Katelynn A  
**Subject:** proposed development at 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

I am writing you today to voice my opposition to the proposed 45ft.high multi family along 30th and Flying W. I am a home owner in Pinon Valley and also own a small business located at 30th and Centennial. The traffic that currently runs along these routes is heavy, even with diminished numbers due to COVID. The traffic that accesses this route travel too fast and there are blind curves along 30th. There are new bike lanes in this area also creating a safety issue at current traffic volume. There are homeowners in the Mountain Shadows area that have just rebuilt their homes due to the Waldo Canyon fire. This development would obstruct many of these homes majestic views of Garden of the Gods Park. I am strongly opposed to this proposed development.

Sincerely,

Lisa Peralta  
concerned third generation native of Colorado Springs

**PUBLIC COMMENTS**



**From:** Mary Lindsay <bioniccellist@gmail.com>  
**Sent:** Monday, October 5, 2020 12:51 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W Garden of the Gods Rd Zone Change Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am strongly opposed to any zoning change at 2424 Garden of the Gods that would enable development of high density housing. As a 20 year resident of Parkside at Mountain Shadows, I specifically have the following concerns:

- \* Traffic flow on both GOG Rd & 30th St. is already significantly strained - on both week days and weekends - due to heavy tourism and daily commutes.
- \* This is a major recreational area with many pedestrians and bikers. Increased density at an already heavily trafficked junction, adding to the strain on the 2-lane unexpandable & narrow 30th St. simply does not make sense.
- \* Mountain Shadows is a quiet, low crime neighborhood on the west side. We have all chosen to invest in this area & live here so that we can easily enjoy nature, wildlife, trails, and safe bicycle & hiking lanes, without the hassles and stress of high density traffic, exhaust fumes and noise.
- \* The neighborhood is already end-capped by two large apartment/condominium communities. In addition to the reopening of our very good neighbor Flying W Ranch, Red Leg Brewery, when completed, will also add to our existing traffic and related noise & exhaust levels.
- \* Residents' quality of life and primary reasons for choosing to live in Mountain Shadows would be severely compromised, should this this high density development proposal be approved.

Sincerely,  
Mary Lindsay,  
Parkside at Mountain Shadows Resident  
Professional Cellist & Private Teacher  
Sent from my iPad

**From:** Joe Metro <buuser49@gmail.com>  
**Sent:** Monday, October 5, 2020 12:35 PM  
**To:** Wintz, Katelynn A  
**Cc:** Knight, Don  
**Subject:** 2424 W. Garden of the Gods Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Good morning

The purpose of this letter is to express my opposition and my concerns about this project.

I am a current resident of the Mountain Shadows community, and I vehemently oppose this project. There are numerous reasons to oppose this project among them

1. Traffic impact. I do not know if any of you have ever been at the intersection of N. 30th street and Garden of the Gods Rd during commuter hours, but it is a NIGHTMARE. The city in all of their infinite wisdom has screwed up the timing of the traffic signal to the point that there are many times when there will NOT be any traffic moving through the intersection while backing up in other directions because of the signal being red. There are many times during the day ( and not just during commuter hours) that traffic traveling south on N. 30th street wanting to turn at the signal to continue eastbound on Garden on the Gods Rd have to sit through 2-3 cycles of the traffic light. This causes accidents, both vehicular and pedestrian because of vehicles running the light. There is currently not enough public transit in this area so that just means MORE and MORE vehicles on the streets. This does not even take into consideration the damage that will be done to the streets by 1. more traffic 2. heavy construction vehicles traveling through residential neighborhoods and past an elementary school that a LOT of parents and students walk to. Garden

**PUBLIC COMMENTS**

of the Gods Rd has just been repaved, this project will just accelerate the timeline before it needs to be done again.

2. The Strain on the School System. I do not know the exact numbers for this year because of the covid virus, but last year Chipeta Elementary( which is less than 1 mile from this proposed project) was considered to be overcrowded. This project will have a major negative impact on the D-11 school system. It will take years before there could be enough development that would generate enough tax revenue to help offset the negative impact on the school system.

3. I do not appreciate the fact that the public notice for this project was only sent out to residents within 1000 feet of the project. I feel that this was done so that other residents of the neighborhood would NOT know about it so they could not voice their opposition. Other than the apartments at the corner of Garden of the Gods Rd. and N 30th street how many notices went out? 255??????????

4. Impact on the neighborhood. More and more housing is just going to ruin the natural beauty of the neighborhood. We have Garden of the Gods park (which has been ranked as one of the must visit parks in the nation) right down the street from this proposal. What do you think that 3-4 thousand more housing units will do to the visual appeal. If approved will there be guidelines that the developer would have to follow to fit in with the current housing, or will they be able to just put up whatever they want (cheapest units) with no regard to fitting in with the neighborhood. Will there be adequate parking for the housing units or will residents have to park wherever they can (on public streets). As I stated previously, there is inadequate public transit so all residents will have to have cars.

5 Impact on wildlife. We currently have a herd of bighorn sheep that live in this area. Where are they supposed to go???? What about the bears, bobcats, and deer that live in this area. What about them??? I am sure that you can request the information from the Department of animal control, but at least once a month I see deer laying in the street or on the side of the road after being hit by cars.

6. The developer claims in their proposal that changing the zoning would improve the marketability of the current office building. I do not know how many thousands of square feet of empty office space that currently exist on Garden of the Gods Rd, between Centennial Blvd and

N. 30th street but just about every office building has a 4 lease sign on them. So why do we need more empty office space?????

W.W.Reid

**From:** Katie Branham <branham.kt@gmail.com>  
**Sent:** Monday, October 5, 2020 9:10 AM  
**To:** Wintz, Katelynn A  
**Subject:** Comment on 2424 W. Garden of the Gods Road Developer Proposal

**Follow Up Flag:** Follow up

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Hi Katelynn,

I'm a resident of Colorado Springs, and I would like to comment on the developer proposal for 2424 W. Garden of the Gods Road. I am opposed to all new residential construction at this site and for any rezoning of the land.

We are homeowners in Pleasant Valley, just south of Garden of the Gods, and I am concerned that increasing the housing density will further strain the infrastructure on 31st street, 30th street and Fontanero. We live on Pleasant Street and are already negatively impacted by drivers cutting through our residential street when 31st street is backed up to the 4-way stop with Fontanero. We have a young son, and the increased weekend traffic makes us nervous to let him ride his bike or play outside when drivers are frustrated by traffic and cutting through residential streets at a high rate of speed.

If the traffic issues with 30th, 31st, Fontanero and highway 24 are resolved in the future, I would be open to a developer building more affordable single family homes. However, I am not in favor of any development at this time.

**PUBLIC COMMENTS**

Please let me know if you have any questions or if there is anything else we can help to do to provide feedback from residents that will be impacted by this development.

Best,

Katie Branham

603 Pleasant Street

719-237-9407

**From:** kr@kennyrodeo.org  
**Sent:** Monday, October 5, 2020 1:36 AM  
**To:** Wintz, Katelynn A  
**Subject:** Comments on Proposal to Rezone and Develop the former MCI/Verizon Property located at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Katelynn.

Reference:

Proposal to Rezone and Develop the former MCI/Verizon Property located at 2424 Garden of the Gods Road

Comments:

This proposal is a typical short-sighted development plan because it follows the train of thought that every parcel of land should be built upon without taking into account the big picture view of the localized community, culture, traditions (history), and quality of life.

First, this proposal is built on shoehorning a multi-family development into a parcel of land which does not have the supporting infrastructure to provide for convenient and safe ingress and egress of current residents and the proposed population density increases. The negative aspects of this “shoehorning” approach to planning can be seen in other development endeavors managed by the City of Colorado Springs. Why should this be any different? Government studies are inherently biased toward developers who have no skin in the game as to the deterioration of affected communities and the permanent damage to the quality of life in those communities. Traffic studies, in particular, are a sham, based only on statistical data and not on the real long term effects of “shoehorning” developments into every parcel of land until no open space remains. The Colorado Springs West side has a traditional look, feel, and flow of livelihood that will be completely corrupted by this proposed development and rezone. It is a proposal that demonstrates the failure of the City of Colorado Springs to plan and execute growth objectives in a thoughtful and measured manner.

Second, this proposal is an affront to the preservation of the natural beauty and the ecosystem of the Colorado Springs West side. Once again, government studies are performed by people with no skin in the game.

The Colorado Springs West side needs to be preserved as a unique place, not turned into another “sardine can” created by City Planner bureaucrats. With passion, this proposal, and the developers behind it, must be opposed through any means necessary. The proposal is an affront to the Mountain Shadows Community and the uniqueness of the ecosystem.

**PUBLIC COMMENTS**

This proposal represents a nightmare for current residents, akin the Waldo Canyon Fire, and it will be another scar on the Mountain Shadows Community. It is a proposal devised from the self serving interests of the short-sighted, so-called, City Planners, and the developers who support them.

Regards,

Kenny R.  
Electrical Engineering Consultant  
520-780-7393



**From:** Robert Stovall <bstovall735@gmail.com>  
**Sent:** Monday, October 5, 2020 9:17 AM  
**To:** Wintz, Katelynn A  
**Subject:** Concerning Development at 2424 Garden of the gods.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Thank you in advance for a citizen and resident's comments.

I have lived in the Mountain Shadows neighborhood for seven years. Bought here just after the fire, and then three years later bought one of the last remaining lots after the fire and built a new home.

Love it here.

The proposed development is unclear to me. If the new buildings/s are to the South of the current Verizon and other buildings then it should not be an issue for Mountain Shadows residents- in my opinion. The forsake sign might be even more troubling if the development is not there.

However. if the construction is to the North, or East- that directly concerns the existing residents.

As it is now, increased traffic has been more than noticeable- it has become an issue. Speed limits are not enforced, and doing the 30 mph posted limit is a hazardous move. There is no, read that as none, on the enforcement front and I do not really mind that but I do put my family and my property at risk if I do drive Flying W at the posted 30mph. I do get a lot of extended middle digits though.

So, despite the idea that a development of that size would bring in tax revenue- please consider the folks who have to live here and drive that intersection multiple times per day. If you do get increased revenue- will our tax rates be lowered?

Please think of us here now.

Concerned Citizen...

**From:** John Keeton <rockymtsculpture@aol.com>  
**Sent:** Monday, October 5, 2020 7:49 AM  
**To:** Wintz, Katelynn A  
**Subject:** Development at 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

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Dear Ms. Katelynn Wintz,

We are strongly opposed to the development at 2424 Garden of the Gods Rd. How many of the approving authorities have a financial interest in this development???

Regards,

John & Donna Keeton

**From:** Rubin, Jeffrey <Jeffrey.Rubin@Motiva.Com>  
**Sent:** Monday, October 5, 2020 9:06 AM  
**To:** Wintz, Katelynn A  
**Cc:** slrubin6@gmail.com  
**Subject:** Development at 2424 Garden of the Gods Rd.

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Ms. Wintz...

I'm writing to you to let you know I oppose any and all development at 2424 Garden of the Gods Rd. I currently live in the area at 5140 Lanagan Street in Colorado Springs and drive by this location multiple times a day.

If you have further questions feel free to reach me via email or my mobile number.

Thank you.

*Jeffrey A. Rubin*

**5140 Lanagan Street  
Colorado Springs, CO 80919**

📞 **Mobile Phone:** +1 281 382 5591  
✉ **Email address:** [jeffrey.rubin@motiva.com](mailto:jeffrey.rubin@motiva.com)

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**From:** Phill Emmert <csadaphill@centurylink.net>  
**Sent:** Monday, October 5, 2020 9:40 AM  
**To:** Wintz, Katelynn A  
**Subject:** Development concerns

**Follow Up Flag:** Follow up  
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Submitting this email today in concern of the proposed re-zoning process for the Verizon property at the 30th St. and Garden of the Gods Road intersection. With that property as the northern gateway to the Garden, the effort should be to see how our beautiful city can best showcase that corridor to our world famous Park, and not to see how many homes or other businesses can be developed there. Many thanks for your efforts to determine the right thing to do in order to protect and further elevate the status of the Garden in our community.

Regards,  
Phill Emmert

**PUBLIC COMMENTS**

**From:** Nancy Sollee <nancysollee@gmail.com>  
**Sent:** Monday, October 5, 2020 10:03 AM  
**To:** Wintz, Katelynn A  
**Subject:** Development of 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms Wintz:

I am adamantly opposed to ALL NEW development at 2424 Garden of the Gods Road.

I think for your organization to have only notified homeowners within 1000 feet of this parcel is wrong considering the size of the proposed project as it has a greater impact on just the few homes in that area.

The reasons I oppose this is type of proposed housing will bring more crime to this area and we have already seen an increase in crime with the city taking over the old building on Garden of the Gods. I am concerned it will have huge negative impact on the local schools, it will make the parks and trails in this area even more crowded than they already are, and the noise levels will certainly increase. I am also very concerned about the bighorn sheep that live in this area. I know your studies included traffic and they have not objected, but no one can convince me that when you add another 1000 cars (just from the initial phase) that it won't have an impact in that area.

Colorado Springs relies heavily on the tourists coming here and I think building such a project right at the corner where tourists turn to get to one of the most visited tourist

**PUBLIC COMMENTS**

areas in the area, it will have a negative impact on that trade. There will also be so many more local people visiting the park from this proposed area, which I'm not opposed to people visiting and encourage that, but this will be one of the few places the people living in this proposed project will have to do recreation in. I don't know if you were in the park anytime this summer to see the huge crowds already there. This park will also have to have more maintenance due to the increased usage.

Thank you for considering my concerns.

Nancy Sollee

719-238-2304



Virus-free. [www.avast.com](http://www.avast.com)

**From:** Marcy Diller <marcy@boltsales.com>  
**Sent:** Monday, October 5, 2020 8:09 AM  
**To:** Wintz, Katelynn A  
**Subject:** Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

**From:** Jim Rees <jwr520@gmail.com>  
**Sent:** Monday, October 5, 2020 12:35 PM  
**To:** Wintz, Katelynn A  
**Cc:** John Fornander  
**Subject:** FW: 4510 Edison Affidavitts  
**Attachments:** Landscape Affidavit.pdf; 2020.10 Irr Insp Affidavit 4510 Edison.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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[Katelynn](#)

The Landscape and Irrigation improvements have been installed as per the plans

[Jim Rees, Landscape Architect](#)



**From:** cindy.kancir@verizon.com  
**Sent:** Monday, October 5, 2020 10:19 AM  
**To:** Wintz, Katelynn A  
**Subject:** FW: Proposed Zone Change & Development at Verizon Building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi, Katelynn. I am opposed to building 572 condos in the Verizon building parking lot. I have worked in that building for 24 years (I work from home right now due to COVID) and it is always a pleasure to drive to that side of town and see the beauty of the mountains up close. I cannot imagine driving into the parking lot and seeing a high rise condo. This office space has got to be one of the most pretty in the city. Please don't ruin that.

In addition, what will the animals do? There are many deer, big horn sheep, etc. that just roam in that area. Putting condos in will surely evade their space not to mention the already congested traffic on GOG road. I cannot imagine more traffic on Garden of the Gods right now (or once offices get back open).

Building condos in a parking lot of a business just seems strange as well. Right now I am sure developers are saying there is so much space to use in that area, but they need to be reminded that it's COVID and the majority of folks who work in that building are at home right now.

Thanks for listening.

Cindy Kancir  
Opposed to rezoning of the Verizon building

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

**From:** Mountain Shadows Community Association <[msca@mscaweb.com](mailto:msca@mscaweb.com)>

**Date:** Thu, Oct 1, 2020, 6:17 PM

**Subject:** Proposed Zone Change & Development at Verizon Building

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# Mountain Shadows Community Association

News and

Information from MSCA

[View this email in your browser](#)

**PUBLIC COMMENTS**



**PUBLIC COMMENTS**

Colorado Springs City Planning received a request from a developer to rezone the Verizon property located at 2424 Garden of the Gods Road. If you are against this, than you need to take action. To be effective, everyone must send a response to City Planning. It can be as simple as “I am opposed to ALL NEW development at 2424 Garden of the Gods Rd.”. Even better, list your specific concerns. **Submit via email to Katelynn Wintz, City Planner, [katelynn.Wintz@coloradosprings.gov](mailto:katelynn.Wintz@coloradosprings.gov) before the next (virtual) neighborhood meeting scheduled for October 7, 2020 from 5:30pm – 7:30.**

For the initial proposal, the developer intends to build 45 foot high multi-family units along N. 30th St. and part way up Flying W. Rd. They are planning 30 units per acre for an estimated total of 572 residential units. We believe, after the initial proposal is built out, they will continue to build out the remaining space. City Planning is entering the 2nd phase of the approval process. They have already received approval from various governmental studies such as traffic, geological, utilities, etc. There are no objections from any of the studies. City Planning has limited public notifications to within 1,000 feet of the development site. 60 people, in 1st phase, responded opposing the development. Currently, there are NOT enough

responses to stop this development project.

### WE NEED YOUR HELP

The people in the community who responded to the 1st phase City Planning process had the following concerns (not in any particular order):

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.

10. The massive increase of residents in this area

**PLATINUM Level**

**Sponsor**



4 lane highway from Gods Rd. ded schools in this area

ase. ff of the road surface

rns via email to Katelynn

[springs.gov](http://springs.gov). Also, please that is scheduled for 0pm – 7:30 on WebEx, Password VKm3tJJxj6.

**GOLD Level Sponsors**



offer your assistance, ion ([john2430@aol.com](mailto:john2430@aol.com)), [gmail.com](mailto:gmail.com)) or Bill [aweab.com](http://aweab.com)).

ening in our community, hadows Community acebook page:



**SILVER Level Sponsors**



[MountainShadowsCOS](http://MountainShadowsCOS)



*Michael R. Lento DDS*

*General & Cosmetic Dentistry*



*BRONZE Level Sponsor*





**From:** Joseph Cahill <cahilljf@icloud.com>  
**Sent:** Monday, October 5, 2020 11:08 AM  
**To:** Knight, Don; Strand, Tom  
**Cc:** Wintz, Katelynn A  
**Subject:** Fwd: 2424 Garden of the Gods RD

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Begin forwarded message:

**From:** Joseph Cahill <cahilljf@icloud.com>  
**Date:** October 4, 2020 at 18:41:17 MDT  
**To:** katelyn.wintz@coloradosprings.gov  
**Subject:** 2424 Garden of the Gods RD

Ms. Wintz,

As a resident of the Mountain Shadows neighborhood, I adamantly oppose this development for the following reason(s):

- Traffic; your study is flawed and conducted during COVID-19; lack of roadway infrastructure
- Lack of school infrastructure
- Safety during outdoor activities such as biking and running
- Crime associated time this type of high density housing

**PUBLIC COMMENTS**

I am extremely disappointed with the lack of appropriate consideration given to these, as well as other issues, by the City of Colorado Springs.

I am hopeful more of my neighbors voice this same opinion.

Regards,

Joseph Cahill  
720-231-3028

**From:** Lauren Howie <lhowie@comcast.net>  
**Sent:** Monday, October 5, 2020 8:26 AM  
**To:** Wintz, Katelynn A; Knight, Don; Strand, Tom; Murray, Bill; Williams, Wayne  
**Subject:** Fwd: I am opposed to ALL NEW development at 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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This high-density housing plan does not fit in with the overall theme of the area. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land. I live in Mountain Shadows and use the 30th and GOG Rd. intersection frequently to go to that end of GOG Rd. or to go to Old Colorado City and it is already a crowded intersection and route. Due to COVID, any traffic study done now would not be accurate. Repurposing the building would be a much more responsible solution. Possibly UCCS or PPCC would consider using it as they grow. Demolishing the building and proceeding with the proposed development will have a huge impact in itself to the neighborhood as far as traffic and utility work.

Unfortunately I will be unable to attend the virtual meeting on this proposed development this week.

Sincerely,

Lauren Howie

**PUBLIC COMMENTS**

6820 Joiner Rd.

80919



Lauren D. Howie, Allied ASID

In Color Designs, LLC

[www.incolordesigns.com](http://www.incolordesigns.com)

Home Office 719-266-5092 | Cell 719-439-9849

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**From:** terrie <krane1@earthlink.net>  
**Sent:** Monday, October 5, 2020 10:47 AM  
**To:** Wintz, Katelynn A  
**Subject:** GOG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Katelynn

My family and I live in Mountain Shadows off Flying W Ranch Road and just recently became aware of the development slotted to start on Garden of the Gods Road at the old Verizon Building. We are VEHEMENTLY opposed to this. The west side of the interstate does not have proper infrastructure to handle 572 estimated new residents. As it is, traffic is slow, stores are crowded, and schools are not equipped to handle that many new residents. There is very limited space and adding that many more residents would completely bring that area to a halt. I also resent this being pushed through with little to no information given to the current residents.

Please feel free to contact me if you have any questions.

Terrie Kane  
719 238-2738

**From:** Steve Jensen <jensen@storsserver.com>  
**Sent:** Monday, October 5, 2020 10:34 AM  
**To:** Wintz, Katelynn A  
**Cc:** Knight, Don  
**Subject:** Garden of the Gods / 31st development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am a life long resident of Colorado Springs, business owner, and a Mountain Shadows homeowner. I have been in Mountain Shadows for approximately 15 years. In general, I have been supportive of the city's approval processes and attempted balance between overzealous and careless land development and maintaining rights of property owners to build as they see fit. However, I just recently heard about the proposal for an enormous apartment complex just South and Southwest of the current Verizon property near 31<sup>st</sup> street and Garden of the Gods. From what I have read, this is not a well vetted proposal and it appears that some sneaky approvals (especially for traffic and safety impacts) were rushed through during the unprecedented COVID shutdown period. Naturally, any traffic measurement or statistics gathering done at this time should be thrown out and re-estimated once things return to normal. So at a minimum, the traffic and any related safety studies are completely bogus. I urge your office to reconsider this proposal.

I travel this corridor nearly every single day, most days on a bicycle. So I am very, very familiar with the traffic patters, driver behavior, and congestion in this immediate area and further south through Garden of the Gods park. No reasonable traffic and safety study could possibly come to the conclusion that adding an enormous population directly on top of this already over taxed infrastructure location makes any common sense whatsoever. I fear for my safety, and the safety of other cyclists and pedestrians, if this proposal is allowed to go through in its current form.

I would also like to point out the following:

Garden of the Gods is a jewel in the Pikes Peak region, yet it is already sorely over used. There are massive traffic jams every single day over the summer and much of the spring and fall throughout the park, 31st street, and Garden of the Gods road itself. With such a large additional nearby population, the problem can only get much, much worse. This will have dramatic affect on tourism in the Pikes Peak region as the park becomes so over crowded that it can no longer be enjoyed. The experience people take away from it will be one of frustration and unrealized enjoyment. It will not take long for the reputation of this city jewel to fall to an extent that tourism is negatively affected. Not to mention the reduction in enjoyment of Colorado Springs residents themselves, which for a city that endeavors to attract a young, highly skilled workforce, should be of utmost importance. While it is true that there are many drivers of this problem, adding a poorly vetted project that adds a massive population and traffic increase at the front door of Garden Of the Gods park is not in the best interest of the city, its residents, nor our tourism based businesses.

**PUBLIC COMMENTS**

Best Regards,  
Steve Jensen  
5435 Lanagan Street,  
Mountain Shadows

**From:** Kathryn Fuhs <kathydbq@aol.com>  
**Sent:** Monday, October 5, 2020 10:14 AM  
**To:** Wintz, Katelynn A  
**Subject:** Garden of the Gods Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I hope you will consider the amount of traffic increase that development of apartments at 2424 Garden of the Gods Road would do to an already high traffic area. Also, tourists use that road to travel to Garden of the Gods from that road and let's try to keep it as beautiful as ever for them and the wildlife. It's encroaching even more into areas for our wildlife. A large development like that would also be a strain for our schools and perhaps our firehouses. I hope you will not allow this large development there.

Thank you, Kathy Fuhs



**From:** Gwyn James <gwyn1@comcast.net>  
**Sent:** Monday, October 5, 2020 10:12 AM  
**To:** Wintz, Katelynn A  
**Subject:** Housing Development at 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I OPPOSE all new development at 2424 Garden of the Gods Road.”

Gwyn James

**From:** Eileen Broderick <etbroderick@yahoo.com>  
**Sent:** Monday, October 5, 2020 10:16 AM  
**To:** Wintz, Katelynn A  
**Subject:** I Oppose Development Planned for 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am writing to express my concern and opposition to the proposed plan to build over 500 housing units in this area.

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem. 2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd. 3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land. 4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed. 5. This high-density housing does not fit in with the overall theme of the area. 6. This type of proposed housing will result in more crime in the area. 7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors. 8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area. **\*\*this alone is** enough for me to oppose the plan 9. Safety for pedestrians, hiker, joggers, and bicyclist will be at higher risk. 10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd. 11. The already overcrowded schools in this area will be challenged. 12. Noise levels will increase. 13. The roofs will be 70' off of the road surface blocking the views.

It seems to me that this development would impact the character of the area significantly and negatively. I am very concerned about the plan as it is currently outlined.

**PUBLIC COMMENTS**

Eileen Broderick

Current Resident of CS

**From:** Courtney Olson <courtneyjean4@hotmail.com>  
**Sent:** Monday, October 5, 2020 12:02 AM  
**To:** Wintz, Katelynn A  
**Subject:** I am opposed to ALL NEW development at 2424 Garden Of The Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**I am opposed to ALL NEW development at 2424 Garden Of The Gods Road. This is a list of the reason why this development does not make sense, please don't do this to the natives who love our westside.**

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. **The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.**
8. **Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.**
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. **The already overcrowded schools in this area will be challenged.**
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Regards,  
Courtney Olson

**From:** Tami Tranter <vbcoachtlt@aim.com>  
**Sent:** Monday, October 5, 2020 8:46 AM  
**To:** Wintz, Katelynn A  
**Subject:** I oppose

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I oppose any and all development at 2424 Garden of the Gods Rd.

Tamara Tranter  
5770 Canyon Reserve Heights  
80919

**From:** Mandy P <mandyjf21@yahoo.com>  
**Sent:** Monday, October 5, 2020 8:32 AM  
**To:** Wintz, Katelynn A  
**Subject:** I oppose all new development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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

Thanks,

Mandy Padgett (home owner on the west side)

**From:** Eric Lundberg <railliar@aol.com>  
**Sent:** Monday, October 5, 2020 12:01 PM  
**To:** Wintz, Katelynn A  
**Subject:** MCI/Verizon rezoning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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We are opposed to the proposed rezoning at 2424 Garden of the Gods Road. We feel this would increase traffic and traffic noise along Flying W Ranch Road, a few hundred feet from our home,

Eric & Sandra Lundberg

5445 Lions Gate Ln.

**From:** bryan.graves@aol.com  
**Sent:** Monday, October 5, 2020 1:03 AM  
**To:** Wintz, Katelynn A  
**Subject:** Mountain Shadows Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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As a long-time resident of Mountain Shadows, **I wish to register my opposition to the proposed development.**

My objections are probably not that different than the majority of my neighbors.

In summary:

-Development is not well thought out in regards to overall impact on neighborhood.

-There has been no official notification of this development disseminated to residents. For example, in Boulder County each resident receives an official notification of the development to include a graphic representation of what it would look like. Also, there is a printed schedule that lays out the official dates for the approval process. None of which have been done in respect to the Mountain Shadows Development. The City already knows who lives in the neighborhood and could have easily have informed the residence.

-Impact on quality of life in neighborhoods will be dramatically negatively impacted.

-Traffic congestion on all surface roads will be severe. Before the COVID crisis cut down the traffic on local roads, traffic backups were already becoming a problem. Essentially, was a traffic density study done using real figures vice the artificial figures resulting from the COVID crisis? If this development is allowed, traffic during normal rush hour commutes would be at a standstill. Not too mention the impacts it would have on tourist sites like Flying W Ranch and Garden of the Gods.

**PUBLIC COMMENTS**



-Noise pollution is already growing---development will only exasperate this.

-Dramatic increase in population in a neighborhood that was never configured to handle a 250% increase in population is just plain wrong. Also, I understand that there are structure height and building density increases that will make our community look and feel very different.

-What will be the impact on the schools?

-Impact on property values could be impacted.

If the city is seeking this kind of development—there is plenty of land elsewhere that would allow for a well planned community to be built. Its time to take a more measured approach to our urban growth by listening to the residence’s concerns over the impact these development have on them. A developer should not be driving a decision that effects thousands of people. As our elected representatives, we are relying on you to do the right thing and terminate this development. It is not your citizens best interests.

Regards,

William Graves  
2375 Rossmere Street  
Colorado Springs, CO

**From:** Mike Durner <coachdurner@gmail.com>  
**Sent:** Monday, October 5, 2020 9:34 AM  
**To:** Wintz, Katelynn A  
**Subject:** Mountain Shadows and surrounding neighborhoods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hi Katelynn,

My name is Mike Durner, and I am a home owner in the Mountain Shadows/Flying W neighborhood. I am writing today to declare my disapproval of the rezoning and plan to build apartments in the area of 30th and Flying W. In addition to owning a home in this area, I am also the father to a elementary school student and a full time cycling coach.

Moving forward with the plan to build this significant number of apartment homes at this location would not only create a lot of negative feelings from the residents of the area but it would also create some negative situations.

1. Increased traffic would pose a safety issue for the many cyclists that use the area for training.
2. Increased population density in this area of town would create more human wildlife interactions which would have more potential to be negative (i.e. bears in trash, bears entering homes, aggressive deer, deer vs auto/motorcycle).
3. Devalue the beauty of this area of Colorado Springs that draws tourists and brings money into town.
4. Create over use situations in the area parks such as Ute Valley and Garden of the Gods, which are already see much more use that previous years.

**PUBLIC COMMENTS**

Instead of just pointing out the problems of the situation, I'd like to offer up a couple of solutions. I offer these up freely for use or to help inspire other alternative ideas from your office.

1. Utilize this space to create a community garden with regenerative techniques to help residents grow their own food and contribute to helping the environment.
2. Create a nature center to highlight the special wildlife found in this area of town (big horn sheep).
3. Create a pay to play bike part to drive positive long term economic growth.
4. Create an adventure park like Castle Rock has done with Philip S. Miller Park, with some free and some pay to play areas.

Thanks for your time.

Mike

Mike Durner, MS CSCS

USA Cycling Level 1 Coach

XPT Level 1 Coach

719-660-2481

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

Instagram: coachdurner

**From:** Margaret Masters <mmasters@stmmlaw.com>  
**Sent:** Monday, October 5, 2020 8:08 AM  
**To:** Wintz, Katelynn A  
**Subject:** Multi Family Development on GOG - OPPOSED

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Other

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I am opposed to the proposed multi family development planned for GOG. Our area is already overcrowded with poor infrastructure and the inability to evacuate safely and timely in the case of a fire. Further, additional reasons that this plan should be rejected are as follows:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

The plans do not take into consideration the natural beauty of the West Side, the wild life and the many reasons that most of us moved to the West Side to begin with – so as to NOT look like Powers and Woodman...Please do not destroy the West Side of Colorado Springs.

Please feel free to contact me with any questions.

719-964-7526

Margaret Masters  
Attorney at Law  
Stinnett Masters & Massey  
719-999-5121

**PUBLIC COMMENTS**

**From:** Bernie Redlinger <bredli.iaco@gmail.com>  
**Sent:** Monday, October 5, 2020 11:56 AM  
**To:** Wintz, Katelynn A  
**Subject:** N 30th Street Housing Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

As a 40 year resident of Rockrimmon Area and a daily user of 30<sup>th</sup> street, 31<sup>st</sup> street and weekly user of Flying W Rd, **I am opposed to all new development at 2424 Garden of the Gods Road.** This would substantially increase the traffic and cause delays for me personally, all of my neighbors in the area, and visitors to the Garden of the Gods – the Number One City Park in the Country. I run Garden of the Gods trails and Ute Valley trails weekly sometimes daily.

I appreciate your kind consideration of all respondents to this Development issue.

Thank you.

Bernie Redlinger

**From:** CenturyLink Customer <ncurrier@q.com>  
**Sent:** Monday, October 5, 2020 5:04 AM  
**To:** Wintz, Katelynn A  
**Subject:** NEW development at 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Attention: Katelynn Wintz, City Planner

I am opposed to ALL NEW development at 2424 Garden of the Gods Rd.

I am concerned for the following reasons:

Traffic on N. 30th St. and Garden of the Gods Rd, would overwhelm the intersection, and traffic on Flying W. Ranch Rd. would drastically increase, as well. This is especially problematic, because it threatens the safety of all of the children in this area that attend Chipeta Elementary school, as well as the bicyclists, joggers, and walkers who use these roads and paths.

Further, if the approved traffic study was taken during Covid-19 when people were staying home and tourists were not visiting the area, then it would not reflect the true nature of traffic in this area, especially during peak tourist season. Nor did it take into consideration the recent reopening of Flying W Ranch, which has already increased the

**PUBLIC COMMENTS**

traffic over the past few months. In reality, traffic is already a huge challenge, both on Garden of the Gods Rd and Flying W. Ranch Rd.

The increased traffic will also increase the noise pollution in this area.

The 45' tall multi-family units are not consistent with the aesthetics of the area.

Garden of the Gods is a pristine park already struggling to handle the thousands of visitors that explore the area annually. Adding the proposed buildings will exacerbate an already environmentally overwhelmed regional park.

This building proposal may impact the natural grazing area for the nearby big horn sheep, as well as other wildlife.

Thank you for considering my concerns in this proposed new development.

Noel Currier

**From:** Donna Cobler <dlcobler@msn.com>  
**Sent:** Monday, October 5, 2020 9:35 AM  
**To:** Wintz, Katelynn A  
**Subject:** NO TO ALL NEW DEVELOPMENT AT 2424 GARDEN OF THE GODS RD

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

Katelynn,

We say NO to the development!

The corner will be too heavily used, making it very difficult to get to Garden of the Gods RD.

Overcrowding of our schools, Chipeta, Holmes and Coronado where residents that have lived her for many years want their children to attend.

Noise, crime etc. will become an issue.

Ruin the view we all moved here to enjoy.

**PUBLIC COMMENTS**



Property was not zoned for this kind of project.

Cannot believe if it is true you only let residents who live around the site know and not the rest of Mountain Shadows was this done on purpose??

Lastly, it's ridiculous to do a traffic study during Covid, which makes the study inaccurate!!

Jeff and Donna Cobler

**From:** Jason Bushie <j\_bushie@yahoo.com>

**Sent:** Monday, October 5, 2020 7:06 AM

**To:** Wintz, Katelynn A

**Subject:** NO to developing at 2424 GOG rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Good morning,

My family is among the many in our neighborhood opposed to a residential unit proposal at the Verizon/MCI property. Many are concerned about the habitat of wildlife, the bighorn sheep population in particular. The Mountain Shadows community rose above the Waldo Canyon Fire and are now just beginning to return to small levels of normal, and as a community, we should not have to endure a new burden such as this. Also of concern is the traffic increases that this condensed project will introduce, on top of the tourism around the Gardon of the Gods - Rock Ledge Ranch - Manitou Springs.

Please take any and all steps necessary to stop this development project from moving forward.

Respectfully yours,

Jason, Ella, and Beth Bushie

5539 Majestic Dr

Colorado Springs, CO 80919

**PUBLIC COMMENTS**

**From:** frank1 <fmullozzi@sbcglobal.net>  
**Sent:** Monday, October 5, 2020 11:14 AM  
**To:** Wintz, Katelynn A  
**Subject:** Neighborhood meeting 07Oct202 online access code

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Re; online meeting regarding zoning changes for the 2424 Garden of the Gods commercial property.

Good Day Ms Wintz,

I would like to join the meeting regarding the zoning change, but find entering the URL creates a 'server not found' response.  
Is there a location of a 'cut and paste' address for this meeting. Manually entering the URL is time consuming and fraught with possibilities for error.

Thanks for your assistance.

Frank Mullozzi  
fmullozzi@sbcglobal.net

**From:** Austin Harris <austinharris8@yahoo.com>  
**Sent:** Monday, October 5, 2020 9:50 AM  
**To:** Wintz, Katelynn A  
**Subject:** New Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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,

I just wanted to voice my concern over the development and the possible 3000 unit complex in and around this area next to Garden of the Gods and the surrounding neighborhoods---causing heavy traffic, obstruction of wildlife free range areas and views, crowded schools, crime increase, etc. I grew up on this side of town and moved back about 6 years ago. One of the best things about this side of town is the feel that is a little town outside the growing city and there really wasn't any place that would allow further builds to prevent a crowded neighborhood and the issues that come with it. With this new proposal that takes all that away.

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

Thanks!

Austin

**PUBLIC COMMENTS**

**From:** Michelle Haffner <mshaffner3@hotmail.com>

**Sent:** Monday, October 5, 2020 11:02 AM

**To:** Wintz, Katelynn A

**Subject:** New Zoning 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 oppose all new development at 2424 Garden of the Gods Road!

Please City Planners, actually plan for this city! Please keep some of the beautiful green space in the city before the lack of planning further destroys this once beautiful city. So far you have made no regulations on home builders for all of the new neighborhoods going in. They are allowed to cram as many houses as they possibly can into new neighborhoods so people could hand their neighbors a cup of sugar from window to window without leaving their house. So many neighborhoods have been built that people do not enjoy living in because the houses are so close together.

Please make a plan for the west side before it too is subjected to the same poor planning, or lack thereof, that has occurred in the rest of the city.

1. Building more multi-family residences on the west side will add to further congestion
2. Water is already an issue
3. We do NOT want to widen 30th street ever, this may not even be possible. Adding to the population on this side of town may make this a necessity which would ruin the beauty of the Garden of the Gods park
4. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
5. This type of proposed housing will result in more crime in the area.

**PUBLIC COMMENTS**

6. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
7. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
8. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
9. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
10. The already overcrowded schools in this area will be challenged.
11. Noise levels will increase.
12. The roofs will be 70' off of the road surface blocking the views.

Thank you for your consideration in this matter.

Michelle Haffner

Southface Resident

**From:** Sarah Nielsen <sarah.nielsen03@gmail.com>  
**Sent:** Monday, October 5, 2020 9:27 AM  
**To:** Wintz, Katelynn A  
**Subject:** New development-Garden of the Gods road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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

**From:** Cindy Tidswell <cindy3angels@live.com>

**Sent:** Monday, October 5, 2020 11:18 AM

**To:** Wintz, Katelynn A

**Subject:** New development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 sending this email to oppose the proposed development in the Verizon building. The buildings will block the view of the hills and where will the water come from for all the units being planned. We are already on water restrictions.

There is wildlife living in those hills to include bighorn sheep.

Please do not let this happen!

Cindy Tidswell

5620 Vantage Vista Dr.

Co Spgs

Sent from my T-Mobile 4G LTE Device

**PUBLIC COMMENTS**



**From:** Sarah Heitke <seheitke@gmail.com>

**Sent:** Monday, October 5, 2020 9:03 AM

**To:** Wintz, Katelynn A

**Subject:** No to Verizon rezoning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I oppose this action to rezoning the development area around the Verizon Building on Garden of the Gods. Please keep the view in tact

--

Sarah Heitke

**From:** T Brunner <tbrunner5@msn.com>  
**Sent:** Monday, October 5, 2020 9:19 AM  
**To:** Wintz, Katelynn A  
**Subject:** OPPOSE

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Terry Brunner  
Sent from my iPhone

Terry Brunner  
719.322.7023 (c)  
Sent from my iPhone

**From:** Jane Fredrick <janezfredrick@gmail.com>  
**Sent:** Monday, October 5, 2020 12:34 PM  
**To:** Wintz, Katelynn A  
**Subject:** Objection to Verizon property sale and development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms Wintz

As a representative for our community we implore you to consider the negative repercussions of the proposed development noted above. Not only would this impact views and crowding of our already restricted open space, it would negatively impact the natural habitat in this area.

We purchased our home so that we could enjoy being part of the natural beauty here and are fearful at the thought of losing it.

The scar on the mountainside shows the impact of political decisions made for pure monetary value. It is a sad statement of what is happening to our community.

While developers seem to continually have the upper hand in these matters, we, the residents of the area as you all to speak for us.

Thank you for taking the time to consider our input.

**PUBLIC COMMENTS**

Sincerely,

Jane Zimet Fredrick

**From:** Claudette Mayer <cflmayer@msn.com>  
**Sent:** Monday, October 5, 2020 11:11 AM  
**To:** Wintz, Katelynn A  
**Subject:** Objections to Zoning/Planning Changes at 2424 W. Garden of the Gods Road  
**Attachments:** 2424 W. Garden of the Gods Road.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Good morning, Katelynn. Attached is a document with a list of my objections to the proposed changes at 2424 W. Garden of the Gods Road.

Claudette Mayer

**From:** Lorene Snider <lsnider@cotact.com>  
**Sent:** Monday, October 5, 2020 9:26 AM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose Development on Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Katelynn,

I oppose all new development at 2424 Garden of the Gods Road. The proposal to add more high density housing on Garden of the Gods Road will create too much traffic at the N30th and GOG Rd, intersection, as well as the increase of traffic going by Chipeta Elementary School and become more of a safety hazard. I also am concerned with the high density of the proposal. As we have seen with the Waldo Canyon Fire, high density housing adds more risk during wild fires. We should not be considering adding more of this type of housing in the area.

Kind Regards,  
Lorene Snider  
6145 Ashton Park Place  
Colorado Springs, CO 80919

**PUBLIC COMMENTS**

**From:** Kara Hepp <kara.l.hepp@gmail.com>

**Sent:** Monday, October 5, 2020 3:50 AM

**To:** Wintz, Katelynn A

**Subject:** Oppose

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I oppose the housing proposal for Bldg 2424 area.

Kara Hepp

2365 Vanreen Dr

Colorado Springs, 80919

973-919-3608

**From:** Nicole Bergamo <eyesberg2020@icloud.com>

**Sent:** Monday, October 5, 2020 9:10 AM

**To:** Wintz, Katelynn A

**Subject:** Oppose

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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"I oppose all new development at [2424 Garden of the Gods Road.](#)"

Please count my vote. I grew up in this neighborhood, live here now and it's already crowded. Where are these children going to go to school?

Thank you and take care!



**From:** Lauren Woods <lauren\_barth@hotmail.com>  
**Sent:** Wednesday, October 7, 2020 3:41 PM  
**To:** Wintz, Katelynn A  
**Subject:** Residents Opposed to Rezoning of 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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We live in Mountain Shadows and are opposed to the developer's current request for rezoning of the Verizon property at 2424 Garden of the Gods Road. The request is flawed for several reasons.

1. It will destroy the beauty and allure of living on the west side which is something we all wanted and chose when we decided to buy property here. Our home values are much higher than the new builds on Powers because of the views and open space. To approve this rezoning would likely cause our values to drop.
2. Traffic on GOG and 30th street is already horrible and adding this amount of residents would make it both unsafe and unmanageable, especially for the many bikers that use this area as training.
3. Our city is built on tourism and we have an amazing place in GOG that people internationally come to visit. Why would we hurt the whole city's economic value on tourism because we make the traffic and experience so miserable that people will no longer want to come visit?

Thank you and the city's planners for taking our viewpoint into account.

Andy and Lauren Woods  
6415 Ashton Park Place  
Colorado Springs, CO 80919

**PUBLIC COMMENTS**



**From:** Rev. Travis Norton <pastortravis@flccs.net>

**Sent:** Thursday, October 8, 2020 8:47 AM

**To:** Wintz, Katelynn A

**Subject:** Rezoning along Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

I live in Mountain Shadows neighborhood on Russett Oak Court. I want to write in support of the rezoning. I think the city needs more affordable housing, so I'm in favor of apartment buildings. I'd prefer mixed neighborhoods of houses so poor and rich can live in the same community. It would be great to have some Habitat for Humanity plots as part of the rezoning. I have four kids who all go to Chipeta. My understanding is that the neighborhood has gotten older and so the schools are actually under-crowded and losing funding as a result(I may be wrong). We love that there is so much diversity in the school and I would support anything that might increase that diversity. I love the development across the street with a new brewery and I hope this this development would include some family restaurants and entertainment venues.

My house backs up to 30th street which I don't love and I am concerned about traffic and noise. Anything the city could do to keep traffic flow light between Centennial and Garden of the God's road would be great. Keep the traffic on GOG instead. I'd hope any entrances would be along 30th street and not on Flying W.

For what it's worth.

**PUBLIC COMMENTS**

Travis Norton

704-999-2284

**From:** billhoyman@comcast.net  
**Sent:** Wednesday, October 7, 2020 11:29 AM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

I am strongly opposed to all new developments at 2424 Garden of the Gods road for the following reasons:

1. Traffic on Garden of the Gods Road and 30th Street is already overwhelmed. This will further worsen the traffic problem.
2. Population density will overwhelm services, such as schools and parks.
3. Wildlife will be adversely affected.

I further object to the late public announcement of of this plan. Why not be more open about these plans?

Thank you.

William Hoyman  
2340 Rossmere Street  
Colorado Springs, CO 80919

**From:** Paula Megorden <PMegorden@msn.com>  
**Sent:** Wednesday, October 7, 2020 5:54 PM  
**To:** Wintz, Katelynn A  
**Cc:** Frank Megorden  
**Subject:** Rezoning near Garden of the Gods and 30th St.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

Frank and I as residents of Green Valley Ranch, oppose the planned rezoning of the area around Garden of the Gods and 30th St. for the following reasons.

This high-density housing does not fit in with the overall theme of the area.

Wildlife, especially the bighorn sheep herd, will be eliminated from their free-range area.

Safety for pedestrians, hikers, joggers, and bicyclists will be risky.

There is not the proper infrastructure on 30th to handle the added traffic.

We found out about this after approval from various governmental studies had already been obtained. People beyond 1000 feet of the development will be impacted drastically. We can not handle this density in this area. We should be notified before the government goes ahead with approvals. What is wrong with single family dwellings spaced appropriately?

**PUBLIC COMMENTS**

Please use common sense in your decisions. Rezoning this area would be a terrible decision for this part of our city. There isn't enough space and this area is too important as a natural habitat for wildlife. Don't let money always rule your decisions.

Frank and Paula Megorden

5720 Coachwood Trail

C/S,CO 80919

**From:** James Ross <james.ross.47@earthlink.net>

**Sent:** Wednesday, October 7, 2020 2:10 PM

**To:** Wintz, Katelynn A

**Subject:** Verizon Property Rezoning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms Wintz,

My wife have lived in the Mountain Shadows neighborhood since March, 2014. We enjoy the quiet and safe neighborhood, and want to keep it as it is.

We have heard of the proposed rezoning of property near the Verizon complex at 30th street and Garden of the Gods Road.

We are opposed to a multi family structure being build on this property for the following reasons:

1. Traffic on [N. 30th St.](#), GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on [Garden of the Gods Rd.](#)
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.

**PUBLIC COMMENTS**



9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from [24th St.](#) to [Garden of the Gods Rd.](#)
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.

Thank you for listening to the community's concerns,

Jim Ross

Sent from my iPad

**From:** Connie Miller <millercycling@gmail.com>

**Sent:** Wednesday, October 7, 2020 5:35 AM

**To:** Wintz, Katelynn A

**Subject:** Verizon property development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz

I am writing in regards to the City Council's decision regarding approval of development at 2424 Garden of the Gods Rd. I live on the Northwest part of town near the Verizon property on 30th St. "I am opposed to ALL NEW development at 2424 Garden of the Gods Rd.". There are a number of reasons I am opposed to this.

1. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
2. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
3. The flow of traffic along the 30th st. corridor is already a problem as it is only a 2 lane road. This will put a lot more cars traveling that road and put more wildlife at danger .
4. The proposed construction of 45' high multifamily units and 572 residential units will most certainly detract from the natural beauty of The Garden of Gods park.

Please do not approve this development!

**PUBLIC COMMENTS**

Connie Miller

1875 Montura Vw. Unit 204

Colorado Springs, CO 80919

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

**From:** Chris Emery <emerypayments@gmail.com>  
**Sent:** Wednesday, October 7, 2020 5:38 PM  
**To:** Wintz, Katelynn A  
**Subject:** Web X access code not working

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Katelynn, the WebEx access code seems to not be working with the access code provided on our mailer and our HOA email. Do you have the access code please?

Chris Emery 719-209-0446

**From:** Maria Wolfe <mariarjw5@gmail.com>  
**Sent:** Wednesday, October 7, 2020 6:14 PM  
**To:** Wintz, Katelynn A; Knight, Don; Strand, Tom; Murray, Bill; Williams, Wayne  
**Subject:** WebEx did not work

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 FYI - when I tried to dial in to the WebEx this evening, I received a message that the Access Code (provided on the community letter) was not valid. I was attempting to call in by phone.

Thank you.

Maria Wolfe

**From:** Lesli Slater <mtslaterfam@gmail.com>

**Sent:** Wednesday, October 7, 2020 8:47 AM

**To:** Wintz, Katelynn A

**Subject:** West side development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 oppose the development of the Verizon land!! There is plenty of room for development in other areas but the west side is the gem of our city. Traffic would be horrendous ...have you seen highway 24? This would add more traffic to that area as well. Please do not approve this. At least redo the studies or reconsider that they were done during an historic time (pandemic) when there was record low traffic.

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.

**PUBLIC COMMENTS**

5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

--

**Lesli Slater**

**From:** Joan Grant <joanegrant@comcast.net>  
**Sent:** Wednesday, October 7, 2020 6:21 PM  
**To:** Wintz, Katelynn A  
**Subject:** Yesterday's meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,  
I tried to log in and then tried phoning in to join the planning commission's meeting regarding the Verizon Re-zoning Proposal/Project last night (Wednesday, Oct 7, 5:30 to 7:30). I was unable to join by phone or the internet. Must have done something wrong.

I would like to be added to the count of those against the proposed rezoning.

Thank you,  
Joan Grant



**From:** Charlotte Poltenovage <charlotte@keyatoll.com>  
**Sent:** Wednesday, October 7, 2020 5:40 PM  
**To:** Wintz, Katelynn A  
**Subject:** can't access meeting re Mountain Shadows rezoning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Where is the meeting? Can't access ?

[https://coloradosprings.gov/?fbclid=IwAR1khRIP17dHk\\_ZC0489x8e-bbb8iwy5iTOjDFtOdJqC5A3KAGJnh85JxsQ](https://coloradosprings.gov/?fbclid=IwAR1khRIP17dHk_ZC0489x8e-bbb8iwy5iTOjDFtOdJqC5A3KAGJnh85JxsQ)

--

Charlotte Poltenovage

**From:** R Kelty <rkelty@gmail.com>  
**Sent:** Wednesday, October 7, 2020 4:52 PM  
**To:** Wintz, Katelynn A  
**Subject:** concern about proposed Garden of the Gods development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Katelynn,

I am writing in response to the recently publicized development at 2424 Garden of the Gods. I'm an environmental scientist, property owner, and mother in the area. From an environmental perspective, I'm concerned about the impact of the project on drinking water use, run off management, and wildlife. The visual impact of that scale of development on the view shed seems like it will also be significant, though I have not seen drawings.

I'm also concerned about the increased traffic and kids in the local schools. My kids' classes at Chipeta are already large and I have not seen plans to expand the school to accommodate more students.

**PUBLIC COMMENTS**

Thanks,  
Ruth Kelty

**From:** Sheri Bauers <colomtngirl@hotmail.com>  
**Sent:** Wednesday, October 7, 2020 12:45 PM  
**To:** Wintz, Katelynn A  
**Subject:** proposed development at Verizon on 30th

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hi Katelynn,

It has come to my attention that tall, multi-family housing units are being proposed to be developed at the Verizon Campus on 30th Street.

I very much oppose increasing housing by possibly thousands of units in such a sensitive nature area, with already super overcrowded access (Garden of the Gods Road).

I also detest the idea of tall building blocking our beautiful views anywhere in Colorado Springs. Short-sighted politicians have already caved on the Air Force Academy (Northgate nightmare project) and let mining gouge giant chunks out of the front range.

I heard that this decision would basically rip up the covenants the Mountain Shadows area put in place, simply for the benefit of a developer and new residents?

**PUBLIC COMMENTS**

I am certain that compromise is possible and I urge the City to take everyone's opinion into account, and not just put the dollar signs in their eyes as usual.

Regards,

Sheri Bauers

*"So often in life, things that you regard as an impediment turn out to be great, good fortune."* Ruth Bader Ginsburg

**From:** Stephen Layfield <layfield.steve@gmail.com>  
**Sent:** Wednesday, October 7, 2020 4:46 PM  
**To:** Wintz, Katelynn A  
**Cc:** Stephen R. Layfield  
**Subject:** response to 2424 GOG road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To whom it may concern,

We are Steve and Vicky Layfield, owners of residence 5847 Via Verona View, Colorado Springs CO. 80919. This email is in response to the The Planning and Community Development Department's call for response to the proposed development at 2424 Garden of the Gods road , Colorado Springs Co.

We respectfully submit our response as:

WE ARE OPPOSED TO ALL NEW DEVELOPMENT AT 2424 GARDEN OF THE GODS ROAD , COLORADO SPRINGS CO.

Thank You in advance for our response consideration.

Respectfully

Stephen and Vicky Layfield  
svlay@yahoo.com

**PUBLIC COMMENTS**

**From:** Bob Baker <cbbakes@gmail.com>  
**Sent:** Wednesday, October 7, 2020 4:38 PM  
**To:** Wintz, Katelynn A  
**Subject:** rezoning of 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz

As a long time resident of the Mountain Shadows area I am deeply concerned regarding the proposed zoning change, it seems to fly in the face of zoning protections that have been in place since our moving to the area 20 years ago. There are a plethora of negative impacts that will be addressed at the neighborhood meeting. I am agitated at this developer's play to dilute the stability of our neighborhood by proposing such a change to the subject property.

Sincerely,

Bob and Carol Baker

5904 Via Verona View, Colorado Springs, CO 80919

**PUBLIC COMMENTS**

**From:** Carissa Shipley <carissashipley@gmail.com>  
**Sent:** Tuesday, October 6, 2020 4:39 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms. Wintz-

I am writing as a business owner and resident of Colorado Springs' west side. I strongly oppose the development plan for 2424 Garden of the Gods Road. Our infrastructure does not support this development. Water restrictions already reflect the stress that unchecked growth has put on our city. As a native to the area, I am disgusted by the irresponsible development of our city. This project would further adversely affect the already-atrocious traffic situation on Garden of the Gods. It is nearly impossible to travel the less than five miles to the interstate in under 15 minutes at rush hour. Colorado Springs will continue to encroach on wildlife and our beautiful landscape if this is approved. Please deny the application for re-zoning.

Thanks for your consideration.

Carissa Shipley  
Carissa Shipley Law, LLC  
5814 Wisteria Drive  
Colorado Springs, Colorado 80919  
(719) 648-3689



**From:** Kelly Mahncke <Kelly.Mahncke@usahockey.org>  
**Sent:** Tuesday, October 6, 2020 7:51 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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We are opposed to ALL NEW development at 2424 Garden of the Gods Rd. It's detrimental to the Big Horn Sheep, foot traffic, auto traffic, and increases crime.

Sent from my iPhone

**From:** Melanie Lugo <melaniec2124@gmail.com>

**Sent:** Tuesday, October 6, 2020 8:21 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am absolutely, 100% opposed to ALL new development at 2424 Garden of the Gods Rd.

Respectfully,

Melanie Lugo

**From:** Mark Reese <MarkR@westernfireplace.com>  
**Sent:** Tuesday, October 6, 2020 5:46 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

I am a 24 year resident of Mountain Shadows and a Waldo Canyon fire victim who proudly re-built in the same location after losing my home and everything I possessed.

I moved to Mountain Shadows years ago from the northeast side of town to enjoy the beauty and closeness of the mountains, and to live in an area that I thought could not be developed

Like the north and east sides of the city.

The proposed development of the Verizon property would completely change the dynamic of the west side.

Many of my fellow Mountain Shadows residents have submitted dozens of genuine major issues for this proposed, and I agree with every one.

The city must also consider the future impact on the thousands of visitors to the city who, while driving from the interstate to one of the greatest city parks in the nation, would run into

a totally out of place multi-story apartment complex obscuring their first views of our west side foothills and hog backs.

Once a major change to the landscape such as this proposed project is made, it cannot be undone.

This e-mail is to voice my strong opposition to the re-zoning and development of 2424 Garden of the Gods RD.

Mark Reese  
5945 Wilson Rd

**From:** Traci Gibson <traci.gibson13@gmail.com>  
**Sent:** Tuesday, October 6, 2020 11:43 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To whom it may concern,

My name is Traci S Gibson and I am sending this email to inform you that I am against any new development at or around 2424 Garden of the Gods Rd. I am also against new development along 30th St. The development will take away from the natural beauty of the area. There are other areas of the city that would be better suited for this type of development planning.

**From:** Wendy Rasmussen <WendyRasmussen@remax.net>

**Sent:** Tuesday, October 6, 2020 4:42 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am opposed to ALL NEW development at 2424 Garden of the Gods Road. Thank you.

**From:** Julie Eick <je8601@gmail.com>  
**Sent:** Tuesday, October 6, 2020 8:07 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am emailing in regards to my concerns and disapproval of the plans for the above location.

Julie Eick

719 360 8854

**From:** Crystal Demaree <crystalmarheine@yahoo.com>  
**Sent:** Tuesday, October 6, 2020 6:23 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GoG Proposed plans

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz,

My name is Crystal Marheine and I live in the Mountain Shadows neighborhood at 4820 Champagne Drive. I am opposed to ALL NEW development at [2424 Garden of the Gods Rd.](#)

5 years ago my husband and I extensively researched several Colorado Springs areas before purchasing our home. If the proposed development goes through we feel that our beloved neighborhood would suffer greatly. Several concerns we have are (and these are not all-encompassing): increased traffic, increased school populations, decline of natural land and increased danger to wildlife, increased crime (our cars have already been broken into twice and a truck actually stolen from our driveway!), and a decline in home values. The CSPD already has a hard time controlling crime and speed limits in the area. We love our area of town and the views (part of why we chose to live here.) Please, No new developments at 2424 GoG Rd!

Respectfully,

**PUBLIC COMMENTS**

Crystal Marheine

crystalmarheine@yahoo.com

(970)889-4471



**From:** Maria Wolfe <mariarjw5@gmail.com>  
**Sent:** Tuesday, October 6, 2020 9:33 PM  
**To:** Wintz, Katelynn A  
**Cc:** Knight, Don; Strand, Tom; Murray, Bill; Williams, Wayne  
**Subject:** 2424 W Garden of the Gods Rd - Concerns  
**Attachments:** GOG Proposed Development Comment.docx

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

Attached is a letter expressing concerns over the proposed development at 2424 W Garden of the Gods Rd. Thank you.

William & Maria Wolfe

**PUBLIC COMMENTS**

**From:** Alicia Netherton <alicia.netherton@gmail.com>  
**Sent:** Tuesday, October 6, 2020 6:58 PM  
**To:** Wintz, Katelynn A  
**Subject:** City Planning MCI/Verizon Property at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**Categories:** Other stuff

**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!

I heard a developer is intending to build 45 foot high multi-family units, with a total of 572 residential units at 2424 Garden of the Gods Road.

I am writing to you because I am opposed to ALL new development at 2424 Garden of the Gods Road.

I have many concerns about this development:

- I have lived in this neighborhood for 31 years. It is beautiful. And every time I see new development here, it breaks my heart.

- Even without these additional 572 residential units, the traffic in this area on Garden of the Gods and along 30th is already a nightmare! I cannot imagine increased traffic here!

**PUBLIC COMMENTS**

- The people in this neighborhood have to be neighborly & watch out for local wildlife. There are many deer, coyotes, rabbits, and bighorn sheep. More residential units will drive this wildlife further into our city. I do not like having to slam on my brakes to avoid hitting deer along Garden of the Gods Road. This road is already difficult to navigate, watching out for other vehicles! Deer & other wildlife should not be along these major streets.

- If these units are built, how will the city respond to relieve the traffic pains? More streets & highways? No thank you!

- Our recreational areas in this neighborhood already see a lot of traffic & visitors. Will our naturally beautiful areas be maintained to stay nice? With increased traffic to these areas, I think their beauty will deteriorate.

- Is there any possibility that the 572 units could expand into MORE units? Oh no!

- This type of proposed housing will result in more crime in my neighborhood. No thank you!

- I am worried that 45 foot tall buildings will block the beautiful natural views in this area.

- Natural beauty & fresh air bring many people outside! They are walking, running, hiking, and biking. With added residential units, there will be more traffic. This will make it unsafe for the neighbors who are enjoying being outside in their neighborhood.

- Along with the natural beauty, our neighborhood is nice & quiet. Increasing residential units will definitely increase the noise levels, both from people & traffic.

- The schools for the kids in our neighborhoods are already crowded. More residential units will bring in more kids. More kids will need to go to school! Where will they go?

Not related, but I wish we could reverse the whole marijuana thing here in Colorado. I did not vote for it. And ALL the people, pot shops, crime, traffic, etc, that have grown as a result of this makes me very sad. What has happened to our beautiful Colorado home!?

Thank you very much for your time, I really appreciate it.

Best Regards,

Alicia Netherton

**From:** Pati Stephens <patim4360@gmail.com>  
**Sent:** Tuesday, October 6, 2020 6:49 PM  
**To:** Wintz, Katelynn A  
**Subject:** Developer proposal MCI/Verizon Property

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Katelynn Wintz,

This is in regards to file numbers

CPC MP 06-0065-A1MJ20

CPC ZC 20-00127

CPC CP 20-00128

I, Patricia Stephens, as a long time resident of this corridor, am opposed to your master plan amendment for 2424 W Garden of the Gods Rd.

I feel your proposal is not an appropriate use of this space in our neighborhood.

Garden of the Gods Rd is the major gateway for visitors to our beloved landmark, Garden of the Gods city park and already experiences heavy traffic. Your proposal will further burden an already congested road system.

**PUBLIC COMMENTS**

I feel the city can approve a better plan for this space.

Pati

**From:** Moore - DOC, Kevin <kevin.m.moore@state.co.us>  
**Sent:** Tuesday, October 6, 2020 7:04 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development Proposal at Enclaves at Mountain Vista (Filing 5A)

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Greetings,

Concerning the development proposal for the Enclaves at Mountain Vista, I looked at the filing and here is my opinion. This is a new community that is growing quickly and the park, where the filing is located, needs to be as large as possible. As a community homeowner I am greatly opposed to adding these two lots and taking away land from the community park. Thank you.

Respectfully,

Kevin Moore

4468 Hessite Loop

Colorado Springs, CO 80938

(719)290-2633

--

Kevin Moore

Health Professional II

**PUBLIC COMMENTS**

## Centennial Correctional Facility



P [719.269.5556](tel:719.269.5556)

P.O. Box 600, Canon City, CO 81215-0600

[kevin.m.moore@state.co.us](mailto:kevin.m.moore@state.co.us) | [www.doc.state.co.us](http://www.doc.state.co.us)

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**From:** JAVAN RIDGE <javanridge@msn.com>  
**Sent:** Tuesday, October 6, 2020 4:15 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development at 30th Street and Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

Please consider not approving the proposal for the old MCI/Verizon property at 2424 Garden of the Gods Road. The infrastructure in the area is not conducive to the proposed usage. At the height of commercial operation in the area, traffic was an issue. With an even denser usage, it stands to reason that infrastructure issues would be worse. Though Garden of the Gods Road may have been almost adequate in the past, growth in residential and commercial use over the past 20 years has already strained Centennial and 30<sup>th</sup> street. There does not appear to be many, if any alternative routes that would move traffic in directions into and away from the proposed development. An additional traffic study during tourist season (after Covid is resolved) seems to be in order.

High-density housing in the area does not seem to be conducive to the current land use in the area. Wildlife, hikers, joggers, and bicyclist are prevalent, and the current streets often present safety issues. The additional population will only exacerbate these issues.

I do not believe the proposed project serves the community, Colorado Springs, or our many tourist.

Javan B. Ridge, Ph.D  
2335 Rossmere Street  
Colorado Springs, Colorado 80919



**From:** Anthony C Sanders <sandean4@comcast.net>  
**Sent:** Tuesday, October 6, 2020 8:20 PM  
**To:** Wintz, Katelynn A  
**Cc:** 'Anthony C Sanders'  
**Subject:** Development at 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Katelynn,

My husband and I are **OPPOSED** to **ALL NEW DEVELOPMENT at 2424 GARDEN OF THE GODS ROAD**. The traffic on GOG Rd and 30<sup>th</sup> is already significant due to GOG Park and road; I think if you add a substantial footprint such as is intended it would make the issue far more of a problem. It would also impact wild life and with that many units being added there would be a definite increase in crime. I don't know how the schools in the area would be able to support such an increase in students. We already pay enough in property tax...I would hate to see what that would do to residents who own homes and are struggling to keep up with property tax as they currently stand.

Please do not allow this development to succeed...it would definitely spoil the lasting pristine beauty of the area.

Thank You  
Brenda & Anthony Sanders  
2735 Rossmere St  
Colorado Springs, CO 80919

**From:** Dennis Johnson <dennisjohnson5040@gmail.com>

**Sent:** Tuesday, October 6, 2020 4:15 PM

**To:** Wintz, Katelynn A

**Subject:** Development of 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms Wintz,

I am opposed to All New Development at 2424 Garden of the Gods. I would begin by saying “we are at the end of the road”. The development that exists is at the foot of a serene area of our beautiful city...The Garden of the Gods park, and the Navigator property. It is the specific reason we purchased our property.

The ability to have open space about us, recreation space and the quiet that is so refreshing are extremely important to us.

The main question I have is, WHY does this part of Colorado Springs have to look like several over built area in this beautiful city? We are so close to the mountains, why impact these sites, save them so this community and those that visit can appreciate them. We are next door to a recreation area! Can we save some of this for the future of the city?

**PUBLIC COMMENTS**

There are many reasons for objecting to this drastic development impacting our community and our quality of our life. We have seen other beautiful areas expanding that no longer look or feel like a neighborhood.

Other specific reasons for halting this development include:

1. Traffic on [N.30th St](#) and Garden do the Gods will increase beyond the visitors that come to our city.
2. We presently have a look at “phase one”. What will it ultimately be.
3. Our wild life is presently on every street, heavy traffic and wildlife crossing is not helpful on busy streets.
4. Our area is in the path of many cycles and walkers, with increased numbers and auto traffic is problematic.
5. Our city will be potentially impacted to widen another road to accommodate the new residents and the visitors in the area.

Sincerely,

Dennis P Johnson

**From:** Susan Ridge <susanlridge@msn.com>  
**Sent:** Tuesday, October 6, 2020 5:15 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development of the property located at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms. Wintz

I am opposed to all new development at 2424 Garden of the Gods Road. I feel that a large development as proposed will be a detriment to the quality of life in this area. Such a large development in that area will increase the traffic along 30<sup>th</sup> St. and Garden of the Gods road. There is also a potential for increase in traffic along Flying W Ranch road. This is a residential area with a school. Such an increase in traffic will cause a safety risk to the pedestrians, joggers and bicyclists in the area. At the very least, a very large development will be a detriment to the beauty of the area. The corridor along 30<sup>th</sup> St. is one of the gems of the city. It is beautiful and appreciated by tourists and city dwellers alike. Increasing the traffic along this two lane road will not enhance the beauty of the area.

Sincerely,  
Susan Ridge

Sent from [Mail](#) for Windows 10

**From:** edwardlroberts <edwardlroberts@aol.com>  
**Sent:** Tuesday, October 6, 2020 8:40 PM  
**To:** Wintz, Katelynn A  
**Subject:** FW: 2424Garden of the Gods development Proposal

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Sent from Samsung tablet.

----- Original message -----

**From:** edwardlroberts <edwardlroberts@aol.com>  
**Date:** 10/6/20 8:31 PM (GMT-07:00)  
**To:** katelynnn.wintz@coloradosprings.gov  
**Subject:** 2424Garden of the Gods development Proposal

**PUBLIC COMMENTS**

It is Tuesday, Oct 6 and I just now read the post describing the intended proposal. I am out of town and will be unable to attend the scheduled meeting on Wednesday. My wife and I are residents of Pinon Valley and we believe the traffic and the amount of people in this area already create a chaotic situation. We have lived here for 13 years and in this length of time the traffic on Centennial has increased tremendously. We also have concerns as to any negative effect this change would have on our property value since this will entail construction of apartments rather than single family houses. Since this area abuts the mountains it can only cause problems by spreading north toward our area. So we wish to go on record as opposing this proposal. Thank you for allowing our input. Edward and Darcy Roberts.

Sent from Samsung tablet.

**From:** edwardlroberts <edwardlroberts@aol.com>  
**Sent:** Tuesday, October 6, 2020 8:43 PM  
**To:** Wintz, Katelynn A  
**Subject:** FW: 2424Garden of the Gods development Proposal

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Sent from Samsung tablet.

----- Original message -----

**From:** edwardlroberts <edwardlroberts@aol.com>

**Date:** 10/6/20 8:31 PM (GMT-07:00)

**To:** katelynnn.wintz@coloradosprings.gov

**Subject:** 2424Garden of the Gods development Proposal

**PUBLIC COMMENTS**

It is Tuesday, Oct 6 and I just now read the post describing the intended proposal. I am out of town and will be unable to attend the scheduled meeting on Wednesday. My wife and I are residents of Pinon Valley and we believe the traffic and the amount of people in this area already create a chaotic situation. We have lived here for 13 years and in this length of time the traffic on Centennial has increased tremendously. We also have concerns as to any negative effect this change would have on our property value since this will entail construction of apartments rather than single family houses. Since this area abuts the mountains it can only cause problems by spreading north toward our area. So we wish to go on record as opposing this proposal. Thank you for allowing our input. Edward and Darcy Roberts.

Sent from Samsung tablet.



**From:** jamckenzie@comcast.net  
**Sent:** Tuesday, October 6, 2020 5:00 PM  
**To:** Wintz, Katelynn A  
**Subject:** Zoning/Deveelopment Change at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms. Wintz,

I have just been made aware of the proposed city planning changes at 2424 Garden of the Gods Road and wanted you to know that **I am opposed to all new residential/housing development at that site.**

I have been a long term resident of Mountain Shadows, since 1985, when Rohm operated the buildings at that location.

First, I believe that a change of use to high density residential is not in the best interests of our community. I tend to agree primarily with the negative responses or concerns from residents in Phase I of the process that run along the lines of increased traffic congestion such a development (and its all-but-assured follow-on phases) would create at Flying W Ranch road and 30<sup>th</sup> as well as Garden of the Gods and 30<sup>th</sup>. I use these thoroughfares almost daily to access other west side family and businesses, and question the need in this area of the city for this type of housing, which does not fit with the original PUD concept of Mountain Shadows. Obstruction of existing views is also a lesser, but important, concern. Infrastructure, goods, services and recreational resources in this local area simply don't exist to support an additional residential expansion of this magnitude without a negative impact on existing quality of life. The likelihood that sufficient infrastructure expansion could be created given the existing land use in this area is practically nil. Shouldn't city planning projects *improve* our lifestyle and/or safety, and not simply serve the bottom line of land developers?

Hopefully, in most cases, both of these objectives can be met by the development the city allows within its borders. In this particular case, I strongly believe that our well-established local neighborhood would be better served if the city provided commercial incentives to revitalize this particular parcel for its original Class 10 office space use, creating new, higher-paying jobs that would continue to support the existing homeowner tax base in the Mountain Shadows area. In addition, this section of the city could still benefit from new goods and services in lieu of additional housing, as the new Red Leg development on GoG demonstrates. Such use changes would be far more beneficial to our existing community, while still generating increased revenue for the city through retail and/or land-use taxation.

Many thanks for the time you've spent reading this message and your consideration of these opinions of this long-term resident. I hope the city planners will move to block this type of land use change at 2424 Garden of the Gods Road.

Reference File Numbers:  
CPC MP 06-00065-A1MJ20

**PUBLIC COMMENTS**

CPC ZC 20-00127  
CPC CP 20-00128

Sincerely,

James A. McKenzie  
2385 Courtney Drive 80919

**From:** Dianne Perkins <dianneperkins@hotmail.com>  
**Sent:** Tuesday, October 6, 2020 6:46 PM  
**To:** Wintz, Katelynn A  
**Subject:** File Numbers CPC MP 06-00065-A1MJ20, CPC ZC 20-00127 and CPC CP 20-00128

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am opposed to ALL NEW development at 2424 Garden of the Gods Road for all the reasons that were listed in the neighbourhood message letter.

Thanks,  
Dianne Perkins

Sent from [Mail](#) for Windows 10

**From:** K Reid <korkingsdaughter@yahoo.com>

**Sent:** Tuesday, October 6, 2020 5:38 PM

**To:** Wintz, Katelynn A

**Subject:** Fw: Proposed zoning change - 2424 GoG

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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----- Forwarded Message -----

**From:** K Reid <korkingsdaughter@yahoo.com>

**To:** Kaitlynn.Wintz@coloradosprings.gov <kaitlynn.wintz@coloradosprings.gov>

**Cc:** Don.Knight@coloradosprings.gov <don.knight@coloradosprings.gov>; tom.strand@coloradosprings.gov <tom.strand@coloradosprings.gov>; bill.murray@coloradosprings.gov <bill.murray@coloradosprings.gov>; wayne.williams@coloradosprings.gov <wayne.williams@coloradosprings.gov>

**Sent:** Tuesday, October 6, 2020, 04:34:02 PM MDT

**Subject:** Proposed zoning change - 2424 GoG

I am writing this email to join the many voices that are opposed to this zoning change. I am a home owner in Mountain Shadows and I strongly oppose this proposal.

1) Why was the original notice sent to only 255 residents, within 1000 feet of the property, and not to the 1800 residents of the Mountain Shadows community? I believe you are now seeing the results of notifying more of us.

**PUBLIC COMMENTS**

2) I am concerned that the traffic impact study was done during the Covid19 shutdown, so that the results would not be valid.

3) I am concerned about the impact on Chipeta Elementary School. My understanding is that it is already at or near capacity.

4) We are already operating under a water shortage. How will the additional businesses and residences impact our water availability?

5) What about other city services: fire department? police department?

6) Will the developer need to allow ample open space, or will they be allowed to pay the fee that minimizes the amount of open space?

7) Will there be a formal EIS that address the wildlife, drainage issues, etc.

I am sure there are other issues that I am unfamiliar with. Thank you for allowing me to submit these.

Respectfully,

Kathy Reid

**From:** Christi Hoffman <hoffmanchristi@yahoo.com>

**Sent:** Tuesday, October 6, 2020 6:19 PM

**To:** Wintz, Katelynn A

**Subject:** Garden of the Gods rezoning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 Katelynn,

I am saddened, shocked and appalled that anyone would even consider rezoning the area near Garden of the Gods. It is a landmark and natural beauty that brings thousands of people to our community. It is a true crime to consider even slightly marring the beauty of this area with man made objects which we temporarily find appealing but in the long run do nothing but destroy the magnificent majesty that our community is known for. It is egotistical to think that we could improve the area and we would be doing nothing but permanently destroying our landmark. Please do not even consider this criminal idea any further.

Respectfully,

***Christi Hoffman***

***Born in Colorado***

**PUBLIC COMMENTS**

**From:** Nicole Bergamo <eyesberg2020@yahoo.com>

**Sent:** Tuesday, October 6, 2020 5:37 PM

**To:** Wintz, Katelynn A

**Subject:** I oppose

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello Katelynn,

I oppose the new proposal for the MCI/Verizon building on Garden of the Gods and 30th street.

Thank you,

A Mountain Shadows resident.

Nicole Bergamo

**From:** Robert Stephens <rgstephens33@gmail.com>

**Sent:** Tuesday, October 6, 2020 7:00 PM

**To:** Wintz, Katelynn A

**Subject:** MCI/Verizon property

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 Katelynn,

As a homeowner in the vicinity of 2424 W. Garden of the Gods Road, I am appalled at the idea of a developer building hundreds of multi-family units on this site, which borders not only 30th Street but also Flying W Ranch Road.

I am firmly opposed to this proposal.

My wife and I drive this road daily and traffic is already a problem. This development will exacerbate an existing problem, and will make this a more dangerous and less desirable area for current homeowners. I feel the approved traffic study was done during the time of COVID-19, when many local residents were staying home to work and the normal influx of tourist traffic was lessened.

Furthermore, the proposed buildings do not fit the overall nature of the surrounding neighborhood and the eventual build-out will likely include several thousand units in this space, effectively clogging our neighborhood schools and parks, as well as roads.

**PUBLIC COMMENTS**



It seems this is an attempt to push through an undesirable project without proper input from area residents. Please reconsider this proposal and deny final approval of this plan.

Thank you.

Robert G. Stephens

**From:** ANNE DANCY <dancyah@comcast.net>

**Sent:** Tuesday, October 6, 2020 7:22 PM

**To:** Wintz, Katelynn A

**Subject:** MCI/Verizon property

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 regarding the proposal to rezone the former MCI/Verizon property located at 2424 Garden of the Gods Road. I live in Pinon Valley, next to Ute Valley Park. I understand that this proposal will bring a minimum of 572 residential units. The park is crowded enough. Safety will be compromised.

I strongly oppose this proposal.

**From:** Shelly Murphy <inclinesam@yahoo.com>  
**Sent:** Tuesday, October 6, 2020 9:17 PM  
**To:** Wintz, Katelynn A  
**Subject:** Mountain Shadows

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Katelynn Wintz,

Please stop the development located at 2424 Garden of the Gods Rd. I live at 1660 Manning Way. This build will create problems; i.e. traffic, crime, and ruin the beauty of the area; which was never intended to have this type of residence.

Thank You very much,

Shelly Murphy  
Mountain Shadows Resident

Sent from my iPhone

**From:** C Clark <leaderboardtraining@gmail.com>  
**Sent:** Tuesday, October 6, 2020 8:54 PM  
**To:** Wintz, Katelynn A  
**Subject:** Mountain Shadows 2424 Garden of God's Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Katelynn,

We are very concerned and disagree with the proposal for residential zoning at the MCI building (2424 Garden of God's Road). This would invite crime and crowds to nearby parks and the Mountain Shadows area. In addition, it would disrupt much of the wildlife that lives in the area and create concerns around traffic patterns & safety in the area.

Thanks for considering the residents of Mountain Shadows and our concerns.

Tracey Cate Clark

2405 Regal View Court 80919

**From:** Byron Ruff <byronruff@hotmail.com>  
**Sent:** Tuesday, October 6, 2020 9:25 PM  
**To:** Wintz, Katelynn A  
**Subject:** New Development at 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Katelynn,

I am one of the concerned westside residents concerning the new development. It seems that current infurture would have a tough time supporting even more residents, and the building would block the view for everyone. And there are many other concerns I am hearing from local residents. Anyway thanks for listening!

Byron

**From:** Caitlin Henderson <caitlinalyssephotography@yahoo.com>  
**Sent:** Tuesday, October 6, 2020 8:43 PM  
**To:** Wintz, Katelynn A  
**Subject:** No to GOG development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

I hope this email finds you well. I oppose all new development on 2424 GOG rd. I saw your news interview and am upset. You stated that the proposed development plan was office/industrial. The plan SPECIFICALLY states residential—even in the letter I received. You portrayed this to the public, being sure not to mention the dense residential housing thus confusing other neighbors who weren't notified. Shameful.

Caitlin Henderson

Sent from my iPhone

**From:** terryandcandace@spiritsolution.com  
**Sent:** Tuesday, October 6, 2020 11:27 AM  
**To:** Wintz, Katelynn A  
**Cc:** Knight, Don; Strand, Tom; Williams, Wayne  
**Subject:** Objection to the zoning request change at 2424 W. Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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My husband and I object vehemently to the proposed change in zoning being considered along Flying W and 30<sup>th</sup> Street. The impact to our neighborhood here in Mountain Shadows is unacceptable. Our concerns are listed here:

- The traffic impact will be considerable, especially during tourist season.
- High-density housing does not align with the overall plan of the neighborhood.
- The strain on existing parks and recreational areas will be untenable.
- Wildlife will be impacted negatively.
- Noise will be raised to an unacceptable level.
- Views will be blocked.
- Crime will skyrocket in the area.
- Bicyclists and joggers will be at risk with the increase of residents and traffic.

These are just a few of the most obvious concerns, there will be many others if this moves forward. We moved to Mountain Shadows to avoid all the issues listed above, and I am certain most residents feel the same.

I urge the board to reconsider.

Sincerely,

Terry & Candace Yergensen

**From:** Julie King Turner <julieturner111@gmail.com>  
**Sent:** Tuesday, October 6, 2020 7:05 PM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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2424 Garden of the Gods Road development!

Home owner  
Robert and Julie Turner  
Mountain Shadows

Sent from my iPhone



**From:** Sergio Jimenez <98runner@gmail.com>  
**Sent:** Tuesday, October 6, 2020 4:02 PM  
**To:** Wintz, Katelynn A  
**Cc:** Knight, Don  
**Subject:** Opposed to 2424 garden of the gods development.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am opposed to ALL NEW development at 2424 Garden of the Gods Rd.

I understand the need for housing but at what expense and it looks like many things were not considered in this effort.

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd. How is this a valid study by what standards. Any engineer would see the flaws in this. And yes I am a engineer. Why are traffic studies even being done during this time?

2. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land. Colorados west side is known for its stunning and beautiful views. Why destroy something they draws tourism and money to the area.

3 This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed. This high-density housing does not fit in with the overall theme of the area. Apartment building are already around and have been planned very well. This will not follow that same planning. Just trying to fit as much as you can in. Seems like more bad city planning yet again.

My question is what type of housing will this be? The type being suggested type will result in more crime in the area. Causing people to once again leave, drive down value and let this area

**PUBLIC COMMENTS**

go as many others have. Do we want to be known for our crime and trash right next to such beautiful nature. What message does that send??? It a good one.

4 The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors. And once again will most likely ruin these areas.

5 Wildlife, especially the bighorn sheep, will be eliminated from their free-range area. Yet again letting the human impact change how our city is views and seen by people who live here and are visiting in a negative way.

6. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd. Who wants this? Why? Once again destroying the natural beauty of our city.

This is bad city planning and once again goes against what our city is known for and holding to what residents in the area value. Visit the area and see what you will be destroying.

Sergio Jimenez

Sent from my iPhone

**From:** alyssa rose <orchid4rose@yahoo.com>  
**Sent:** Tuesday, October 6, 2020 7:25 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to development at 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am opposed to all new development at 2424 Garden of the Gods Rd. The damage to the view, the surrounding open space areas, the traffic increase and the general population increase will be detrimental to this unique area of town.

*~Alyssa~*

*Life Happens... Enjoy the Adventure!!!!*

**From:** fj40ubetcha@gmail.com  
**Sent:** Tuesday, October 6, 2020 6:12 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposing new development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Katelynn. I am writing to state that I am opposed to all new developments at 2424 Garden of the Gods Rd. It is my belief that building multi family complex's will bring more crime into our area, it will make traffic much worse on top of all of the tourist that are visiting all year long. There will also be debris and tons of trash blowing all over the neighborhoods left out by careless workers. It will also drive our property values down and take away our views as well. I live at 2730 Fieldstone Rd. We live over here because we wanted to avoid any building or expansion and want to live in a safer community.

Thank you  
Ross Precord.

Sent from my iPhone

**From:** Michelle Funkhouser <mifunky4@gmail.com>

**Sent:** Tuesday, October 6, 2020 9:50 PM

**To:** Wintz, Katelynn A

**Subject:** Opposing the New Build/2424 GoG Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Good evening, Just reaching out to let you know our family is highly OPPOSED to the city planning to rezone and rebuild a complex on 2424 Garden of the Gods Road. We live closer to Flying W Ranch, and know how precious the views, wildlife and tranquility of this area is. We used to rent in the NorthEast side and then chose to build our forever home and live here on the west-side for these exact reasons. We would love to see our area remain traffic "free", allowing the deer and bighorn sheep to freely roam and prosper as well as allowing bikers, runners and small children to safely use the sidewalks, parks, and open spaces without the fear of additional traffic and harm coming in their way. Not only will these new residences increase the volume of traffic, noise, lights, etc., they will also increase crime and everything else that comes with adding 3,750 random people into an established older neighborhood. The west-side has remained quaint for a reason, not to be turned into house "farms", subdivisions, over populated apartment complexes, etc. We will be so saddened and infuriated if our slice of paradise is turned into commercialism just to earn a few dollars. Our family can only hope that others feel the same and highly oppose this new development. It just doesn't fit our environment. Period.

Michelle Funkhouser

Michelle Funkhouser

[mifunky4@gmail.com](mailto:mifunky4@gmail.com)  
703.254.9922

**PUBLIC COMMENTS**

**From:** linda balestrieri <lbalestrieri68@gmail.com>  
**Sent:** Tuesday, October 6, 2020 9:08 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition of the zoning proposal for 2424 Garden of the Gods...

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am opposed to All New Development at 2424 Garden of the Gods. I would begin by saying “we are at the end of the road”. The development that exists is at the foot of a serene area of our beautiful city...The Garden of the Gods park, and the Navigator property. It is the specific reason we purchased our property.

>

> The ability to have open space about us, recreation space and the quiet that is so refreshing are extremely important to us.

>

> The main question I have is, WHY does this part of Colorado Springs have to look like several over built area in this beautiful city? We are so close to the mountains, why impact these sites, save them so this community and those that visit can appreciate them. We are next door to a recreation area! Can we save some of this for the future of the city?

>

> There are many reasons for objecting to this drastic development impacting our community and our quality of our life. We have seen other beautiful areas expanding that no longer look or feel like a neighborhood.

>

> Other specific reasons for halting this development include:

> 1. Traffic on N.30th St and Garden do the Gods will increase beyond the visitors that come to our city.

> 2. We presently have a look at “phase one”. What will it ultimately be.

> 3. Our wild life is presently on every street, heavy traffic and wildlife crossing is not helpful on busy streets.

> 4. Our area is in the path of many cycles and walkers, with increased numbers and auto traffic is problematic.

**PUBLIC COMMENTS**

> 5. Our city will be potentially impacted to widen another road to accommodate the new residents and the visitors in the area.

Best regards,

Linda Balestrieri

2840 Rossmere St

Colorado Springs, CO 80919

**From:** Mary king <bkingandi@msn.com>  
**Sent:** Tuesday, October 6, 2020 3:59 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to proposed oversized development at 2424 GOG Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

I am writing to express my opposition to all new development at 2424 Garden of the Gods. We have lived across from Chipeta Elementary since 1991, and have raised a family here in this

neighborhood. We were evacuated and lived through the Waldo Canyon Fire and subsequent floods from run-off after the fire in 2012.

I am concerned that this large development will cause multiple problems at this location:

My Concerns:

Was the traffic study done during these last 9 months? I feel this would not be an accurate assessment of the actual amount of traffic on GOG and 30th street, Flying W Road. I

am a nurse, continued to drive to my shifts during the last 9 months, and the traffic amount is MUCH lower than in other years, owing to the pandemic, less tourism, etc.

Flying W Ranch Road traffic will increase VERY MUCH in a residential area, with bikes, walkers and kids crossing to get to Chipeta. Traffic on 30th street, past the Garden of the Gods Park

entrance will increase, already dangerous trying to share with bicycles on this narrow street, one of the main routes to get to work, Coronado, Holmes, and tourism routes.

We have already had concerns with erosion, run-off after the fires. I am very surprised, did the studies not admit to increased run-off?

The height and scope of this development isn't compatible with the foothills and the character and scale of a this residential area.

I question that the infrastructure and availability of potable water will be a shortage during this cycle of drought and demand/rationing of water.

This extremely high-density housing will be developed and leave the city and the residents with overcrowded schools, traffic, decreased air quality and the costs that come with them.

**PUBLIC COMMENTS**



This tall structure will block the view and natural character that attracts visitors and tourists to the westside and this unique foothills area.

Let's plan our developments to protect the very natural identity that is Colorado Springs.

Let's not lose the natural beauty, wildlife and views of this Garden of the Gods/foothills area that makes Colorado Springs what we love and attracts visitors here in the first place.

Thank you very much Ms. Wintz.

Mary J. King

**From:** bjluc62@gmail.com  
**Sent:** Tuesday, October 6, 2020 9:12 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposal for new development at 2424 Garden of the Gods Road, Colorado Springs, CO

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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This proposal is way out of line and I am totally against it, with it's impact on the density of this area, our schools, traffic, and aesthetically blocking a beautiful view.

How could it get this far with no objections?

Barbara J. Lucas  
5816 Via Verona Vw.  
Colorado Springs, CO 80919

Sent from [Mail](#) for Windows 10

**From:** renee4646@aol.com  
**Sent:** Tuesday, October 6, 2020 8:31 PM  
**To:** Wintz, Katelynn A; Knight, Don; tom.strand@coloradosprings.gov Bill; Williams, Wayne  
**Subject:** Proposed Amendment to our Mountain Shadows Master Plan to Rezone the old MCI campus to Residential

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Katelynn Wintz (City Planner),

We are writing you this note to express our great concern over the proposed rezoning and associated development at 2424 Garden of the Gods here in Mountain Shadows. The poorly advertised meeting notice on this proposed development was disclosed to only 14% of the over 1800 households in our Mountain Shadows Master Planned community. Only 255 residents and businesses within 1000 feet of this proposed project were given notice in spite of the obvious potential external impacts caused by this high-density residential rezoning affecting the entire population of Mountain Shadows and our surrounding neighborhoods. Many of our Mountain Shadows Community Association homeowners and those of Pinion Valley and other surrounding subdivisions are now going to now engage at the upcoming Administrative Review scheduled for October 7th--a review that we all feel should not have been ever scheduled by the City without proper notification and full transparency to the other 86% of the Mountain Shadows stakeholders.

Some of the top concerns and impacts include: the destruction of the natural mountain skyline which now first greets most of the VisitCoS-estimated 6 million visitors each year on their way to our renowned Garden of the Gods Park; impact to our bighorn sheep population that range and transit this exact same parcel; the significant added traffic congestion from 572 additional high-density residential units from this proposed development project on 30th Street, Flying W Ranch Road, Centennial Blvd, and Garden of the Gods Road; impact to local schools, parks and other infrastructure; and most importantly, the added public safety issues including potential crime and the real-life significant emergency evacuation consequences caused by this added population density if we were to ever have another Waldo Canyon Fire disaster.

With limited transparency provided so far to homeowners like us, we soundly oppose this amendment to the Master Plan. We respectfully request that this proposed rezoning of our Mountain Shadows Master Planned community not be approved in any form at this upcoming meeting on October 7th. IF this rezoning proposal is not rejected outright, we recommend at a minimum that the City send proper notice to ALL

**PUBLIC COMMENTS**

Mountain Shadows residents who are stakeholders in our Mountain Shadows Master Planned community to ensure their proper representation in any further rezoning discussion.

Sincerely,  
Kevin Clark  
Renee Horton  
5725 Regal View Road  
Colorado Springs, CO 80919  
Mountain Shadows

**From:** chuff@rmi.net  
**Sent:** Tuesday, October 6, 2020 7:42 PM  
**To:** Wintz, Katelynn A  
**Cc:** bill.fortresshomeinspection@gmail.com  
**Subject:** Proposed Development/Zoning Change at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz:

We are writing to express forceful opposition to your planned development. The proposed zoning change would allow unrestrained development and the planned high-density housing would severely impact Garden of the Gods Road, 30<sup>th</sup> Street, and indeed the very character of the Mountain Shadows neighborhood.

As stated in the flyer distributed by your department, the area at issue would be zoned for "Office, Commercial, Residential, and Industrial." In other words, a free-for-all. Why have zoning at all if you are going to inflict such a designation on a relatively quiet area? First, If residential is to go into that small parcel, it would necessarily be of a multi-story, high-density type that would flood the low-capacity roads in the area with traffic, block the views of residents now in a single-family zone, and create an overall crowded situation that will negatively impact life for both residents and the wildlife abundant in the area. The already-meager recreational space in the neighborhood will be both further reduced and overwhelmed. Schools will become crowded as well.

As to the specific plan, it is indeed for a multi-story apartment complex both higher and more capacious than the other complex across 30th street. This is unconscionable for the reasons noted above, and others pertaining to quality of life in the area. We notice that you have limited notice to residents living 1000 feet or less from the site. This is irresponsible, as the impacts will be felt by all residing in Mountain Shadows, the tourists seeking to visit Garden of the Gods, those involved with events there, the Flying W Ranch, and others. The thousand-foot limit seems – *is* – designed solely to limit the negative comments that you will surely, and justifiably, receive. It is the kind of procedural chicanery that gives city government a bad reputation.

As a senior planner, we trust that your seniority will include more judgment and wisdom regarding this and other matters that affect life in a city which – at least in its press releases – prides itself on the quality of life it offers. This plan, if implemented, would destroy that quality in one of the city's finest areas.

Regards,  
Charles Huff & Carol Reiter  
5145 Granby Circle

Cc: Bill Wysong, Mountain Shadows Community Association

**PUBLIC COMMENTS**

**From:** Paul Martinez <martinezpaul@me.com>  
**Sent:** Tuesday, October 6, 2020 10:28 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Verizon Development Change

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To Whom It May Concern,

I am against the proposed change to the Verizon Campus on Garden of the Gods and 30th Street. Adding that 3,700 additional people with all of their vehicles to an already crowded area is crazy. Drive Garden of the Gods and 30th in the summer with tourist traffic and Colorado Springs Residents trying to get to and from the mountains would be crazy!

Sincerely,

Paul Martinez

Sent from my iPhone

**From:** Thomas Hastings <thomashastings1@gmail.com>  
**Sent:** Tuesday, October 6, 2020 9:05 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Zoning Change to the Mountain Shadows Mater Plan: 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Katelynn Wintiz,

We are in agreement with Jeff and Nicole Noroton who wrote:

"We are writing you this note to express our great concern over the proposed rezoning and associated development at 2424 Garden of the Gods here in Mountain Shadows. The poorly advertised meeting notice on this proposed development was disclosed to only 14% of the over 1800 households in our Mountain Shadows Master Planned community. Only 255 residents and businesses within 1000 feet of this proposed project were given notice in spite of the obvious potential external impacts caused by this high-density residential rezoning affecting the entire population of Mountain Shadows and our surrounding neighborhoods. Many of our Mountain Shadows Community Association homeowners and those of Pinion Valley and other surrounding subdivisions are now going to now engage at the upcoming Administrative Review scheduled for October 7th--a review that we all feel should not have been ever scheduled by the City without proper notification and full transparency to the other 86% of the Mountain Shadows stakeholders. Some of the top concerns and impacts include: the destruction of the natural mountain skyline which now first greets most of the VisitCoS-estimated 6 million visitors each year on their way to our renowned Garden of the Gods Park; impact to our bighorn sheep population that range and transit this exact same parcel; the significant added traffic congestion from 572 additional high-density residential units from this proposed development project on

**PUBLIC COMMENTS**

30th Street, Flying W Ranch Road, Centennial Blvd, and Garden of the Gods Road; impact to local schools, parks and other infrastructure; and most importantly, the added public safety issues including potential crime and the real-life significant emergency evacuation consequences caused by this added population density if we were to ever have another Waldo Canyon Fire disaster. With limited transparency provided so far to homeowners like us, we soundly oppose this amendment to the Master Plan. We respectfully request that this proposed rezoning of our Mountain Shadows Master Planned community not be approved in any form at this upcoming meeting on October 7th. IF this rezoning proposal is not rejected outright, we recommend at a minimum that the City send proper notice to ALL Mountain Shadows residents who are stakeholders in our Mountain Shadows Master Planned community to ensure their proper representation in any further rezoning discussion. "

Kind Regards,

Tom and Kati Hastings

5740 Regal View Road

Mountain Shadows



**From:** janemomx7@aol.com  
**Sent:** Tuesday, October 6, 2020 10:17 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Zoning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am concerned about the proposed zoning change for the Verizon property at 2424 Garden of the Gods Rd. I am completely against any development that would bring in increased traffic, need for infrastructure, need for more police presence, deterioration of the neighborhood, the loss of the beauty of the area, problems for the wildlife, and more. Please consider the effect on all people already in the area, and the damage to the natural beauty on the Westside. - Jane Tuttle

**From:** vicki tanski <vickitanski@yahoo.com>  
**Sent:** Tuesday, October 6, 2020 4:50 PM  
**To:** Wintz, Katelynn A  
**Subject:** Protect Front Range! OPPOSING ALL NEW Developments at 2524 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hi,

My name is Wieslawa Tanski, I live in Mountain Shadow area and i am opposed to ALL NEW development at 2424 Garden of the Gods Rd.

That area should be opened space, with some trails and playgrounds. The beauty of those mountains can't be covered with buildings, that is beauty of Colorado Springs and must be protected, most of all Garden of the Gods Park must have open space around to truly show its natural beauty not only to Colorado Springs residence but tourists from all over the world.

Those big buildings will hurt the city by taking out natural attraction and unique front range.

Please i am bugging you to find another place where those buildings will not destroy beauty of this amazing city for ever, let it be natural open space for people of Colorado and home for wildlife so are children and are grandchildren will enjoy and learn to love nature.

Sincerely

Wieslawa Tanski

**PUBLIC COMMENTS**

[Sent from Yahoo Mail on Android](#)

**From:** nick w <nwerle@gmail.com>  
**Sent:** Tuesday, October 6, 2020 4:50 PM  
**To:** Wintz, Katelynn A  
**Subject:** RE: 2424 project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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So how do we submit comments?

---

**From:** Wintz, Katelynn A [mailto:Katelynn.Wintz@coloradosprings.gov]  
**Sent:** Tuesday, September 29, 2020 10:28 AM  
**To:** Friedman, Samuel; nick w  
**Subject:** RE: 2424 project

Hi Nick –

Please use our project tracking website at the following link; type in the file number and click <search> for plans and documents related to the project: <http://eoc.springsgov.com/ldrs/>

The file numbers for this application are as follows:

CPC MP 06-00065-A1MJ20

CPC ZC 20-00127

CPC CP 20-00128

When you use the link above with the referenced City Planning File Number you will be able to access and browse all the information related to the applications including the drawings submitted by the applicant.

**Please note: There are no building changes proposed at this time and artist renderings submitted to Planning Staff were received by a member of the Mountain Shadows community, not the developer or applicant associated with this application. The applications under review at this time will not result in the approval of any real development, additional project reviews will be required prior to any physical development of the site. If you wish to review the renderings that were privately created by a member of the Mountain Shadows community (but have no basis or relation to the development of the site) it is included in the “review letter” on or near page 96.**

Thank you  
Kate

---

**From:** Friedman, Samuel <Samuel.Friedman@coloradosprings.gov>  
**Sent:** Tuesday, September 29, 2020 10:19 AM

**PUBLIC COMMENTS**

**To:** nick w <nwerle@gmail.com>  
**Cc:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Subject:** RE: 2424 project

Hi Nick,

Thank you for your email. I have CC'ed Katelynn Wintz to this response. As the principal planner for the project, she can provide you with whatever documentation is available from the Planning Department.

Warmest regards,

**Sam Friedman**

City Council Constituent Response Specialist  
City of Colorado Springs



(719) 385-5480 office

[Samuel.Friedman@coloradosprings.gov](mailto:Samuel.Friedman@coloradosprings.gov)



---

**From:** nick w <nwerle@gmail.com>  
**Sent:** Tuesday, September 29, 2020 10:15 AM  
**To:** Friedman, Samuel <[Samuel.Friedman@coloradosprings.gov](mailto:Samuel.Friedman@coloradosprings.gov)>  
**Subject:** 2424 project

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Id like to have access to diagrams or artist depictions of building changes

As would many others

PRIOR to a webinar

Impact is beyond mountain shadow area

Such as Traffic, schools etc

**PUBLIC COMMENTS**



**From:** Ada Diaz Kirby <adita.diaz@hotmail.com>

**Sent:** Tuesday, October 6, 2020 4:54 PM

**To:** Wintz, Katelynn A

**Cc:** Rick Bylina

**Subject:** RE: Rezoning 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**Categories:** Other stuff

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Ms. Wintz,

We fully agree with our neighbors in Mountain Shadows that the proposed rezoning would adversely impact our neighborhood in multiple ways. Our neighbor, Rick Bylina on Rossmere, stated our sentiments perfectly (see his letter below).

Respectfully,

Gene & Ada Kirby

Sent from my Verizon, Samsung Galaxy smartphone

**PUBLIC COMMENTS**

----- Original message -----

Dear Ms. Wintz,

My wife and I are strongly opposed to rezoning and developing 2424 Garden of the Gods. We chose to live in Mountain Shadows on Rossmere St because of the pristine nature of that area of Colorado Springs. This community does not want more high density housing, there is sufficient apartment / condominium style housing in that area on the north east corner of 30th and Garden of the Gods.

Adding 572 residential units on the corner of 30th and Flying W Ranch Rd would be devastating to traffic issues, destructive to the pristine Mountain Shadows environment, over crowding of neighborhood services, and be an overall negative impact to my community.

I would be interested in seeing the studies that were submitted that allowed this initiative to pass first round approval. Please do not allow this negative impact to happen.

Sincerely,

Rick Bylina

[Sent from Yahoo Mail on Android](#)



**From:** bjluc62@gmail.com  
**Sent:** Tuesday, October 6, 2020 4:24 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: proposed new development at 2424 Garden of the Gods Rd., Colorado Springs, Co

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Other stuff

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Re: proposed new development at 2424 Garden of the Gods Rd., Colorado Springs, Co

This proposal is way out of line and I am totally against it, with it's impact on the density of this area, our schools, traffic, and aesthetically blocking a beautiful view.

How could it get this far with no objections?

Barbara J. Lucas  
5816 Via Verona Vw.  
Colorado Springs, CO 80919

Sent from [Mail](#) for Windows 10

**From:** Robert H Bogart <rbogart1500@gmail.com>  
**Sent:** Tuesday, October 6, 2020 5:42 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezone the former MCI Verizon property located at 2424 Garden of the Gods Road  
**Attachments:** Multifamily housing.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

Attached is my response to your survey on rezoning the MCI/Verizon property to build high density affordable multi-family homes. In short, I don't approve. My letter provides a list of the concerns I have.

Respectfully,

Robert Bogart

**From:** Margaret Bogart <margaret.bogart@gmail.com>  
**Sent:** Tuesday, October 6, 2020 7:17 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning of the MCI campus

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

I am opposed to the rezoning of the land to residential. The TRAFFIC is already out of control and it will only be worse with some 5000+ cars added. I am also disturbed that we were not made aware of this a long time ago. Had we not seen the paper stuffed under our door mat, we would never have known. I am also disturbed that you have scheduled the meeting during the VP Debates....We will do everything in our power to stop this.

Margaret Bogart

**From:** Rodger Scriven <rodgerscriven@gmail.com>  
**Sent:** Tuesday, October 6, 2020 9:31 PM  
**To:** Wintz, Katelynn A  
**Subject:** Verizon mtn shadows high density build out

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms Wintz,

I am writing to express my strong objections to allowing high density residential housing in this area. This wildland urban interface is not the place to put high density housing, just seven years ago we experienced wildfires here that put many lives at risk. Many neighbors have stories of literally not been able to move in traffic because of the outlying areas still trying to exit and it caused gridlock in this location during the Waldo fire....exactly the scenario this would housing would exasperate. I was shocked to learn through the neighborhood app this was even being considered. I have lived in other areas of Colorado Springs and would not object to something like this in those areas, but right next to the national forest is not the place for that density.

Many weekends the traffic already backs up at 30th and Garden the gods adding this level of car traffic to an already busy intersection Would cause long lines in all three directions at this intersection. Garden of the gods is obviously a place that people from all over the city and county region drive over to enjoy. With continued growth in our region we are already struggling to control the growing demands placed on our iconic parks .... this proposal will expedite the crush of traffic that will create something that grow into what we see at both manitou /Barr trail incline and Cheyenne Mountain zoo. This will undoubtedly impact the tourist experience ... long term impacts to tourist impressions cannot be taken lightly. The risk to our tourism dollars is significant if we don't control the user experience at our Treasured natural scenic locations

it is my understanding that aesthetically speaking the apartment heights could now become viewable from from other areas in the neighborhoods and the road. Why do we in Colorado Springs even consider allowing our Natural wonders that both you and I and our tourists enjoy to be compromised?

Additionally the impact to wildlife and flood control these Buildings and parking lots will bring to an already flood risk area post Waldo canyon fire cannot be understated

I do not object to high density housing ... there are places for it. For example Downtown, Spring ranch golf course etc. right next to queens canyon glen Erie and flying w ranch is not the place.

Disappointed in city govt / city council is an understatement.

Thank you  
Rodger  
5070 Champagne dr

**PUBLIC COMMENTS**

719-659-2660

Sent from my iPhone

**From:** jeff createclarity.com <jeff@createclarity.com>  
**Sent:** Tuesday, October 6, 2020 9:52 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GOG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

I would like to see more information about the proposed multi-family development on this site, however I do not see anything on LDRS about the specific proposal. I found ZC, MP & CP entries, but did not see anything about where the new buildings are going, just 'future development sites' and could not find anything on the actual building profiles.

I do not have the file #, so that is maybe why? I searched for '2424 Garden'. Are there other documents filed at this time or is it just the broad concept / master plan?

Thank you.

*Best Regards,  
Jeff*

~~~~~

Clear Wealth Management

Jeffrey S. Markewich

Wealth Advisor

O – 719-548-8103

C - 719-357-7747

TF - 888-328-7655

www.CreateClarity.US

~~~~~

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# Clear Wealth

M a n a g e m e n t

Jeffrey Markewich is a Registered Representative with, and securities and advisory services offered through LPL Financial, a registered investment advisor, Member FINRA/SIPC.

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**From:** Tasha Teegardin <tt2024@hotmail.com>  
**Sent:** Tuesday, October 6, 2020 8:22 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Good morning,

As a home owner in the Mountain Shadows Sub I am apposed to All New development at 2424 Garden of the Gods Road.

I have lived in this community over 12 years and was born in Colorado Springs.

I moved to this area for the slow paced, quite community. Building a large scale housing facility on that land will create more traffic issues, congestion, school classroom sizes will go through the roof in an area where classes are already too large and schools can barely accommodate the students they have.

It is not a good change for our community. It is not what this community needs. Considering the taxes we pay to live in this area, i feel strongly that this new proposal will lower the value of our homes and our community. The crime rate will increase in our area based on communities that have added multi family housing. This is not something we want for our neighborhoods.

Please deny these type of variance request to prevent multi housing units being built in an area that is already full.

Thank you.

Tasha Teegardin  
Teegardin Realty & Investment Co  
719-310-6834

**PUBLIC COMMENTS**



**From:** Don Austin <don-ahi@hotmail.com>  
**Sent:** Tuesday, October 6, 2020 3:38 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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After reviewing the documents posted on the LDRS site regarding the rezoning of 2424 Garden of the Gods Rd., I believe this request to rezone, to the proposed 45' building and type of high-density housing is completely inappropriate for this location and should be denied.

Thank you,

Don Austin  
Austin Hospitality Interiors  
955 Pinon Ranch View  
Colorado Springs, Co 80907  
Office: 719-265-8555  
Cell: 719-232-7380  
Fax: 719-260-4720

**From:** Katy Beckmann <kate.a.beckmann@gmail.com>  
**Sent:** Tuesday, October 6, 2020 3:32 PM  
**To:** Knight, Don; Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello,

I am writing to express significant concerns about the proposed new development at 2424 Garden of the Gods Road. Mountain Shadows is my beloved home neighborhood, as well as home to my parents (living there for over 30 years) and many of my friends. One of the many reasons we all love it (as it is!) is because it is QUIET, PEACEFUL, and has beautiful, unobstructed views and an abundance of wildlife. As such, I feel obligated to inform you of my STRONG OPPOSITION to ANY new development at 2424 Garden of the Gods Road! Below are listed several concerns; please be assured that Mountain Shadows DOES NOT want this invasive development!

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourists were not visiting the area, so the findings of said study are INACCURATE. In reality, traffic is a challenge, especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley could absorb thousands of additional visitors.
6. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
7. Safety for pedestrians, hikers, joggers, and bicyclists will be at a higher risk.
8. The already overcrowded schools in this area will be challenged.
9. Noise levels will increase.
10. The roofs will be 70' off of the road surface, blocking the views.

I cannot understand why the City of Colorado Springs would even consider any development on the beautiful, natural, western edge of our city, particularly a development of this magnitude that would have such an invasive and devastating impact on the natural beauty, wildlife, residents and tourists alike.

Please, leave Mountain Shadows alone.

Kate Beckmann

**From:** eric mackay <eric.mackay@hotmail.com>

**Sent:** Monday, October 5, 2020 10:15 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods Rezoning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hi Katelynn,

I recently learned about a proposal to rezone the 2424 Garden of the Gods property to high density multi-unit housing.

I am writing you to concern my concerns about this development proposal. I worked in that building for Verizon for 25 years and my wife is a teacher at Chipeta elementary just a couple of hundred yards up Flying W road from the 2424 Garden of the Gods business park. We also live in the neighborhood 1/4 mile from 2424 Garden of the Gods road.

I just wanted to make you aware that I am strongly opposed to this proposal and some of the concerns for my opinion are:

1) Safety of the elementary school children just up the street at Chipeta as well as Trail Blazer elementary about 1/2 mile away. Many kids walk to school and the increased traffic would pose risk for the children.

**PUBLIC COMMENTS**

2) Part of the reason why I, and many others moved to this neighborhood is for the wildlife. Big horn sheep is quite rare to see but just behind and sometimes right up to the 2424 bldg, you can see the sheep on frequent occasions. I watched many from the window as I worked in the facility as well as deer, coyotes and other creatures of nature. This rezoning would eliminate the natural beauty of this lot and behind it. The added noise (visual and audible), traffic would scare them off.

3) The traffic in general in this area has already increased heavily in the past 15 years while the roads have not changed. The additional traffic on Centennial, Garden of the Gods (where the traffic is very bad during commute time), 30th and Vindicator (where Eagle View middle school is located) would be terrible for those already in the community.

4) I, and many others moved here for the peace and quiet and this along with other developments (IE. Two very large apartment complexes already built) are taking away from this neighborhood. This proposal would adversely affect the peace and quiet.

5) More people inherently means more crime and I would expect an increase aligned with what we have already been seeing in the neighborhood. You can confirm this with CSPD as the car thefts and car break-ins have been skyrocketing. Speeding vehicles has also dramatically increased.

I implore you listen to my opinions which are shared by many others during the consideration of this proposal.

Very much appreciated,

Eric Mackay



**From:** Judy Purcell <judy.purcell@comcast.net>  
**Sent:** Tuesday, October 6, 2020 7:34 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rezoning

**Follow Up Flag:** Follow up  
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As a nearby resident of this commercial property, I strongly oppose all new development at 2424 Garden of the Gods Road. Evacuation during the Waldo Canyon Fire was so congested people barely got out. Changing the zoning for this property to allow for residential development, especially high density, is unconscionable.

Please don't put our neighborhoods at further risk.

Judy Purcell  
5286 Pony Creek Circle  
Colorado Springs, CO 80919  
719-460-6095

**From:** Karen Hartley <hartleyfam4@q.com>  
**Sent:** Tuesday, October 6, 2020 1:55 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road - OPPOSED

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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As longtime residents in the Mountain Shadows neighborhood, we write in opposition of the proposed re-zoning and development proposed for 2424 Garden of the Gods Road.

The proposal is so sweeping that it would involve abandoning the master plan for Mountain Shadows in its entirety, not simply making an amendment as stated in the application form.

- Traffic on Garden of the Gods Road is a problem during the week at peak travel times. The traffic survey notes that it was done during the pandemic. Given that so many have been working from home and school was not in session, the survey is quite likely inaccurate.
- There is no undeveloped land in the area for infrastructure improvements. The redevelopment would involve a large increase in the population. Schools, parks, fire protection, etc. has not been addressed.
- Last but not least the eventual build out could involve up to 3,750 multi-family housing units. Assuming a very conservative estimate of 2 individuals per unit the redevelopment would involve adding 7,000 additional residents. Per the city's own website, the entire current population of Mountain Shadows is only 2,695. The current redevelopment plan would increase the population of the neighborhood by more than 250% .

We are strenuously opposed to the redevelopment at 2424 Garden of the Gods Road.

Mike and Karen Hartley  
2530 Vantage Ridge Court  
Colorado Springs, CO 80919  
(719) 359-6150

**From:** amarq@q.com  
**Sent:** Monday, October 5, 2020 9:49 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Katelynn,

I am opposed to the high density development at 2424 Garden of the Gods Road. This area is such an integral part of the beauty and wildness of Colorado Springs that brings visitors to our city. This development will destroy an important part of the views, beauty and important habitats that enhance our beautiful city. A high-density development like this should be built in other residential areas away from the Garden of the Gods, Flying W Ranch and Queen's Canyon. Please keep Colorado Springs beautiful and oppose this development.

Sincerely,

Ruth Marquez



**From:** Dee Kerkow <deekerkow@gmail.com>  
**Sent:** Tuesday, October 6, 2020 10:58 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
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Ms. Wintz:

I am writing to object to the proposed zoning changes at 2424 Garden of the Gods Road. My concerns are what this will do to the natural beauty of this area including Garden of the Gods park, pedestrian and bicyclist safety especially along 30th Street, increased traffic on Flying W Ranch Road putting children at greater risk around the school and park, and the impact on wildlife and traffic congestion.

Thank you.

Sent from my iPad

**From:** Patrick Gries <patrick.gries1@gmail.com>

**Sent:** Tuesday, October 6, 2020 11:34 AM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods plan

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello,

My family has lived in Mountain Shadows for 30 years. We have watched many changes over these years. We suffered loss from the Waldo Canyon Fire in 2012 along with the 350 owners of homes that burned to the ground. Owners are finally seeing values increase to pre-fire values. Enough is enough.

I question whether anyone sitting on the City Planning Commission lives in Mountain Shadows. If so, common sense would guide any voting member to question the impact to the Mountain Shadows community and the existing Artemis@Spring Canyon apartment complex at 30th and Garden of the Gods. By the way there is another apartment complex going in at 30th St and Champagne Dr in Mountain Shadows. More traffic added to Mountain Shadows. Was every homeowner in Mountain Shadows notified of this proposal? Of course not, just the measly number surrounding the proposed development.

**Traffic Impact:** The plan is adding 3,750 units. If you allow 2 vehicles per unit that's adding 7,500 vehicles to the intersection on a daily basis. At the least 6,000 vehicles. Ridiculous. I invite the City Planning Commission to sit at the corner of Garden of the Gods and 30th. Does anyone on the City Planning Commission know that a traffic study was conducted on the main throughway, Flying W Ranch Rd in Mountain Shadows and Centennial Blvd less than 2 years ago? Residents had a meeting with the Traffic Control Manager to discuss speed limits and the amount of vehicles daily. She determined that due to the amount of traffic the speed limits

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would be dropped to 30 mph in Mountain Shadows. Has it helped not one bit. I'll bring you Starbucks, a chair and umbrella and help you count vehicles. Take your pick at commuting time 6:30-9 am or 3:30-6 pm. People are using Garden of the Gods and Fillmore/Fontmore as shortcuts to Hwy 24. They are avoiding congestion on I25 and Hwy 24. The traffic study just happened to occur during COVID-19 when the governor of Colorado forced a stay at home for those working outside their home along with tourists to Garden of the Gods, the nationally advertised #1 park in the US? Flying W Ranch has resumed business. Again, traffic has increased in Mountain Shadows. This is before COVID-19 restrictions are lifted and people arrive in bus loads. Red Leg Brewery is being built on Garden of the Gods with very little concern of the left turns drivers will be taking on Garden of the Gods in front of said traffic. Wonder who performed that traffic study before plans were approved? Accidents will increase there and that's before consuming alcohol.

**Schools:** Have you consulted with Colorado Springs School District 11? You have Chipeta and Trailblazer Elementaries. These schools already support children from Twin Oaks, Pinon Valley, Mountain Shadows and Artemis@Spring Canyon apartment complex. A good portion of these students walk to school. Any child living in the proposed plan will also walk to Chipeta. Again, I invite all of you to walk a child to Chipeta elementary at Champagne and Ramsgate or Flying W Ranch and Ramsgate. There's no school crossing guard (because COS doesn't have the funds) to provide per the results of a Chipeta PTO meeting and the city. Let's see, 3,750 units times .75 child residing in each unit and let's calculate 33% are elementary age, that's adding 922 children to Chipeta Elementary unless you start bussing.

**Crime:** Since El Paso County moved offices into the old Intel building there has been an increase in crime. Again, I've lived here since 1989 in the same house. Our car has been broken into twice in the last 3 years along with several other neighbors in the surrounding areas mentioned above.

**Noise:** Currently, the south side of Mountain Shadows is impacted by the noise of the building off of Garden of the Gods and Centennial. In the summer you must keep your windows closed to sleep. Now, proposed building for 3 years.

**Views of the mountains:** I'm a Real Estate appraiser. Don't even kid yourself if you don't think views impact values on a property. The impact of the MCI building was enough. Now the proposal is higher in elevation. This will greatly impact the homeowners property values where the views will be eliminated due to this proposed plan. By the way, I don't see this type of development being imposed on the Flying Horse, Broadmoor, Kissing Camels or Peregrine developments.

**Wildlife:** Based on the proposal, the wildlife in the northwest part of the city is no longer a priority. What about the longhorn sheep, bears and deer?

**Recreation:** Where are the parks? Aren't developers required to allocate land? Mountain Shadows park is small. Garden of the Gods is in the news regarding the current amount of visitors to the park annually (traffic increase!) and the damage to the natural surroundings. Yet, the City Planning Commission is considering this plan? I refer to newer developments such as Flying Horse, Wolf Ranch, Banning Lewis Ranch, etc.

Thank you for your time spent reading this email.

Pat Gries

Colorado License Real Estate Appraiser

**From:** KKL Biz <bizutil@gmail.com>  
**Sent:** Tuesday, October 6, 2020 11:43 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GoG Road City Planning

**Follow Up Flag:** Follow up  
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Hi,

I am opposed to all new development at 2424 Garden of the Gods Road. It will impact our Mountain Shadow neighborhood and here's a few of them:

1. disruption of the current natural environment.
2. the potential of a sudden increase of 3,750 units or an estimated 7,000 to 10,000 residents. Hence, consequences following the establishment of high-density housing.
3. the dramatic altering of our neighborhood's living environmen

Sincerely,

Jonathan Lui

**From:** Waynette Rand <Waynette@barbaraharristeam.com>  
**Sent:** Tuesday, October 6, 2020 3:16 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W Garden of Gods Rd CPC MP 06-00065-A1MJ20 CPC ZC 20-00127 CPC-CP 20-00128

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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No, no, no!!! I am extremely displeased with the proposed rezoning and the projected building plans for multi family use in this area.

I am OPPOSED!!!!!!

We do not need expansive, extensive housing like this to further disrupt our natural spaces. You are running the wildlife off, the very reasons we live here and the charm of the area. Especially since the city has done the same thing, with the planned multi family housing planned on Cenntennial, south of Filmore. And ignoring public input. Enough already! We are on water restrictions now and bringing additional development will only increase the demand. Traffic will be a nightmare, funnelling out of the complex onto 30th, which is just one lane in both directions. We just got through with construction south of there. Was there a traffic study done? If so, I want to know the date started and for how long. Again, I am opposed!!!!#

Waynette Rand

Mountain Shadow Resident

**PUBLIC COMMENTS**

**From:** Cameron Burke <cbcirca1987@gmail.com>  
**Sent:** Tuesday, October 6, 2020 12:49 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W. Garden of the Gods Rd Development Project - Opposed

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Good afternoon Katelynn,

I just received the second notice of this project, unfortunately did not receive the first notice otherwise I would have provided comments sooner. I would strongly oppose this development project. I have seen the comments from other residents and agree to those already stated:

-Traffic on GOG is already terrible in the afternoons, despite what the traffic analysis looks like, and adding potentially thousands more residents traveling from the freeway up GOG would be awful.

-The parks, open spaces, and schools are already saturated with the existing population in this area, adding high density housing could bring as many as 7,000 new residents (3,750 units x 2 people per unit). This volume of people cannot be supported by the infrastructure in place.

-This development does not mesh with the theme of the area; this area is attractive because of the scenery, less crowded spaces, family oriented neighborhoods....not highrise high-density housing. We specifically moved here to get away from the crowded atmosphere and apartments of central COS and this would severely impact the enjoyment of living in this area.

-Historically, housing of this type brings higher crime to the area, which would require more emergency responders and police. I would worry for the safety of my family who regularly walk to the Mountain Shadows Park and would likely not feel comfortable doing so in the future.

**PUBLIC COMMENTS**

-Residents in this area pay a premium for these houses because of the environment, a development of this type has the likelihood of diminishing the desirability, value, and uniqueness of these neighborhoods.

The list goes on...But I would like my vote to be noted against the proposed development.

Thank you,

Cameron Burke



**From:** Bowen Gillings <bowenelson@gmail.com>  
**Sent:** Tuesday, October 6, 2020 10:43 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W. Garden of the Gods Rd. Rezoning  
**Attachments:** 2424 W. Garden of the Gods Rd. Rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Lyle W. Hubl <lhubl@farris-usa.com>  
**Sent:** Tuesday, October 6, 2020 7:27 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W. Garden of the Gods Road File Numbers CPC MP 06-00065-A1MJ20 and CPC ZC 20-00127 and CPC CP 20-00128

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Other stuff

**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!**

My home address is 4910 Ellery Lane 80919 and I am opposed to the rezoning of 2424 Garden of the God Road and I am opposed to the proposed planned development of the same address. My wife and I have lived at our current address since November 1985 and the subject property has always been a business and should remain a business. I'm concerned with the increased traffic on 30<sup>th</sup> Street, Flying W Road, and Garden of the Gods Road. I am also concerned with the impact on the schools in the area which already are overcrowded. Once again, I am opposed to the rezoning of this property and I am opposed to the proposed planned development.

**Lyle W. Hubl**, PE, CGD, LEED AP  
Colorado Springs Office Manager  
Executive Vice President | Mechanical Engineer



650 First Street, Colorado Springs, CO 80907  
T: 719-635-0900 D: C: 719-351-5664 farris-usa.com



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**PUBLIC COMMENTS**

**From:** amyschepp <amyschepp@gmail.com>  
**Sent:** Tuesday, October 6, 2020 6:35 AM  
**To:** Wintz, Katelynn A  
**Subject:** Concerns about future building on Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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To whom it may concern,

I have many concerns regarding the rezoning of the Verizon property at 2424 Garden of the Gods Road. This neighborhood is already at full capacity. The traffic on Garden of the Gods Road is already highly congested. Trying to get from the west end of Garden of the Gods to I-25 during rush hours can take upwards of 20 minutes to go a few short miles. Adding more housing will add to the already congested traffic and make traveling this road more dangerous for those of us who already live in this area. The natural beauty of this area will also be taken away by adding 45' buildings to block the view from existing homes. The wildlife will be affected negatively; big horn sheep, mule deer, mountain lions and bear are already limited in the free range space available to them. Our outdoor recreational areas will be negatively affected with additional visitors to Garden of the Gods, Ute Valley and Blodgett Peak Open Space. I also have two children in the schools for this area and class sizes are already at the maximum capacity. Adding more housing and families will put already stressed resources at risk for our future generations educational needs. Please consider stopping this rezoning project to protect the safety, education and natural resources of our Mountain Shadows Community.

Sincerely,

**PUBLIC COMMENTS**

Amy Scheppach

**From:** joanegrant@comcast.net  
**Sent:** Tuesday, October 6, 2020 8:28 AM  
**To:** Wintz, Katelynn A  
**Subject:** Concerns regarding the proposed Verizon development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Other

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Katelynn,

I am emailing in regards to the proposed Verizon rezoning change. I live in Mountain Shadows and like others, suffered through the loss of my home. Now, the area's quality of life is again at risk with Verizon's proposal.

When we purchased our home we knew and appreciated the zoning laws and expected those zoning laws to be preserved. We placed our trust in local government entities to preserve zoning laws as doing so maintains the look, feel and enjoyment of a neighborhood.

Here are the concerns the neighborhood has voiced (no particular order):

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.

**PUBLIC COMMENTS**

13. The roofs will be 70' off of the road surface blocking the views.

We are opposed to the Verizon development at 2424 Garden of the Gods Rd.

Joan Grant & Tim Duesing  
5550 Wilson Rd

Copies to:  
Ron Johnson  
John McLain  
Bill Wysong

**From:** Paul Lewis <pslewis72@comcast.net>  
**Sent:** Tuesday, October 6, 2020 8:27 AM  
**To:** Wintz, Katelynn A  
**Subject:** Developer Proposal for 2424 W. Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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October 6, 2020

Subject: Developer Proposal for 2424 W. Garden of the Gods Road

File Numbers: CPC MP 06-00065-A1MJ20

CPC ZC 20-00127

CPC CP 20-00128

Dear Ms. Wintz,

I am opposed to all new development at 2424 Garden of the Gods Road. Are not improvements of living and working conditions in Colorado Springs key goals of City Planning and zoning? In this case, the results of the proposal would not meet these goals. Anyone who visits or lives in this part of town knows it.

**PUBLIC COMMENTS**

This area of Colorado Springs provides access to unique continuous views of a multi-faceted geological area. The Garden of the Gods and surrounding area have the attraction of a national park. It is a natural treasure. Why destroy the approaches?

So far, the planning and building in this area have blended commercial and residential areas into the natural background that sustains an integrated attraction for this part of the city. This has provided a draw for many thousands of tourists.

From a practical standpoint, this area, as is, has promoted a desire for homebuyers to choose this part of the city. Would the visual and traffic congestion that could occur reduce or stagnate the tax assessments and home values of adjacent residential units?

It is hard to believe that any traffic study would not have flagged the tremendous increase in traffic projections. Any study should foresee the negative impact of traffic and congestion expected with high density residents. Local as well as out-of-town tourism have increased dramatically. Many new residents, particularly from the eastern and northeastern parts of the city and the county itself, have discovered the beauty of the Garden of the Gods and the Pikes Peak background. Such a zoning change and attendant construction would change the nature of the current attractions and not improve the general living conditions of the area.

Finally, there are likely longer term costs related to tax demands and pressure on the city budget (e.g., critical demand for road expansions). Expanding roads to meet the new traffic flows would likely require purchasing expensive easements along multiple corridors. Supporting and sustaining a strangely mixed hybrid of commercial and dense residential units would have a negative impact on this part of the city.

Sincerely,

Scott Lewis

6435 Wilson Road

Colorado Springs, CO 80919



**From:** karen & ed FRANKS <franksek@comcast.net>

**Sent:** Tuesday, October 6, 2020 10:35 AM

**To:** Wintz, Katelynn A

**Subject:** zoning change for GOG road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 Wintz,

I would like to see no zoning change for 2424 Garden of the Gods Road. The plans for the apartments appear to be too congested for the area with little or no open space and park area for a project of that size. The congestion at the corner of Garden of the Gods and 30th street would cause more delays to an already busy corner.

Karen Franks

2635 Trevor Lane

Mountain Shadows

**From:** Kristi Fahl <kristifahl@hotmail.com>  
**Sent:** Tuesday, October 6, 2020 9:26 AM  
**To:** Wintz, Katelynn A  
**Subject:** Development at 2424 GOG Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Katelynn,  
I am strongly opposed to the development planned at 2424 Garden of the Gods Road. This will negatively impact our Mountain Shadows neighborhood. All of our friends and neighbors agree. We do not want this in our neighborhood!  
Concerned citizen,  
Kristi Fahl  
2645 Brogans Bluff Drive  
CS, CO 80919

Sent from my iPhone

**From:** Raimo Honkanen <raimo61@yahoo.com>

**Sent:** Tuesday, October 6, 2020 1:41 PM

**To:** Wintz, Katelynn A

**Subject:** Development at 2424 GoG Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 there,

I am opposed to ALL NEW development at 2424 Garden of the Gods Road. It will ruin the neighborhood bringing buildings that are not in harmony with the area. It will also increase traffic on the near by streets and parks, including Garden of the Gods Park, which is already too busy. It will make cycling on 30th Street and Flying W unsafe.

Thank you,

Raimo Honkanen

**From:** Jason Lachance <jlachancm3@yahoo.com>

**Sent:** Tuesday, October 6, 2020 12:45 PM

**To:** Wintz, Katelynn A

**Subject:** Development on 30th St

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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. Wintz,

I'm writing to convey my deep concern about the proposed re-zoning and development at the old Veriozion property on Garden of the Gods Rd. This sounds like it will create too much congestion and burden on the existing infrastructure. As well as obstruct existing views and landscapes. It seems the details of the plans are way too vague at this point to even form a full opinion of the potential impacts.

Please put myself and my wife as opposed to this development proposal.

Thank you for your consideration.

Best Regards,

Jason Lachance & Dr. Kristen Lachance

3805 Edge Cliff Ct.

Colorado Springs, CO 80904

Cell: 650-224-1399

**PUBLIC COMMENTS**

----- Forwarded Message -----

**From:** kristen Lachance <dr\_ski@hotmail.com>

**To:** jlachancm3@yahoo.com <jlachancm3@yahoo.com>

**Sent:** Monday, October 5, 2020, 09:01:40 PM MDT

**Subject:** Development on 30th

**[Rezoning of former Verizon facility to multi-family complex at 2424 Garden of the Gods road bordered by 30th and Flying W.](#)**

COLORADO SPRINGS - MOUNTAIN SHADOWS, PEREGRINE AND SURROUNDING NEIGHBORHOODS

\*Please\* read and respond to Katelynn Wintz ASAP about the abhorrent development proposed for our neighborhood!

Right now it's a go--**because they haven't received enough negative response.**

Colorado Springs City Planning received a request from a developer to rezone the Verizon property located at 2424 Garden of the Gods Road.

**If you are against this, than you need to take action.**

**PUBLIC COMMENTS**

To be effective, everyone must send a response to City Planning. It can be as simple as **“I am opposed to ALL NEW development at 2424 Garden of the Gods Rd.”**.

Even better, list your specific concerns.

Submit via email to Katelynn Wintz, City Planner, [katelynn.Wintz@coloradosprings.gov](mailto:katelynn.Wintz@coloradosprings.gov) before the next neighborhood meeting scheduled for October 7, 2020 from 5:30pm – 7:30.

For the initial proposal, the developer intends to build 45 foot high multi-family units along N. 30th St. and part way up Flying W. Rd.

They are planning 30 units per acre for an estimated total of 572 residential units. We believe, after the initial proposal is built out, they will continue to build out the remaining space.

City Planning is entering the 2nd phase of the approval process.

They have already received approval from various governmental studies such as traffic, geological, utilities, etc. There are no objections from any of the studies. City Planning has limited public notifications to within 1,000 feet of the development site. 60 people, in 1st phase, responded opposing the development. Currently, there are NOT enough responses to stop this development project.

## WE NEED YOUR HELP

The people in the community who responded to the 1st phase City Planning process had the following concerns (not in any particular order):

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourists were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.

4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged. 12. Noise levels will increase. 13. The roofs will be 70' off of the road surface blocking the views.

**Please submit your concerns via email to Katelynn Wintz, City Planner, [Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov).**

Please attend the Virtual Meeting that is scheduled for October 7, 2020 from 5:30pm – 7:30 on WebEx, Meeting ID 146 368 8191, Password VKm3tJJxj6.

[https://coloradosprings.gov/?fbclid=IwAR2ICm5\\_Jep3hDbcvYLx4-ocW8W\\_594qO95wOGekfNmWT\\_1b5kPpx3KA3A8](https://coloradosprings.gov/?fbclid=IwAR2ICm5_Jep3hDbcvYLx4-ocW8W_594qO95wOGekfNmWT_1b5kPpx3KA3A8)

Thanks! Holly

Sent from my iPhone

**From:** Scott Pepi <scott.pepi3@gmail.com>  
**Sent:** Monday, October 5, 2020 10:58 PM  
**To:** Wintz, Katelynn A  
**Subject:** Do Not Proceed with this Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

I oppose the development for the possible 3,000 unit complex in the area adjacent to Verizon.

My understanding is that if approved, this development will increase our neighborhood by 250%?! The magnitude of that increase will most assuredly shock our community from traffic problems, energy costs, demands on the school system, and overall quality of life. This is not like eastern Colorado Springs in which the wide expanse can absorb such a development. We are limited here in where we can build due to the beautiful mountains that sit outside our homes. This limitation in building should not mean cramming but moderation. A couple of apartments or condos, ok, I understand. But a 7,000 residential community sounds like a reckless endeavor in the name of dollars and at the expense of our community.

If none of this moves you to change then how about 2020 has been a crummy year, so please don't add to the dang misery and upheaval we all have had to deal with this year, and its not even over yet.

Please do not proceed with this development.

V/R

Scott Pepi



**From:** MARTHA Friedrich <ZOOKEEP330@msn.com>  
**Sent:** Tuesday, October 6, 2020 7:39 AM  
**To:** Wintz, Katelynn A  
**Subject:** File Numbers: CPC MP 06-00065-A1MJ20, CPC ZC 20-00127, CPC CP 20-00128

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Katelynn,

My husband, Eric Friedrich and I, Martha Friedrich highly oppose the development project near our property. The traffic is already horrible during rush hours and weekends. Having that many new homes will make it even worse. We will also try to attend the meeting on October 7<sup>th</sup>.

Thank you.

Martha & Eric Friedrich  
2255 Ramsgate Ter  
Colorado Springs, CO 80919

**From:** Jensen Ricks <jensen.ricks@gmail.com>  
**Sent:** Tuesday, October 6, 2020 2:36 PM  
**To:** Wintz, Katelynn A  
**Subject:** Fwd: Opposition to new development at GOG and 30th

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am a homeowner in Mountain Shadows and I oppose any new development at 2424 Garden of the Gods Road. My main concerns are: traffic study not being completed at maximum conditions, overcrowding of recreational spaces since there is no planned recreational space for residents (and neighboring areas are already overcrowded), and the elimination of wildlife. Please oppose any new developments at 2424 Garden of the Gods Road.

-Jensen Ricks

**From:** Terry M <terrylmcbride275@gmail.com>  
**Sent:** Tuesday, October 6, 2020 8:43 AM  
**To:** Wintz, Katelynn A  
**Subject:** Fwd: Rezoning of former Verizon Building-NO!

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Katelynn-

My wife and I are proud homeowners near the proposed multi family housing project off Garden of the God's Road, and 30th Street near Flying "W" Ranch Road. I recently sold our house in Fountain, Colorado, and recently retired from the U.S. Army with 30 years of Active Duty Service. I have fought in three wars starting with Operation Desert Shield/ Desert Storm (Saudi Arabia and Iraq), Operation Iraqi Freedom (Iraq), and Operation Enduring Freedom (Afghanistan) and bought a home on the West side of Colorado Springs to FINALLY get to a location where Apartments, Condos, Businesses, Houses cannot be built as we live right near the front Range of the Rocky Mountains right here in beautiful Colorado Springs. I am wholeheartedly against this a multi family project being built in this area due to the following reasons:

The traffic on Garden of the Gods Road is already at over capacity most time. Many new residents will only aggravate the problem, and cause more congestion on an already over travelled road.

**PUBLIC COMMENTS**

The traffic study that was done, was done conducted during COVID 19 when people were not using the roadway, and many tourists who visit GOG were not traveling there due to lockdowns, etc. That was not a normal time to conduct a traffic study. You cannot possibly think that was a "normal time" to do something as important as this project, and it is a joke to think, that as slowly as our Governor has re-opened Colorado that this study will be a realistic data collection.

Additionally, the proposed buildings are 45 feet high and will block the view of residents and tourists.

More people equates to more crime and the data supports this as Colorado Springs used to be a safe place to live, work and raise a Family. The massive increase of the population here has raised the crime level and no one wants this in our neighborhoods. I hate this statistic for our city. The current number of Colorado Springs Police Officers and El Paso County Sherriffs are already under manned as of today, do not need to have this big of an increase of residents in such a small area.

Increased recreational areas are not included in the proposal, as well as school population. The Garden of the Gods Park is already over populated as locals and tourists use this park every day, and we certainly do not need four to five thousand more folks in such a small area to live. The schools will be absolutley over crowed as well, and the City will have to add more school taxes and require residents to pay more for D11 and D20 schools due to the massive increase in population.

We are already infriging on the wildlife, especially the Mule Deer and Rocky Mountain Big Horn Sheep that roam and live on the Fornt Range and live amongst us as residents. We will no longer have this peaceful wildlife to enjoy as the sheep will depart for more isolated areas as a direct result of these added people and buildings. We do not want increased noise levels with more people and especailly more vehicular traffic.

I retired from the U. S. Army Active duty service to settle in a place that we always wanted to live and enjoy our grandchildren after moving 21 times all over the world. We purposely moved to the Westside of Colorado Springs, and spent alot more money on a home so that we would not have a situation that is currently going on in the in the East side of Colorado Springs. Houses, Businesses, and the constant building of Apartments that are being erected is NOT wahat we wanted and this was one of the many reasons we purchased our retirement Home on the Westside. I am clearly NOT interested in any revenue or anything that this development would bring to this area.

We paid for our home in this area so that we would not have overcrowding and more potential crime. Please let us keep our current environment,, and I am NOT interested in losing our beautiful view or our "Westside feeling" of the Colrado Front Range. I am adamently opposed to any potential project.

Sincerely,

Terry L. McBride

Colonel, U. S. Army, Retired

Colorado Springs, Colorado

**From:** Sonya Spann <sonya.spann@gmail.com>  
**Sent:** Tuesday, October 6, 2020 3:49 PM  
**To:** Wintz, Katelynn A  
**Subject:** I OPPOSE the rezone the Verizon property located at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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This email is to state my opposition to the rezone of the Verizon property located at 2424 Garden of the Gods Rd.

I have lived at my current address since 1986. The traffic on both 30th street as well as Garden of the Gods Rd. has been a challenge for years. Building apartments would intensify traffic and would also affect the westside residential areas off of Fontanero, Centennial Blvd, Flying W Ranch Rd and the Rockrimmon areas. The Garden of the Gods is surrounded by residences on the north, south and east and the main entrance is off 30th street. Building a 4 lane highway from 24h St to Garden of the Gods would only complicate the current traffic problems and increase noise levels. It is my understanding the developer is planning 30 units per acre for an estimated 572 residential units which would coincide with an additional 572 vehicles daily, minimum (multiply by 1-1/2 or two times for additional drivers).

Development of additional space would compound traffic problems. It would also affect our crowded parks and schools.

The safety for all pedestrians and bicyclists would also be seriously jeopardized, even more so during tourist season. Crime would also increase from this type housing

**PUBLIC COMMENTS**

Views will be blocked and the natural beauty of the area will be diminished.

Sonya Mills Spann

2531 Hot Springs Ct

Colorado Springs, CO 80919

719-548-8281

**From:** Sierra Mench <sierra93x@hotmail.com>  
**Sent:** Tuesday, October 6, 2020 9:36 AM  
**To:** Wintz, Katelynn A  
**Subject:** I am opposed to ALL new development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am opposed to ALL new development at 2424 Garden of the Gods Road.



**From:** Janet Douglas <geoja@comcast.net>  
**Sent:** Tuesday, October 6, 2020 7:38 AM  
**To:** Wintz, Katelynn A  
**Subject:** MCI/Verizon Property Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am strongly opposed to the development of the MCI/Verizon property into multi-family units. I feel it will be a negative impact on the already congested traffic. Also, it would bring all the crime and undesirable problems that come with multi-family units. It will greatly impact the beauty of Mountain Shadows and block all the mountain views. Just so many reasons for my negative response...schools, shopping and noise. Of all the upgrades we were hoping would come to our subdivision area, multi family dwellings is not one of them.

Sincerely, Janet and George Douglas





**From:** Amanda Smith <asmith8904@gmail.com>  
**Sent:** Tuesday, October 6, 2020 9:39 AM  
**To:** Wintz, Katelynn A; Knight, Don; Strand, Tom; Murray, Bill; Williams, Wayne  
**Subject:** Mountain Shadows Community - new planned apartment complex at Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Representatives,

In reference to the proposed development of a new apartment complex at 2424 Garden of the Gods road.

I, and our entire community are vehemently opposed to this development proposal.

- This is a small westside community with neighborhood roads. The area can not support the influx of 1000+ vehicles. Flying W, 30th Street and GoG, roads are already heavily trafficked, especially during the summer months and tourist season.

- Flying W road is already used as a cut-through to get to the west side (OCC, Manitou, rte 24 etc) Kids attending Chipeta Elem. walk to this school and routinely cross Flying W. I feel that adding so much more traffic to the area will be a huge safety issue

- adding 600 apartments will bring fresh crime to the area

**PUBLIC COMMENTS**

- we have a lot of wildlife that make their home here. Adding more people will push that wildlife away from the area (Bighorns, deer, coyote, bobcats) Several animals here are killed a year from vehicle accidents, especially during the tourist season. That number will increase

- The west side is an amazing natural area in Colorado Springs with beautiful and wild scenery. THAT IS A REASON PEOPLE COME HERE TO VISIT!!! Developing every last acre of this place, like what is happening on the east side, will absolutely ruin that. People won't come here, spend \$\$ in restaurants, hotels, local shops etc. Garden of the Gods park is one of the most beautiful spots in this country. Displacing this beauty by cramming in more and more traffic, people, pollution is disrespectful

It is wildly irresponsible of the city to want to develop this land.

Amanda Brown

Mountain Shadows Resident

**From:** Bryan Thayer <bryan.thayer@yahoo.com>

**Sent:** Tuesday, October 6, 2020 11:13 AM

**To:** Wintz, Katelynn A

**Subject:** Mountain Shadows Plan

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 may be late, but I wanted to add my voice to those opposing the current re-zoning of the Mountain Shadows as proposed.

I would not oppose a medium-low density housing area, but not to the current applicant's limits.

I would like to know what public moneys or tax incentives were initially granted for that development, and if there is a legal recourse to recover those if the property is not being utilized for what it was subsidized.

Bryan Thayer.

**PUBLIC COMMENTS**

**From:** Dennis Carew <denny.carew@gmail.com>

**Sent:** Tuesday, October 6, 2020 10:14 AM

**To:** Wintz, Katelynn A

**Cc:** Knight, Don

**Subject:** Mountain Shadows Zoning Change

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Greetings

I'm contacting you to request that the proposed plan for the rezoning of 2424 Garden of the Gods be reconsidered and scaled back.

It appears that the character of the development does not complement the existing neighborhood and certainly doesn't fit the vision of the Wolf family when they gave us the opportunity to live on their ranch. The density and the height of the development needs to be reconsidered.

I've lived in Colorado Springs for 51 years and Mountain Shadows for 22 years. We have experienced a lot of development, most of it has been good. I believe we can be better than this.

**PUBLIC COMMENTS**

COS just spent 4 times the normal cost of a bridge for the new pedestrian bridge at America The Beautiful Park so that the bridge would complement the new museum. Let's get this project to the place that complements the existing neighborhood.

Thank you for your time

Denny Carew

5785 Chase Point Circle



**From:** Eric E <Eric\_Espinoza@msn.com>  
**Sent:** Tuesday, October 6, 2020 1:23 PM  
**To:** Wintz, Katelynn A  
**Subject:** New Development at 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am strongly opposed to ALL NEW development at 2424 Garden of the Gods Rd.

Reasons:

A traffic study done during Pandemic is a false study. The traffic is nowhere near what it is during tourist season.

Noise levels will increase

The safety of wildlife and the physically active people that choose to live in Mtn. Shadows will be endangered.

Thank You,  
Eric Espinoza

**PUBLIC COMMENTS**

**From:** Phyllis ROUSE <dpr2000@comcast.net>

**Sent:** Tuesday, October 6, 2020 3:40 PM

**To:** Wintz, Katelynn A

**Subject:** New Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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As a resident of the Mountain Shadows area I am opposed to All New Development at 2424 Garden of the Gods Rd for the following reasons: The traffic will be impacted by this proposed development. The already overcrowded schools in the area will be challenged. The noise level and crime will increase. It will also impact the wildlife in the area. In conclusion, this high-density housing does not fit with the overall theme of this area.

**From:** Juliann Clarkson <nnailujl@gmail.com>

**Sent:** Monday, October 5, 2020 9:23 PM

**To:** Wintz, Katelynn A

**Subject:** New development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**Categories:** Other

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

**From:** Monica Vanderbeek <mvanderbeek@pmi.edu>  
**Sent:** Tuesday, October 6, 2020 6:37 AM  
**To:** Wintz, Katelynn A  
**Subject:** No Development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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

Monica Vanderbeek

**From:** Cynthia McGrath <bluecampingdogfamily@icloud.com>  
**Sent:** Monday, October 5, 2020 11:02 PM  
**To:** Wintz, Katelynn A  
**Subject:** No new developments at 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Katelynn Wintz, City Planner

Please know that I am opposed to ALL NEW development at 2424 Garden of the Gods Rd. Here is a list of some specific concerns.

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Cynthia McGrath  
719-264-1811

**PUBLIC COMMENTS**



**From:** Eric Brookens <ebrookens42@gmail.com>  
**Sent:** Monday, October 5, 2020 8:58 PM  
**To:** Wintz, Katelynn A  
**Subject:** Objection to 2424 GOG Redevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz

I am opposed to the plan for these reasons:

High density apartments for a potential of 3,750 people will exponentially increase traffic, noise, crime and schools Lack of proper notice to residents of Mountain Shadows

125 acres with a potential of 30 residential units per acre will more than double present Mountain Shadows neighborhood.

Eric Brookens  
5780 Regal View Rd  
CS 80919

**From:** Alysha Cooper <acooper@coperni3.org>  
**Sent:** Monday, October 5, 2020 10:41 PM  
**To:** Wintz, Katelynn A  
**Cc:** Murray, Bill; Knight, Don; Strand, Tom; Williams, Wayne  
**Subject:** Objection to Zoning Request Change

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I strongly object the zoning request change to 2424 W Garden of the Gods Road.

I grew up in this neighborhood and taught at Chipeta Elementary School. Building multi-unit homes here will not only destroy the grazing area for local big horned sheep, ruin views of the beautiful mountainside and Garden of the Gods area, but create more dangerous traffic on a road that is often traveled by bikers.

This will be thousands more drivers new to the area creating traffic in a school zone. Not only is this influx of traffic an enormous safety concern for children, but for wild animals, joggers, and bikers on 30th or Flying W.

This traffic is already a concern in the summer months when tourism is at its peak.

This will also overcrowd the schools nearby that are already struggling at capacity. COVID has put an enormous strain on teachers in Colorado Springs, and higher numbers in classrooms will negatively effect their effectiveness and ability to recover from the negative impact of remote learning.

**PUBLIC COMMENTS**



Please take our concerns seriously and make a choice that is best for the children and families that live here, and the animals that also share this beautiful area.

Thank you,

Alysha Cooper

--

Alysha Cooper

Kindergarten Teacher

Coperni 3

**From:** Brad Harper <bradharper80919@yahoo.com>  
**Sent:** Tuesday, October 6, 2020 10:10 AM  
**To:** Wintz, Katelynn A  
**Subject:** Objection to re-zoning on GoG @ 30st

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I live in Pregrine and suffer already for people overusing/speeding on Orchard Valley Rd to get to I-25, this re-zoning will just make this worse with up to 3700 new residents, I strongly urge you to reconsider this rezoning of Verizon.

Thanks

Brad Harper

7564 Fairbranch Ct.

**From:** Steff Lopez <s.lopez\_85@yahoo.com>  
**Sent:** Tuesday, October 6, 2020 9:56 AM  
**To:** Wintz, Katelynn A  
**Subject:** Objection to the Garden of the Gods zoning change

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Good Morning Ms. Wintz,

While I do not live in Colorado, or have had the chance to visit Garden of the Gods, I am from NYS and understand how important the Adirondacks is to NYS residents and wildlife. I am writing to object to the zoning change for 2424 Garden of the Gods. There is no need to infringe on wildlife and public parks more than we have already. I am sure housing can be built elsewhere.

V/r,

Stephanie Lopez

[Sent from Yahoo Mail on Android](#)

**PUBLIC COMMENTS**

**From:** Christopher Dorry <cdorry@hotmail.com>  
**Sent:** Monday, October 5, 2020 9:59 PM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose 2424 Garden of the Gods development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello,

As a long time, North-West side resident (growing up in my parents' house) and now a current homeowner in Oak Valley Ranch near Mountain Shadows I strongly oppose the proposed development at 2424 Garden of the Gods. My concerns involve traffic, safety, infrastructure, school/ police/ fire capacity / etc. The proposed development does not seem to be consistent with the Mountain Shadows or adjacent areas. The Dorry household at 2920 Coldwater Drive 80919 is strongly against this development. Thank you for reading this email and hearing our concerns. If you have any questions, we can be reached at 719-640-2475 or this email address.

Chris & Jen Dorry

**From:** Sheila Seabloom <s.seabloom@krdo.com>  
**Sent:** Tuesday, October 6, 2020 9:11 AM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose new Development

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I oppose ALL NEW development at 2424 Garden of Gods Rd.

1. Traffic on N. 30<sup>th</sup> St., GOG Rd, and Flying W. Rd. will be a challenge.
2. The approved traffic study was taken during Covid-19 when most people were not visiting the area. In reality, traffic is a challenge.
3. 45' tall multi-family units will block the views of the mountains.
4. This high-density housing will likely expand to 3,750 units.
5. This high-density housing does not fit in with the overall character of the area.
6. This type of proposed housing will result in more cars on the road.
7. The proposal does not include recreational space for the community. Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be compromised.
10. The massive increase of residents in this area will affect the area from St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be further overcrowded.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking views.

Sheila Seabloom



**From:** James Arthur <artie5326@me.com>  
**Sent:** Monday, October 5, 2020 9:35 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposing development/re-zoning of 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Katelynn,

I have to express my opposition to the re-zoning and housing development on the property located at 2424 garden of the gods road.

My family lives in the mountain shadows subdivision. I am a bit upset that the city planning department limited notification on this re-zoning issue to 1000 feet of the development site as it is inconceivable to me that real city planners would not see the impact such a development would have on the entire area. There are really only two directions for egress of mountain shadows to Colorado Springs writ large. Any route to the south eventually passes by this proposed development. The rough estimate of 500+ units will greatly impact the traffic flow and congestion getting from our neighborhood down to HWY 25. The idea that the traffic study approved for this re-zoning happened during the COVID crisis when many of us were laid off or not able to go to work is farcical in its integrity and dubious at best in its long term accuracy.

I am not a "no growth" person, however putting such a large, primarily low income (based on housing density it ain't "Kissing Camels") at the gateway to one of Colorado Springs's highest rated tourist attractions seems to be an extremely short sided choice for long term tourist growth in the G o G park and the surrounding rec area.

It also apparently does not provide any parks or recreation to its residents. A development of this size that does not provide places for the families who live there to recreate will have a significant impact of the other parks in the area that are quite busy as it is; dumping thousands more people and children into the few parks already in the area without requiring the developer to build green-space and parks for the housing impact they are creating is a dereliction of your duty as a city planner.

I am hoping that you will reconsider this development approval. I do not believe it is in the best interest of the entire mountain shadows area.

Thank you for your time,

James Arthur  
Mountain Shadows resident

**PUBLIC COMMENTS**

**From:** Sharon Hutchings <slh0974@gmail.com>  
**Sent:** Tuesday, October 6, 2020 12:27 AM  
**To:** Wintz, Katelynn A  
**Cc:** Knight, Don; Strand, Tom; Williams, Wayne; Murray, Bill; Community Development; Suthers, John; Council Members - DO NOT USE - OLD GROUP; Avila, Yolanda; Gaebler, Jill; dgeislinger@coloradosprings.gov; Pico, Andy; Skorman, Richard; Geislinger, David  
**Subject:** Opposition of rezoning of former Verizon facility to multi-family complex at 2424 Garden of the Gods road bordered by 30th and Flying W.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms Wintz;

I am writing to you to voice my strong objection to the request for a zoning change and the development proposal for 2424 Garden of the Gods Road.

My reasons for the objection are as follows:

1. Potential negative impact to the Big Horn Sheep Habitat and other wildlife. 2424 Garden of the Gods Road is a parcel of land which is also a part of the local Big Horn Sheep herd habitat. This herd is very unique to this immediate area and 2424 is right in the middle of their habitat. Since Big Horn Sheep do not migrate, allowing significant development within their current habitat will put the herd at risk. Additionally, this area is frequented by deer, bobcats, bears and mountain lions, which will create more automobile vs. animal accidents as well as force them to move to new areas.

**PUBLIC COMMENTS**



2. The area is being overdeveloped, which will take away from the natural beauty of the area. The multi-family units, buildings and roofs will block the views of the natural extension of Garden of the Gods, Glen Eyrie and Navigator land. It's bad enough they are building residences all along Centennial Blvd., taking away the beautiful views from current homeowners, pushing wildlife out onto the busy streets and creating more traffic. This high-density housing development does not fit in with the overall theme of the area.

3. Noise levels and light pollution will increase.

4. Traffic, pedestrian, wildlife and bicyclist safety. Allowing the zoning change will create greater population density in the area, which will lead to more traffic congestion as well as accidents between automobiles and pedestrians, wildlife and cyclists along 30th Street, Garden of the Gods Road, Flying W. Ranch Road and Centennial Boulevard. The section of 30th Street from Garden of the Gods Road all the way to Colorado Avenue is too narrow for the current volume of traffic and is a major safety hazard for pedestrians near the Visitor's Center and even worse for those riding their bikes on this section of road. Drivers already treat Centennial Blvd. like a race track; adding even more traffic would make it more dangerous to pedestrians and wildlife. The approved traffic study was taken during the Covid-19 Pandemic (which we are still dealing with), so the study would not reflect accurate results, as it was during a time when people were staying home and tourists were not visiting the area.

5. Overall neighborhood safety if another evacuation were necessary, like during the Waldo Canyon Fire of 2012. The evacuation that occurred the day of the fire created complete gridlock and about 50% of the neighborhood had already been evacuated days before. Mountain Shadows only has 2 major arteries for evacuation (Centennial Blvd. and 30th Street) and it was proven in 2012 that these roads already cannot handle the volume required to ensure the safety of our residents.

6. This type of proposed housing will result in more crime in the area and we already don't have enough police.

7. The influx of so many more residents will cause the nearby parks, such as Garden of the Gods, Pinon Valley Park and Ute Valley Park, to be overcrowded as they absorb thousands of more visitors.

As my fellow neighbors have stated, this simply cannot happen. The west side of town is not just another thoroughfare. It holds some of the most unique geological and animal wonders in our town, which draw visitors from all over the globe. This development project will change the majestic landscape for which Colorado Springs is known, impact our magnificent Bighorn sheep herd, and likely decrease city revenue generated from travelers and visitors. The Rampart Range herd has been in the area since 1946. This year approximately 5,000 people showed up at Garden of the Gods for Bighorn Sheep Day expecting to see the famed Colorado Springs park's large herd.

I am 100% opposed to the request for a zoning change and the development proposal! Please make the responsible choice and vote against this development proposal as well!

Sincerely,

Sharon Mullenix

**From:** Kisti Felps <kistib@gmail.com>  
**Sent:** Tuesday, October 6, 2020 12:31 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to new development 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello Katelyn,

I want to voice my concern for the development on 2424 Garden of the Gods Road. I do not feel like that area is appropriate for such a large development. My biggest concern is that it would not be fitting for the families living there, with their appropriate living needs being met. I'm also concerned about the nearby schools not having the resources to support this number of children.

I feel that this project has been pushed through hastily due to the Covid-19 Pandemic. I urge you to at least slow down the development and listen to the concerns of the neighborhood.

Sincerely,

Kisti Felps

Resident of Mountain Shadows

Kisti Felps

*“Have regular hours for work and play; make each day both useful and pleasant, and prove that you understand the worth of time by employing it well. Then youth will bring few regrets, and life*

**PUBLIC COMMENTS**

*will become a beautiful success.”*  
— Louisa May Alcott, Little Women

**From:** Mary king <bkingandi@msn.com>  
**Sent:** Tuesday, October 6, 2020 3:56 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to proposed oversized development at 2424 GOG Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Other

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Dear Ms. Wintz,

I am writing to express my opposition to all new development at 2424 Garden of the Gods. We have lived across from Chipeta Elementary since 1991, and have raised a family here in this

neighborhood. We were evacuated and lived through the Waldo Canyon Fire and subsequent floods from run-off after the fire in 2012.

I am concerned that this large development will cause multiple problems at this location:

My Concerns:

Was the traffic study done during these last 9 months? I feel this would not be an accurate assessment of the actual amount of traffic on GOG and 30th street, Flying W Road. I

am a nurse, continued to drive to my shifts during the last 9 months, and the traffic amount is MUCH lower than in other years, owing to the pandemic, less tourism, etc.

Flying W Ranch Road traffic will increase VERY MUCH in a residential area, with bikes, walkers and kids crossing to get to Chipeta. Traffic on 30th street, past the Garden of the Gods Park

entrance will increase, already dangerous trying to share with bicycles on this narrow street, one of the main routes to get to work, Coronado, Holmes, and tourism routes.

We have already had concerns with erosion, run-off after the fires. I am very surprised, did the studies not admit to increased run-off?

The height and scope of this development isn't compatible with the foothills and the character and scale of a this residential area.

I question that the infrastructure and availability of potable water will be a shortage during this cycle of drought and demand/rationing of water.

**PUBLIC COMMENTS**

This extremely high-density housing will be developed and leave the city and the residents with overcrowded schools, traffic, decreased air quality and the costs that come with them.

This tall structure will block the view and natural character that attracts visitors and tourists to the westside and this unique foothills area.

Let's plan our developments to protect the very natural identity that is Colorado Springs.

Let's not lose the natural beauty, wildlife and views of this Garden of the Gods/foothills area that makes Colorado Springs what we love and attracts visitors here in the first place.

Thank you very much Ms. Wintz.

Mary J. King

**From:** J Horton <kepi2000@gmail.com>  
**Sent:** Tuesday, October 6, 2020 12:06 AM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to rezoning 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hi,

I am sending this note to oppose the proposed rezoning of 2424 Garden of the Gods Road.

I am a resident in Mountain Shadows on Rossmere St.

First, I resent the fact the city is attempting to shove the rezoning at 2424 Garden of the Gods Road down our throats without a thorough study of the impact the idea will have on the neighborhood, traffic, crime and lower property values.

For once in the city's history, I am asking the city to communicate the business process on how the rezoning will be studied, who will be involved, what facts and logic will be used and how the final decision making process will progress.

We, the citizens of Mountain Shadows, need to understand who the decision makers will be and how they are compensated.

Thus far, the communication process and business process for the rezoning of this property has been wholly inadequate.

**PUBLIC COMMENTS**

We are demanding the city of a fair and equitable process to look at the data and facts ahead of time with adequate timeline to evaluate the data and include the neighborhood concerns in the process.

We are demanding the city get off their butts and start doing their jobs.

The people you are trying to strong arm in this process pay a significant amount of taxes in this city. If you do not respect those opinions, we will have an impasse in this decision.

You still have an opportunity to develop and implement a logical, data driven process. You, your compensated peers and the developer are required to develop and handle this process professionally.

We plan to arrive at a logical conclusion to this rezoning effort.

Good day!

Jeff Horton



**From:** Michael Keter <mketer99@gmail.com>  
**Sent:** Tuesday, October 6, 2020 8:20 AM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to rezoning 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Katelynn,

My name is Michael Keter and I am a resident in the area of 2424 Garden of the Gods Road. Actually, I drive by this property at least once a day either to enjoy the area or to get to highway 24. I have been a resident of Colorado Springs since 1982 and I really prefer the west side, including Garden of the Gods and Mesa Road, not to mention the fabulous parks in the area.

There are many places where I can hike or ride that show me the beauty of this area. However, it sounds like developing multi-family units is more important to some people than enjoying the beauty of the land. I was here when MCI/Verizon employed over 1,000 people back in the 1980's. The impact of this was felt every day at 8 am and 5 pm and the weekends were quiet. Our

**PUBLIC COMMENTS**

population has grown since them, and all those people that lost their homes in the fire have rebuilt them knowing how beautiful this area is.

Rezoning the area for multi-family units would bring back thousands of people, all with cars, and all using the infrastructure that has been perfect for this area for so long. The traffic on 30th Street would be over the top, all the way to Colorado Avenue and Hwy 24. The beauty of the area would be lost with high-rise apartment buildings. I am sure there are areas of the city that would be better suited for apartment buildings.

The area around Garden of the Gods is one of the gems of Colorado Springs and the Western part of the United States. Let's not ruin the beauty of the land with high-rise apartment buildings, increased traffic flow, and by putting something in just to create more chaos.

Thank you for listening,

Michael A. Keter

5231 Mule Deer Drive

Colorado Springs, CO 80919

**From:** Carrie Rottenborn <c\_rottenborn@yahoo.com>  
**Sent:** Tuesday, October 6, 2020 9:21 AM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to the proposed zoning change for 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

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Good morning, Ms. Wintz,

I am writing to voice my opposition to the proposed zoning change for 2424 Garden of the Gods Rd.

Some of my reasons for objection are:

Neighborhood safety if another evacuation were necessary - on the day the Waldo Canyon fire came into Mountain Shadows, the gridlock resulting from only 2 major arteries of egress could have ended with staggering loss of life. A neighborhood with only 2 arteries for egress cannot absorb the potential increase of 250% more inhabitants attempting to exit in an emergency situation.

In addition, the city lowered the speed on Flying W Ranch Rd from 35 mph to 30 mph. The result is that impatient drivers now use the center turn lane as a passing lane. In light of the hill & curve to the road, it seems it's only a matter of time before there will be a collision at the intersection of Wilson & Flying W. This danger will increase if up to the

**PUBLIC COMMENTS**

3,750 multi-housing units are added to the neighborhood. Traffic on 30th St is also bound to increase. This road is used by cyclists and tourists to the extent I already avoid driving on it for reasons of congestion and cyclist safety. It seems that in each direction, traffic flow will become snarled and a breeding ground for potentially deadly road rage.

Finally, it grieves me to consider the potential negative impact to the Big Horn Sheep Habitat. 2424 Garden of the Gods is right in the middle of their habitat. Since Big Horn Sheep do not migrate, allowing significant development within their current habitat will put the herd at risk.

Thank you for considering these points.

Respectfully,

Carrie Rottenborn

**From:** Nicole Mills <Inicolemills@gmail.com>  
**Sent:** Tuesday, October 6, 2020 6:52 AM  
**To:** Wintz, Katelynn A  
**Subject:** Plans to Rezone MCI/Verizon Property

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

I am a resident in the Mountain Shadows neighborhood; my house is near the MCI/Verizon property. I am also a Colorado Springs native, born and raised on the West side of town.

I am opposed to ALL NEW development at 2424 Garden of the Gods Rd.

Those of us who choose to live on the West side of town do so because we don't want to be in the higher populated areas of the City. Jam-packing a 125 acre lot with potentially 3,700 multi-family units would most definitely over crowd the West side.

Why must we build on every acre of open space?

Adding 3,700 multi-family units would further displace the wildlife in the area. Deer, bighorn sheep, bobcats, coyotes, bears, racoons, wild turkeys, and an occasional bald eagle, to mention a few. Deer being hit and killed by vehicles is already an issue, and will become a larger issue when these animal's habitats get ruined by developers, and the volume of traffic increases substantially.

**PUBLIC COMMENTS**

Have you ever hit a deer in town? I have, it was devastating.

The West side is a unique community. Adding more apartments would forever change the dynamics of this part of town. This area is not suited for growth in this manner.

Please inform these developers they are not welcome here.

I hear Pueblo is nice.

Regards,

Nicole M.

Mountain Shadows homeowner

**From:** Katy Beckmann <kate.a.beckmann@gmail.com>  
**Sent:** Tuesday, October 6, 2020 1:29 PM  
**To:** Wintz, Katelynn A  
**Subject:** Please leave Mountain Shadows neighborhood alone!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Other

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Ms. Wintz:

I am writing to express significant concerns about the proposed new development at 2424 Garden of the Gods Road. I and many others on the west side are opposed to it. Mountain Shadows is my home neighborhood, as well as home to my parents (living there for over 30 years) and many of my friends. One of the many reasons we all love it (as it is!) is because it is QUIET, PEACEFUL, and has beautiful, unobstructed views and an abundance of wildlife. As such, I feel obligated to inform you of my OPPOSITION to ANY new development at 2424 Garden of the Gods Road! Below are listed several concerns. Mountain Shadows DOES NOT want this development.

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourists were not visiting the area, so the findings of said study are INACCURATE. In reality, traffic is a challenge, especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley could absorb thousands of additional visitors.
6. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
7. Safety for pedestrians, hiker, joggers, and bicyclists will be at a higher risk.
8. The already overcrowded schools in this area will be challenged.
9. Noise levels will increase.
10. The roofs will be 70' off of the road surface, blocking our views.

Please, leave Mountain Shadows alone.

Kate Beckmann

**From:** Kenneth Choat <Ken.Choat@ChoatGlobal.com>  
**Sent:** Monday, October 5, 2020 10:34 PM  
**To:** Wintz, Katelynn A; Knight, Don; Knight, Don; Avila, Yolanda; Gaebler, Jill; '\* David Geislinger, District 2:>'; Knight, Don; Murray, Bill; Pico, Andy; Skorman, Richard; '\* Tom Strand, At-Large:>'; Suthers, John  
**Subject:** Proposed Change in Zoning at 2424 W. Garden of Gods Rd  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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October 5, 2020

Attention: Ms. Wintz and Councilman Knight,

I strongly oppose the proposal to change the zoning of the Verizon complex at 2424 Garden of Gods Road to allow for multi-family dwellings. As a citizen living just off Garden of Gods road in the Pine Cliff area of Colorado Springs, we are concerned about the proposed change in zoning, because of the following reasons:

1. Overall, the project will drastically change the neighborhood & surrounding area - destroying much of the desired character that many of us have so enjoyed.
2. Traffic at Garden of the Gods Rd and 30<sup>th</sup> Street is already much too heavy at peak traffic times and during summer tourist season. With the addition of 572 multifamily dwellings and whatever else is planned, the traffic would overwhelm Garden of Gods Road, 30<sup>th</sup> Street and the smaller side streets. They have just finished renovating most of Garden of Gods road, but it doesn't seem possible to widen the road to accommodate activity from such multifamily buildings.
3. What other businesses would need to be added to the area to provide needed services for occupants of 572 multifamily dwellings.
4. The views will be destroyed by the increased height of structures proposed by the developer.
5. Statistics bear out that criminal activity occurs in apartment complexes significantly more than in single family home residential areas. Subsequently, surrounding areas are also impacted.
6. I am concerned that our property and the others in the surrounding area will likely lose significant value.

**PUBLIC COMMENTS**



Concerned citizen,  
Kenneth Choat  
[Ken.Choat@ChoatGlobal.com](mailto:Ken.Choat@ChoatGlobal.com)

**From:** Danny Reeves <bayouboyx@comcast.net>  
**Sent:** Tuesday, October 6, 2020 8:02 AM  
**To:** Wintz, Katelynn A; Danny - Personal  
**Subject:** Proposed Garden of the Gods Zone Changes

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Good morning Katelynn,

I would like to express my concerns about the proposed zoning changes at 2424 Garden of the Gods Rd.

The traffic along 30th and Garden of the Gods Rd., is already a mess. This may even lead to expanding 24th street to four lanes in this beautiful part of the Springs. The schools are already overcrowded and now there will be upwards of 3,750 multi-family units. This will certainly impact the big horn sheep and their impact to the free-range area. Ute Valley park is already a high use park and will not be able to handle the impact of these additional visitors. As I understand things, a traffic study was completed and approved but was performed during the impact of COVID. That is certainly not representative of the area.

I urge you all to reconsider any thoughts of moving forward with this proposal.

Regards,

**PUBLIC COMMENTS**

Danny Reeves

Mountain Shadows resident

**From:** Jack Hood <jdhood5@hotmail.com>  
**Sent:** Tuesday, October 6, 2020 8:50 AM  
**To:** Wintz, Katelynn A  
**Cc:** Strand, Tom; Knight, Don  
**Subject:** Proposed High-density Development at 2424 GOG Road

**Follow Up Flag:** Follow up  
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Dear Ms. Wintz,

I'm certain you have heard of the detrimental consequences of the proposed high-density development at 2424 Garden of the Gods Road as it relates to wildlife, traffic, over crowding of the nearby school and recreational facilities, and the damage to the foothills, but please consider why all of us chose to live in Colorado Springs. This city was blessed by the founders who provided large tracts of open space that are cherished resources enjoyed by so many. What if the Perkins family had decided to sell the Garden of the Gods to a developer. No where in Colorado Springs do we have a high-density development contiguous to the foothills. The concentration of multi-family dwellings is completely out of context and character with the surrounding single-family neighborhoods. It would be a deeply regrettable mistake to allow an intense development of this nature be considered much less approved. Tourist have come to Colorado Springs for over a hundred years to see and experience our beautiful scenery, not grand-scale projects bordering the foothills.

I can't imagine having my name on record as one who allowed such an unfavorable project to be sanctioned. It would be questioned and condemned by the current citywide residents and future generations.

Thank you for your consideration to deny this request.

Jack Hood  
5864 Via Verona View  
[Jdhood5@hotmail.com](mailto:jdhood5@hotmail.com)

Sent from [Mail](#) for Windows 10

**PUBLIC COMMENTS**

**From:** Steven Crowe <crowesw@peoplepc.com>  
**Sent:** Tuesday, October 6, 2020 10:55 AM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed New Development and Re-Zoning for 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
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Ms. Wintz;

Thank you for the Neighborhood Message left with me concerning the subject new development and associated virtual neighborhood meeting scheduled for October 07, 2020 5:30PM to 7:30PM.

At this time my only concern would be that there would likely be increased traffic on Garden of the Gods Road and 30th Street.

Sincerely,  
Steven W Crowe  
6175 Moccasin Pass Court  
Colorado Springs, CO 80919-4433

**PUBLIC COMMENTS**

**From:** Cindi DuBbois <tripointe@comcast.net>  
**Sent:** Tuesday, October 6, 2020 8:32 AM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Zone Change, Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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In regards to the proposed zoning change for 2424 West Garden of the Gods Road, we wish to voice our objection to the proposed development of that property. We are concerned that the traffic study does not accurately reflect the actual impact on this area. We are also concerned about the environmental impact this development will have on our currently existing park resources and wildlife in the area.

Thank you for your time and consideration of our request for denial of this proposed development.

Rod & Cindi DuBois  
2845 Rossmere Street  
Colorado Springs, CO 80919  
719-344-8011

Sent from my iPad

**From:** Jeff Norton <jenor9@aol.com>  
**Sent:** Tuesday, October 6, 2020 3:06 PM  
**To:** Wintz, Katelynn A  
**Cc:** bill.fortresshomeinspection@gmail.com; john2430@aol.com; ehurt@erashiels.com; jvmclainjr@gmail.com; vic.fernandez1@comcast.net; thebigdiehl@gmail.com; jduner2000@yahoo.com; jwittenburg@comcast.net; pthomp5720@aol.com  
**Subject:** Proposed Zoning Change to the Mountain Shadows Mater Plan: 2424 Garden of the Gods  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Katelynn Wintz (City Planner),

We are writing you this note to express our great concern over the proposed rezoning and associated development at 2424 Garden of the Gods here in Mountain Shadows. The poorly advertised meeting notice on this proposed development was disclosed to only 14% of the over 1800 households in our Mountain Shadows Master Planned community. Only 255 residents and businesses within 1000 feet of this proposed project were given notice in spite of the obvious potential external impacts caused by this high-density residential rezoning affecting the entire population of Mountain Shadows and our surrounding neighborhoods. Many of our Mountain Shadows Community Association homeowners and those of Pinion Valley and other surrounding subdivisions are now going to now engage at the upcoming Administrative Review scheduled for October 7th--a review that we all feel should not have been ever scheduled by the City without proper notification and full transparency to the other 86% of the Mountain Shadows stakeholders.

**PUBLIC COMMENTS**

Some of the top concerns and impacts include: the destruction of the natural mountain skyline which now first greets most of the VisitCoS-estimated 6 million visitors each year on their way to our renowned Garden of the Gods Park; impact to our bighorn sheep population that range and transit this exact same parcel; the significant added traffic congestion from 572 additional high-density residential units from this proposed development project on 30th Street, Flying W Ranch Road, Centennial Blvd, and Garden of the Gods Road; impact to local schools, parks and other infrastructure; and most importantly, the added public safety issues including potential crime and the real-life significant emergency evacuation consequences caused by this added population density if we were to ever have another Waldo Canyon Fire disaster.

With limited transparency provided so far to homeowners like us, we soundly oppose this amendment to the Master Plan. We respectfully request that this proposed rezoning of our Mountain Shadows Master Planned community not be approved in any form at this upcoming meeting on October 7th. IF this rezoning proposal is not rejected outright, we recommend at a minimum that the City send proper notice to ALL Mountain Shadows residents who are stakeholders in our Mountain Shadows Master Planned community to ensure their proper representation in any further rezoning discussion.

Sincerely,

Jeff & Nicole Norton

2455 Jenner Court

Mountain Shadows



**From:** David Avenell <davida@weidner.com>  
**Sent:** Tuesday, October 6, 2020 11:05 AM  
**To:** Tefertiller, Ryan  
**Cc:** Wintz, Katelynn A  
**Subject:** RE: Verizon Campus Rezone - Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Thanks Ryan. I appreciate you directing me to the correct person.

Katelynn – please provide any information on the Verizon rezone application you may have. We would like to understand all of the details as it potentially affects our plans for our site located just across 30<sup>th</sup> St.

David Avenell | Land Acquisition & Development Manager  
Weidner Apartment Homes  
9757 NE Juanita Drive, Suite 300, Kirkland, WA 98034  
O: (425) 250-7312 | C: (206) 595-5733  
[davida@weidner.com](mailto:davida@weidner.com) | [www.weidner.com](http://www.weidner.com)  
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**From:** Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>  
**Sent:** Tuesday, October 6, 2020 9:41 AM  
**To:** David Avenell <davida@weidner.com>  
**Cc:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Subject:** RE: Verizon Campus Rezone - Garden of the Gods Rd

Hi David,

I have some basic knowledge of the applications you reference below, but I think it's best to refer you directly to the review planner for those applications. I've Cc'd Katelynn Wintz to this email; she should be able to give you the background information you're looking for.

Thanks,  
Ryan



**Ryan Tefertiller**

Planning Manager, AICP

Phone (719) 385-5382

Email

[Ryan.Tefertiller@coloradosprings.gov](mailto:Ryan.Tefertiller@coloradosprings.gov)

**Urban Planning Division**

Planning & Community Development

30 S. Nevada Ave, #701

Colorado Springs, CO 80901

Phone (719) 385-5905

---

*Weblinks:*

*[Pre-Application Meeting Request](#) | [SpringsView/Map](#) | [Downtown Planning](#) | [Development Applications](#) | [Zoning Code](#) | [Track My Plan](#) | [Parcel Info](#)*

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**From:** David Avenell [<mailto:davida@weidner.com>]

**Sent:** Tuesday, October 06, 2020 10:35 AM

**To:** Tefertiller, Ryan <[Ryan.Tefertiller@coloradosprings.gov](mailto:Ryan.Tefertiller@coloradosprings.gov)>

**Subject:** Verizon Campus Rezone - Garden of the Gods Rd

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Hi Ryan,

I hope all is well for you these days. I wanted to check in and see if you can tell me more about the rezone application submitted at 2424 Garden of the Gods Road? Our VP of Operations in Colorado Springs came across the below website and passed it along to me. It seems there is some growing concern in the surrounding neighborhood about this rezone. We are currently working on developing a CUP application for our site at the intersection of Garden of the Gods Rd and 30<sup>th</sup> St. Any information you can provide on the Verizon Campus rezone would be very much appreciated. We will need to understand who is planning this rezone and what the exact plans are. Thanks for your help on this.

[Verizon Campus](#)

David Avenell | Land Acquisition & Development Manager

Weidner Apartment Homes

9757 NE Juanita Drive, Suite 300, Kirkland, WA 98034

O: (425) 250-7312 | C: (206) 595-5733

[davida@weidner.com](mailto:davida@weidner.com) | [www.weidner.com](http://www.weidner.com)

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**PUBLIC COMMENTS**



**From:** Danielle Civale <daniellecivale@gmail.com>  
**Sent:** Tuesday, October 6, 2020 11:46 AM  
**To:** Wintz, Katelynn A  
**Subject:** Regarding development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Good morning Ms. Wintz,

As a resident near the mountain shadows area and a native to Colorado Springs, I cannot express enough how much I oppose the addition of apartments to this beautiful area. To me it doesn't matter the nature of the apartments, ie low income, but rather what the apartments will do to the nature. This area is the gateway to one of the most beautiful natural areas in the country, where most tourists will begin their journey into the Garden of the Gods area. Are large apartment buildings truly how we want to represent ourselves? The impact on the view is appalling. Also, 30th is already only one lane each way, and barely moves during the summer months. Adding additional residences to this area will have an additional negative impact to the traffic. Finally, I am extremely worried about the habitat of the big horn sheep herd. Please, I know our city has a reputation for being run by developers, and I've seen it in action over the years. This area should remain the same. All long time residents would agree, not just NW springs residents. Due to the area, it just makes sense that additional development is a terrible idea. Thanks for your time.

Danielle Civale

**From:** Jenny <jennylee1757@gmail.com>  
**Sent:** Monday, October 5, 2020 11:08 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezone in Mountain Shadows

**Follow Up Flag:** Follow up

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“I am opposed to ALL NEW development at 2424 Garden of the Gods Rd.”

**From:** Tami Cariaga <theoldhasgone517@yahoo.com>  
**Sent:** Monday, October 5, 2020 11:25 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning & Development at 2424 Garden of the Gods Blvd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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To Katelynn Wintz:

I do not live right next to the proposed development at 2424 Garden of the Gods Blvd, but I do live in Tamarron and routinely travel this area for family, business, and daily exercise at GoG.

I primarily oppose this development due to the already heavy traffic congestion on Garden of the Gods Blvd and 30th Avenue -- current traffic is already a problem without the addition of this development! I also understand that the developers of this project have no plans to include a recreational/open space area for the residents of this proposed complex. How is that keeping in line with the spirit of Colorado Springs, which stands out as a city that cherishes open space, nature, and an amazing park system? Has an impact study been done by the developers for the potential impact on the already overcrowded space at Ute Valley and Garden of the Gods? What about the impact on traffic, specifically at the intersection of Garden of the Gods Blvd and 30th Avenue, as well as the addition of any more traffic along the overburdened 30th Avenue?

**PUBLIC COMMENTS**

Residential homes, or low-density townhomes, in line with the other housing in Mountain Shadows would seem a wiser move by those making these planning decisions -- not approval of an enormous, excessively tall, and population-dense apartment complex.

Thank you for your consideration.

Tami Cariaga

6371 Georgetown Court

Colorado Springs CO 80919

**From:** Richard Bylina <richardbylina@yahoo.com>

**Sent:** Tuesday, October 6, 2020 2:44 PM

**To:** Wintz, Katelynn A

**Cc:** Ada Diaz Kirby; Mary Collins

**Subject:** Rezoning 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**Categories:** Other stuff

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Dear Ms. Wintz,

My wife and I are strongly opposed to rezoning and developing 2424 Garden of the Gods. We chose to live in Mountain Shadows on Rossmere St because of the pristine nature of that area of Colorado Springs. This community does not want more high density housing, there is sufficient apartment / condominium style housing in that area on the north east corner of 30th and Garden of the Gods.

Adding 572 residential units on the corner of 30th and Flying W Ranch Rd would be devastating to traffic issues, destructive to the pristine Mountain Shadows environment, over crowding of neighborhood services, and be an overall negative impact to my community.

I would be interested in seeing the studies that were submitted that allowed this initiative to pass first round approval. Please do not allow this negative impact happen.

**PUBLIC COMMENTS**



Sincerely,

Rick Bylina

[Sent from Yahoo Mail on Android](#)

**From:** Debra Gries <debbiegries@gmail.com>

**Sent:** Tuesday, October 6, 2020 11:18 AM

**To:** Wintz, Katelynn A

**Subject:** Rezoning of 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello,

My family has lived in Mountain Shadows for 30 years. We have watched many changes over these years. We suffered loss from the Waldo Canyon Fire in 2012 along with the 350 owners of homes that burned to the ground. Owners are finally seeing values increase to pre-fire values. Enough is enough.

I question whether anyone sitting on the City Planning Commission lives in Mountain Shadows. If so, common sense would guide any voting member to question the impact to the Mountain Shadows community and the existing Artemis@Spring Canyon apartment complex at 30th and Garden of the Gods. By the way there is another apartment complex going in at 30th St and Champagne Dr in Mountain Shadows. More traffic added to Mountain Shadows. Was every homeowner in Mountain Shadows notified of this proposal? Of course not, just the measly number surrounding the proposed development.

**Traffic Impact:** The plan is adding 3,750 units. If you allow 2 vehicles per unit that's adding 7,500 vehicles to the intersection on a daily basis. At the least 6,000 vehicles. Ridiculous. I invite the City Planning Commission to sit at the corner of Garden of the Gods and 30th. Does anyone on the City Planning Commission know that a traffic study was conducted on the main throughway, Flying W Ranch Rd in Mountain Shadows and Centennial Blvd less than 2 years ago? Residents had a meeting with the Traffic Control Manager to discuss speed limits and the amount of vehicles daily. She determined that due to the amount of traffic the speed limits

**PUBLIC COMMENTS**

would be dropped to 30 mph in Mountain Shadows. Has it helped not one bit. I'll bring you Starbucks, a chair and umbrella and help you count vehicles. Take your pick at commuting time 6:30-9 am or 3:30-6 pm. People are using Garden of the Gods and Fillmore/Fontmore as shortcuts to Hwy 24. They are avoiding congestion on I25 and Hwy 24. The traffic study just happened to occur during COVID-19 when the governor of Colorado forced a stay at home for those working outside their home along with tourists to Garden of the Gods, the nationally advertised #1 park in the US? Flying W Ranch has resumed business. Again, traffic has increased in Mountain Shadows. This is before COVID-19 restrictions are lifted and people arrive in bus loads. Red Leg Brewery is being built on Garden of the Gods with very little concern of the left turns drivers will be taking on Garden of the Gods in front of said traffic. Wonder who performed that traffic study before plans were approved? Accidents will increase there and that's before consuming alcohol.

**Schools:** Have you consulted with Colorado Springs School District 11? You have Chipeta and Trailblazer Elementaries. These schools already support children from Twin Oaks, Pinon Valley, Mountain Shadows and Artemis@Spring Canyon apartment complex. A good portion of these students walk to school. Any child living in the proposed plan will also walk to Chipeta. Again, I invite all of you to walk a child to Chipeta elementary at Champagne and Ramsgate or Flying W Ranch and Ramsgate. There's no school crossing guard (because COS doesn't have the funds) to provide per the results of a Chipeta PTO meeting and the city. Let's see, 3,750 units times .75 child residing in each unit and let's calculate 33% are elementary age, that's adding 922 children to Chipeta Elementary unless you start bussing.

**Crime:** Since El Paso County moved offices into the old Intel building there has been an increase in crime. Again, I've lived here since 1989 in the same house. Our car has been broken into twice in the last 3 years along with several other neighbors in the surrounding areas mentioned above.

**Noise:** Currently, the south side of Mountain Shadows is impacted by the noise of the building off of Garden of the Gods and Centennial. In the summer you must keep your windows closed to sleep. Now, proposed building for 3 years.

**Views of the mountains:** Yes, I'm a Realtor. Don't even kid yourself if you don't think views impact values on a property. The impact of the MCI building was enough. Now the proposal is higher in elevation. This will greatly impact the homeowners property values where the views will be eliminated due to this proposed plan. By the way, I don't see this type of development being imposed on the Flying Horse, Broadmoor, Kissing Camels or Peregrine developments.

**Wildlife:** Based on the proposal, the wildlife in the northwest part of the city is no longer a priority. What about the longhorn sheep, bears and deer?

**Recreation:** Where are the parks? Aren't developers required to allocate land? Mountain Shadows park is small. Garden of the Gods is in the news regarding the current amount of visitors to the park annually (traffic increase!) and the damage to the natural surroundings. Yet, the City Planning Commission is considering this plan? I refer to newer developments such as Flying Horse, Wolf Ranch, Banning Lewis Ranch, etc.

Thank you for your time spent reading this email.

All the best,

Debbie Grie



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

[www.peakareahomes.com](http://www.peakareahomes.com)

719-332-9927 Cell/Text

RE/MAX Real Estate Group

12265 Oracle Blvd Ste 200

Colorado Springs, CO 80921

**PUBLIC COMMENTS**

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GRI-Graduate REALTOR Institute

LHP-Luxury Home Professional

CDPE-Certified Distressed Property Expert

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**From:** DON O'HARE <daohare@comcast.net>  
**Sent:** Tuesday, October 6, 2020 10:38 AM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning the property at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

BLUF: WE ARE OPPOSED TO ALL NEW DEVELOPMENT AT 2424 GARDEN OF THE GODS ROAD.

We are homeowners in the Mountain Shadows filing #2 that will be directly and negatively impacted by the proposed re-zoning contained in File Numbers CPC MP 06-00065-A1MJ20, CPC ZC-20-00127, and CPC CP 20-00128.

My home, which I have owned since built in 1984 at 4810 Cameo Way, directly borders the proposed Zone Change. When purchased, 36 years ago that track on land has remain pristine for wildlife and public enjoyment. It was one of the main reasons why I purchased my home. Rolm Industries was a wonderful neighbor. Now it's under assault by a rezoning project that will destroy the natural wildlife area and carve up the land with dreadful apartments, uproar, traffic, and eliminate the Garden of the Gods pristine scenery.

**PUBLIC COMMENTS**

Given the present noise level and obnoxious pollution generated by Verizon's air handlers and generators we can certainly expect that level to increase substantially during construction and occupancy to the point where it's intolerable. The 45 foot high (actually 70 foot from the road surface), multifamily 572 residential units and those to follow (expanding to 3,750) place an uncompromising strain on the land use, the surrounding vegetation, certainly the wildlife, and especially the current occupants of Mountain Shadows filing #2. It will destroy the natural beauty of the area all for the sake of the developers' interest.

This strain includes the fact that the proposed and subsequent units lie in a flood plain. Furthermore, traffic density will certainly overwhelm the current road network despite the traffic study conducted during the height of the COVID-19 pandemic and the Colorado order to stay at home, (not the most realistic or honest portrayal of traffic). Current owners in Mountain Shadows filing #2 area will suffer decreased property values total devaluation of the area, which that will correspond to lower tax revenue for El Paso County. Who wants to buy a home that overlooks potentially 3,750 units?

Developers in Colorado Springs have never been held responsible for the costs associated with the increase in infrastructure like parks, improved roads, schools from the primary to secondary, recreation areas, wildlife endangerment and destruction, recreation and its impact on Garden of the Gods (a major tourist attraction), safety of current residents via traffic and the potential for crime due to the type of residential units being planned. The costs always gets passed on to the residents.

This high density housing does not fit with natural beauty of the area. The Colorado Springs City Planners got it right and zoned it correctly back in the 1980s; let it be. We oppose all new developments at 2424 Garden of the Gods road.

*//s//*

Don & Gail OHare

Home Owners in Mountain Shadows

**From:** Marc Flicker <marcflicker@yahoo.com>  
**Sent:** Tuesday, October 6, 2020 7:32 AM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning

**Follow Up Flag:** Follow up  
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Katelynn

My wife and I live in mountain shadows on Trevor lane and lost Our home in Waldo Canyon fires and then again to fire in Feb 19. After rebuilding our home and lives twice we wanted to express our voice to strongly oppose rezoning the Verizon complex that would permit building apartments or condos that would impact local home value and increase traffic. Just wanted to send our opinions. Please contact us if you have any questions.

Marc and Kelly Flicker  
M-719-352-9212



**From:** Tim OBrien <obrientj10@yahoo.com>  
**Sent:** Tuesday, October 6, 2020 11:30 AM  
**To:** Wintz, Katelynn A  
**Subject:** STOP Apartment Development at 2424 Gardens of the Gods Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

Just recently we became aware of the City Planning Commissions phase 1 action to approve the developer planned proposal at the subject location. We are adamantly OPPOSED to this new development.

This type of high density development does not fit into character of the neighborhood community, and will create additional traffic congestion through Garden of the Gods road, create an environmental impact on the natural wildlife, especially the big horn sheep living in the hills, and an urban eyesore of the beautiful entrance to the states best day time park. It's no surprise this developer covets the most beautiful and idealic place on the west side of town to build multi use facilities.

It is not enough that there are already apartments across the street of the planned location...why more, and why there, excepts for the beauty of area that can be can assuredly converted to commercial/ profit making venture.

Once it's gone, it's gone. Please don't let the contractors and developers influence their way into building these units, in probably the most beautiful piece of undeveloped land left in that area of Mountain Shadows/ Garden of the Gods. There are many other places in the city that an accommodate the growing need for more housing...

Please put a STOP to the 2nd phase of the proposal process and DISAPPROVE this proposal.

Most Sincerely,

Tim and Sue O'Brien  
1955 Avalon Court  
COS, Colorado 80919

**PUBLIC COMMENTS**

**From:** Amy York <amy.broseYork@gmail.com>  
**Sent:** Tuesday, October 6, 2020 12:03 PM  
**To:** Wintz, Katelynn A  
**Subject:** Strongly oppose 2424 Garden of the Gods request for zoning change

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms Wintz,

I am writing to you to voice my objection to the request for zoning change for 2424 Garden of the Gods Road. My reasons for my objection are; -Gateway to Garden of the Gods Park - As we all know, the Garden of the Gods Park is the crown jewel of our local parks and tourist attractions. The main entrance into the park is along 30th Street which is primarily accessed from Garden of the Gods Road. The city should be considering how to create a proper gateway entrance to the park rather than considering a zoning change that will lead to the area being over developed which will take away from the natural beauty of the area. Protecting our local crown jewel should be a priority to the City. -Pedestrian & bicyclist safety along 30th Street - Allowing the zoning change will create greater population density in the area which will lead to more traffic accidents with pedestrians and cyclists along 30th Street. The section of 30th Street from Garden of the Gods Road all the way south to Colorado Avenue is too narrow for the current volume of traffic and is a major safety hazard for pedestrians near the Visitor's Center and even worse for those riding their bikes on this section of road. Additionally, increased traffic on Flying W Ranch Road will also create more risk for K-5 students crossing the street at Chipeta Elementary School. These are safety issues now and I urge those making the decisions on this development proposal to simply observe these areas now to see just how bad the risk is now for pedestrians and cyclists alike. Allowing more density at this site will lead to more pedestrian and bicycle accidents with automobiles. -Overall neighborhood safety if another evacuation were necessary - We all remember the Waldo Canyon Fire of 2012. The evacuation that occurred the day the fire came into Mountain Shadows created complete gridlock and only "by the grace of God" were there not more fatalities - if you recall, about 50% of the neighborhood had already been evacuated days before. Mountain Shadows only has 2 major arteries for evacuation (Centennial and 30th Street) and it was proven in 2012 that these roads already cannot handle the volume required to ensure the safety of our residents. -Potential negative impact to the Big Horn Sheep Habitat and other wildlife - 2424 Garden of the Gods Road is a parcel of land which is also part of the local Big Horn Sheep herd habitat. This herd is very unique to this immediate area and

**PUBLIC COMMENTS**

2424 is right in the middle of their habitat. Since Big Horn Sheep do not migrate, allowing significant development within their current habitat will put the herd at risk. Additionally, this area is frequented by deer, bobcats, bear and mountain lions which will create more automobile vs animal accidents as well as force them to move to new areas. -Traffic Congestion - This intersection is already over utilized during rush hour every weekday and during the tourist season, (Memorial Day - Labor Day) the volume of traffic is significantly greater than what the intersection and 30th Street are built to handle. By adding residences, shops, and restaurants - this problem will be completely unmanageable. Lastly - the current owner of this building has proven they are not interested in being good neighbors. They have received many complaints about the noise their ventilation system creates, simply responding that they are within the noise limits set forth by the city. As a large building owner within a residential neighborhood, the proper response should be to try and determine a solution...or at least make us think they considered one. The previous owner of this building and parcel was a "good neighbor", they worked with MSCA to enhance our neighborhood and they supported us greatly after the Waldo Canyon Fire. I am not opposed to development, but I am opposed to giving a commercial landowner in an urban environment "carte blanche" to do whatever they like. Sincerely,

Amy York

**From:** Larry Crutchfield <crutch5ptl@hotmail.com>  
**Sent:** Tuesday, October 6, 2020 3:12 PM  
**To:** Wintz, Katelynn A  
**Cc:** Larry Crutchfield  
**Subject:** Subj.: Development Proposal for 2424 W. Garden of the Gods Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Sent: 06Oct.2020@2:12P.M.

Larry V. Crutchfield  
4925 Braeburn Way  
Colorado Springs, CO 80919  
Email: crutch5PTL@hotmail.com

Ms. Katelynn Wintz  
City Planner  
Email: Katelynn.Wintz@coloradosprings.gov

Subj.: Development Proposal for 2424 W. Garden of the Gods Rd.

**PUBLIC COMMENTS**

Dear Ms. Katelynn:

Almost three decades ago, my wife and I and our three sons, moved into our new home, the third house built on Braeburn Way. With military service spanning the years 1967 to 1991--I'm a Vietnam vet, my wife was a career Army pediatric nurse--it was the first real, permanent home we had ever had. It was a dream come true.

We selected this lot for our home, initially because of its beautiful natural setting and the abundance of indigenous wildlife. Our choice was validated by the realtor's assurances regarding zoning for the area. He indicated that it was for limited residential use and that a primary goal of the zoning authority was to maintain the vicinity's natural, scenic approaches to the Navigator property and Garden of the Gods, both of which are major tourist attractions.

Garden of the Gods park has been named the number one tourist destination among all city parks in the United States, but that could change. Over the past few years, GoG Road has become increasingly more choked with traffic. Then, with the addition of hundreds, perhaps even thousands of additional residents driving/commuting/vacationing via GoG Rd, 30<sup>th</sup>St., and Flying W Ranch Rd., driving anywhere in the area could become a daily horror.

I have enjoyed taking daily walks in Garden of the Gods and surrounding areas for years. However, if more and more people were crowded together and/or stacked on top of each other in multi-storied housing complexes, walking or any other outdoor activity, like cycling, hiking, jogging, etc., would eventually be crowded out and become unsafe. To make matters worse, such conditions invariably result in higher crime rates as well.

All things considered, the development proposal for 2424 W. Garden of the Gods Road, would for me and my family turn what has been a dream come true, into an

unanticipated nightmare. And from what I have heard from my neighbors, we are by no means alone.

Respectfully,

Larry V. Crutchfield

**From:** Stephanie Johnson <stephannjohn@gmail.com>  
**Sent:** Monday, October 5, 2020 10:03 PM  
**To:** Wintz, Katelynn A  
**Subject:** Verizon Rezone Opposed

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello,

I am opposed to ALL NEW development at 2424 Garden of the Gods Rd. I have significant concerns about traffic impact, crime rates increasing, and devaluation of the area.

Stephanie Johnson

**From:** Jeff Gray <pawsum@comcast.net>  
**Sent:** Monday, October 5, 2020 10:42 PM  
**To:** Wintz, Katelynn A  
**Subject:** Verizon

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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My family and I have lived across Flying W Ranch Road From the(MCI, Worldcom,)Verizon building for 25 years +. I love Mountain Shadows and my neighbors. I love the views and the open spaces. I am 100% opposed to rezoning for packing more people in when there is open space all over the El Paso area. No Rezoning! Jeff, Susan, Gabriel and Erin Gray

4990 Granby Circle  
CO. Springs, CO. 80919

Sent from my iPad



**From:** Bob Schlueter <schlu3@comcast.net>  
**Sent:** Tuesday, October 6, 2020 2:12 PM  
**To:** Wintz, Katelynn A  
**Subject:** Zone change around Verizon building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Wendy

I'm against this change because I believe that after Covid this area already has potential traffic problems that will affect the entire area. Under these unusual conditions keeping people from going out more this part of town already has problems with too many people in too small an area.

Bob Schlueter

Sent from my iPhone

**From:** Jeff Diehl <thebigdiehl@gmail.com>  
**Sent:** Tuesday, October 6, 2020 12:17 PM  
**To:** Wintz, Katelynn A  
**Cc:** Nancy  
**Subject:** Zoning Change for 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

My wife and I, residents of Mountain Shadows since 1998, have serious concerns about the proposed zoning/ land use changes for the property at 2424 Garden of the Gods Road.

We are a part of some 86% of Mountain Shadows (MS) that were NOT officially apprised of the proposed changes, due to the extremely small radius (believe I read it was 1,000 feet) of adjacent property owners who were notified (thank you to the MSCA, Next Door, and our neighbors). This mis-step should be rectified by a postponement of the hearing/ decision, and a broader notice.

Our concerns no doubt echo what you've heard from others, and we're confident shared by the majority of our neighbors:

Safety. As we learned in the Waldo Canyon wildfire, egress routes for MS are already at maximum capacity.

**PUBLIC COMMENTS**

Density. The mixed uses proposed will more than double the population density for MS. This will destroy the unique natural ambiance of this gorgeous area and stress everything from traffic, through to open spaces/ parks, to utilities.

Governance Slight of Hand. Inserting this zoning change as an appendix to the original plan conveys the impression that it's just a slight adjustment for a small area. When, in fact, it sabotages the spirit and intent of that plan for the entire neighborhood and damages the quality of life for the entire NW quadrant of our fine city.

Capacity. The proposal does not address, much less provide analysis, concerning the expected additional traffic on the main artery, Garden of the Gods (which is already jammed at rush hours). In fact, there would also be increased loading on 30th, Mesa, Rockrimmon, and Vindicator (on to Woodmen, via Vindicator).

Height. The proposed allowed building height is unreasonable for the foothills area, destroying the view of the front range for many homeowners. This is a direct contradiction to the original covenants, which forbid even excavation and tree removal in foothill open space areas.

Ambiance. MS was built and governed to capitalize on the natural beauty, views, and wildlife of the area, and lots were consciously larger than most other new areas, to remain distinctive. This is what attracted many of us to the area, and has contributed to quieter evenings, very minimal traffic on residential streets, some reasonable distancing from commercial spaces, unobstructed views, lower crime rates, etc. It'd be a travesty to set those ideals aside at this point, basically renegeing on inferred intentions/ promises.

Crime. We have already seen an increase in crime, most notably vehicle break-ins and theft, probably owing largely to financial conditions (e.g., increased unemployment). Adding a high density of "targeted" resources will surely only serve to further increase that trend, in an area the CSPD used to be able to consider pretty much crime free.

Reciprocation. From the article in the Gazette, the percentage of land in this development set aside for public use, most notably park/ open space and perhaps a school, seems rather small in

relationship to the density of construction and people.

We suggest the City negotiate to a more reasonable balanced density and use mix for this wonderful property, postpone the decision, ensure wider notification and review, lower the maximum building height, and provide rigorous studies of the impacts on infrastructure (and how the developer and City/ County will mitigate them). As it stands, this proposal ruins one of the nicest neighborhoods in our region, betrays the current residents, and would be a poster case for assertion that the developers are running roughshod ...

v/r,

Jeff and Nancy Diehl

2465 Jenner Court

Colorado Springs, CO

**From:** Daniel Van Weddingen <ducatigti@gmail.com>

**Sent:** Monday, October 5, 2020 9:21 PM

**To:** Wintz, Katelynn A

**Subject:** Zoning Change

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz,

I as a resident of Colorado Springs highly object to the proposed zoning application to the Verizon area. We must preserve at all costs our land (whats left of it) and the beautification of said area. Further construction and damage to the natural beauty is abhorrent.

I am all for businesses making profit and providing jobs for locals. just not at the expense of precious nature. I am sure, with the technology that they employ can figure out a better solution.

--

Daniel Van Weddingen,

CISSP, RHCE,RHCA

**PUBLIC COMMENTS**

**From:** nonawayne@comcast.net  
**Sent:** Tuesday, October 6, 2020 2:44 PM  
**To:** Wintz, Katelynn A  
**Subject:** proposed development of 2424 W. Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I understand many present residents of the area around the proposed project are opposed to the development. It is no wonder, as it is now, the property is attractive and well maintained, the buildings are also attractive and “fit” well into the space. So it is important for the neighbors to be assured that the developers will strive to maintain a reasonable quality to their proposal. Most certainly the established trees and landscaping needs to be kept. The neighborhood message states that the developer is planning 30 units per acre. That is too dense and needs to be reduced to 10. Clustered of course, but with much green space and park-like areas, not only to keep the entire area looking inviting for neighbors, but also for the residents who will move in to live there and call it home. Hopefully the buildings that are there now will be kept and utilized in their present condition. What was the discussion by City Planning when the original plans by MCI were approved?

The proposal states that the master plan is to allow a mix of Office, Commercial, Residential and Industrial. People need to know what percentage of each are planned and approved. City Planning has already talked with various agencies about the impact on traffic, geological concerns, utilities, etc. I assume that includes schools, a concern for some present neighbors as well. If the residential percentage is contained, many of the neighbor’s concerns will be reduced. This needs to be made clear, it is only fair. Please explain the quality aspects of this project. Will this make the neighborhood and Colorado Springs a better place to live?

Nona Wayne  
2930 Brogans Bluff Drive  
Colorado Springs, CO  
80919

**From:** Andrei Andries <andreey82@gmail.com>  
**Sent:** Monday, October 5, 2020 6:09 PM  
**To:** Wintz, Katelynn A

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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As a nearby resident,  
I am opposed to to any new development at 2424 Garden of the Gods. High density housing would have multiple negative impact on our neighborhood.

Sent from my iPhone

**From:** Kay Davis <kayd@pcisys.net>  
**Sent:** Monday, October 5, 2020 4:59 PM  
**To:** Wintz, Katelynn A

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

I am opposed to ALL NEW development at 2424 Garden of the Gods Rd. It is my understanding that there is a land developer planning to put hundreds of single family housing units in 4-5 story tall buildings in that area.

This type of housing does not belong there. I'm sure all those who purchased property before had no idea this could happen in their neighborhood. The traffic going and coming from Chipeta elementary is difficult now. I cannot imagine adding children from this development.

Have you asked District 11? This seems like way too many people, perhaps consider something like already across the street.

Thank you for your time.

Kay Davis  
1339 Chesham Cir  
Colorado Springs CO 80907  
719-599-4594



**From:** Guy George Sherwood <guygeorgesherwood@gmail.com>  
**Sent:** Monday, October 5, 2020 12:54 PM  
**To:** Wintz, Katelynn A

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Please don't allow this I density housing to go in at 30th and Garden of the gods. You are wrecking the city and you will be wrecking that beautiful neighborhood. This town is already starting to resemble Denver enough is enough.  
Sent from my iPhone

**From:** Mitchell McBreairty <mitchmcbreairty@gmail.com>

**Sent:** Monday, October 5, 2020 6:34 PM

**To:** Wintz, Katelynn A

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**Categories:** Other

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I am opposed to all new development at 2424 Garden of the Gods road.

**From:** Patrick Tasca <pjaltasca@yahoo.com>

**Sent:** Monday, October 5, 2020 6:11 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 GOG Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**Categories:** Other stuff

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Dear Ms. Wintz,

I am opposed to ALL NEW development at 2424 Garden of the Gods road. It will cause significant traffic issues as well as block the beautiful views. I also feel the wildlife would be affected as well. Thank you.

Amie Tasca

[Sent from Yahoo Mail on Android](#)

**From:** JODENE RAHAMAN <jdrahaman@comcast.net>

**Sent:** Monday, October 5, 2020 6:27 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 GOG Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms Wintz; I am writing to you to voice my objection to the request for zoning change for 2424 Garden of the Gods Road. My reasons for my objection are; -Gateway to Garden of the Gods Park - As we all know, the Garden of the Gods Park is the crown jewel of our local parks and tourist attractions. The main entrance into the park is along 30th Street which is primarily accessed from Garden of the Gods Road. The city should be considering how to create a proper gateway entrance to the park rather than considering a zoning change that will lead to the area being over developed which will take away from the natural beauty of the area. Protecting our local crown jewel should be a priority to the City. -Pedestrian & bicyclist safety along 30th Street - Allowing the zoning change will create greater population density in the area which will lead to more traffic accidents with pedestrians and cyclists along 30th Street. The section of 30th Street from Garden of the Gods Road all the way south to Colorado Avenue is too narrow for the current volume of traffic and is a major safety hazard for pedestrians near the Visitor's Center and even worse for those riding their bikes on this section of road. Additionally, increased traffic on Flying W Ranch Road will also create more risk for K-5 students crossing the street at Chipeta Elementary School. These are safety issues now and I urge those making the decisions on this development proposal to simply observe these areas now to see just how bad the risk is now for pedestrians and cyclists alike. Allowing more density at this site will lead to more pedestrian and bicycle accidents with automobiles. -Overall neighborhood safety if another evacuation were necessary - We all remember the Waldo Canyon Fire of 2012. The evacuation that occurred the day the fire came into Mountain Shadows created complete gridlock and only "by the grace of God" were there not more fatalities - if you recall, about 50% of the neighborhood had already been evacuated days before. Mountain Shadows only has 2 major arteries for evacuation (Centennial and 30th Street) and it was proven in 2012 that these roads already cannot handle the volume required to ensure the safety of our residents. -Potential negative impact to the Big Horn Sheep Habitat and other wildlife - 2424 Garden of the Gods Road is a parcel of land which is also part of the local Big Horn Sheep herd habitat. This herd is very unique to this immediate area and 2424 is right in the middle of their habitat. Since Big Horn Sheep do not migrate, allowing significant development within their current habitat will put the

**PUBLIC COMMENTS**

herd at risk. Additionally, this area is frequented by deer, bobcats, bear and mountain lions which will create more automobile vs animal accidents as well as force them to move to new areas. - Traffic Congestion - This intersection is already over utilized during rush hour every weekday and during the tourist season, (Memorial Day - Labor Day) the volume of traffic is significantly greater than what the intersection and 30th Street are built to handle. By adding residences, shops, and restaurants - this problem will be completely unmanageable. Lastly - the current owner of this building has proven they are not interested in being good neighbors. They have received many complaints about the noise their ventilation system creates, simply responding that they are within the noise limits set forth by the city. As a large building owner within a residential neighborhood, the proper response should be to try and determine a solution...or at least make us think they considered one. The previous owner of this building and parcel was a "good neighbor", they worked with MSCA to enhance our neighborhood and they supported us greatly after the Waldo Canyon Fire. I am not opposed to development, but I am opposed to giving a commercial landowner in an urban environment "carte blanche" to do whatever they like. Sincerely, Jodene Rahaman

**From:** Patrick Tasca <pjaltasca@yahoo.com>

**Sent:** Monday, October 5, 2020 6:28 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 GOG housing project.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz,

I'm opposed to all new developments proposed in the area of 2424 Garden of the Gods Road. I feel the potential for thousands of additional people moving into a condensed area is going to create many problems. Street congestion, school overcrowding, and crime to name a few. Plus the negative impact on wildlife and the environment in the surrounding areas. I hope there is consideration being taken to the people currently living in the area and the impact to their lives as well.

Respectfully,

Patrick Tasca

[Sent from Yahoo Mail on Android](#)

**PUBLIC COMMENTS**

**From:** James Hamme <hamme.j.apn@gmail.com>

**Sent:** Monday, October 5, 2020 1:23 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 GOG road project

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I'm writing to oppose the proposal to have high density housing as the 125 acres is too small to accommodate the 45 feet tall building, expansion to 3750 units. The high density housing also does not fit in with the overall theme of the area.

Thanks, Jim hamme 80919

**From:** Ihor Fedorak <ifedorak@earthlink.net>  
**Sent:** Monday, October 5, 2020 6:31 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GOG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I'm writing to express my opposition to all new development at 2424 Garden of the Gods Road.

Thank you,

Ellen Arendt  
8305 Lauralwood Lane  
80919



**From:** Mike Enright <enright803@gmail.com>  
**Sent:** Monday, October 5, 2020 5:19 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden Of The Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Katelynn,

I am opposed to ALL NEW DEVELOPMENT at 2424 Garden of the Gods Road. I live in Oak Valley Ranch and have already noticed an increase in traffic and local open space/park use in the past few years. Bringing more people to this part of town will increase traffic, block our natural views of GOG, increase crime, push wildlife out of their free-range area, and increase noise level. We choose to live here for the quiet, safe neighborhoods, good nearby trails and parks, and close proximity to Garden of the Gods. Development in this area will crush everything we moved here for. Please please please don't let this happen!

Sincerely,  
Michael Enright

**From:** rjdcarr@aol.com  
**Sent:** Monday, October 5, 2020 5:39 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Ms. Wintz,

I would like to submit my feedback that I am opposed to the proposed new development at 2424 Garden of Gods Road. I believe 574 units is too many for this area to support without negative repercussions. I am assuming that more units would be built later after this initial 574 units and I will likely be opposed to that as well. I am not opposed to changing the plan for 2424 Garden of Gods. I live in the Pleasant Valley neighborhood to the south of Mountain Shadows. I regularly travel on 30th street and use the parks and open space areas nearby. I believe that density of development is favorable over sprawl as our community grows. I do not wish to see more developments created to the far east of COS. My opinion is though that 574 units would create a significant and negative increase in the number of people traveling on 30th street from Hwy 24 past Garden of the Gods. Also, I believe Garden of Gods and Pinon Valley Park and other surrounding recreational areas will see significant increases in usage and it will be too many people and create negative impacts. Lastly and maybe most importantly is that I do not see any plans for this project to include affordable housing units. Our community needs a balance of housing options to support workers who are of average and below average income/wages in the area. I look forward to hearing more about hte project. A recent search of The Gazette didnt turn up any articles about this project. I hope more information will be distributed more widely.

Sincerely,

Julie Carr

1341 Adams Drive

COS 80904

**PUBLIC COMMENTS**

**From:** Trent & Becky Miller <tbmiller@q.com>  
**Sent:** Monday, October 5, 2020 4:50 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Opposition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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We are writing to express opposition to the proposed development at 2424 Garden of the Gods Road. We have been residents of Mountain Shadows since 2007. We chose to live in Mountain Shadows because of the established neighborhood, good schools, mature trees great views and wildlife and this development as proposed will destroy the neighborhood. All of the views will be blocked with multi-story construction built on the already elevated hill side. In addition, the herd of big horn sheep that have been in the area for decades will be displaced as the hillside behind the proposed construction sight is part of their natural habitat (as well as the other wildlife who call the area home!).

There will be additional increases in traffic. There was a huge increase in traffic after The Citizens Service Center relocated years ago and most recently, the area is heavily traveled with traffic going to the increasingly popular tourist attractions in the area- specifically Glen Erie and Garden of the Gods Park. 30th Street, a narrow 2 lane road, isn't equipped to handle the flow of traffic during the busy tourist seasons. Traffic will be backed up onto 30th and police are positioned to do traffic control at the park entrance. Add to that the road bikes regularly using 30th as a thoroughfare and this area can't support the traffic an additional multi-family large housing unit would produce.

The proposed apartment style housing is sure to add to the crime and noise levels in the area as well. Cars are regularly broken into and packages taken from porches. 2 homes on our street alone have been broken into as well within the last few years. This area will turn into a construction zone for many years to come with not only the building of the high-density housing proposed, but all the other infrastructure that will be needed to support the increased population. The outdoor spaces in the area are already crowded and no additional open space is included in the plans for this development. Where's the social distancing?

Mountain Shadows and surrounding areas have been a desirable place for families to live due to the quality elementary schools in the neighborhood. Over the years, Chipeta Elementary has been at capacity. A complex this size will cause overcrowding in the schools that are already struggling for space.

**WE ARE OPPOSED TO PROPOSED NEW DEVELOPMENT AT 2424 GARDEN OF THE GODS ROAD. PLEASE DO NOT APPROVE ANY PORTION OF THIS PROJECT!**

Regards,  
Becky and Trent Miller  
Mountain Shadows residents  
719-684-4483

**PUBLIC COMMENTS**



**From:** Ben Knauss <ben@benknauss.com>  
**Sent:** Monday, October 5, 2020 7:57 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods RD

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Katelynn,

I appreciate you taking the time to read this email. I understand you are probably getting overwhelmed with the number of emails about this development, but I hope you take it seriously how concerned we are with the development of this area. I am sure people have went into detail about their concerns. I have those same concerns as my neighbors and I hope you will consider our concern with take appropriate actions.

Again, thank you for your time and for listening to us!

-Ben Knauss

**From:** gardenberg@aol.com  
**Sent:** Monday, October 5, 2020 5:56 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd..

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I forgot to mention the water issue. My friend, a horse owner was told by the feed store today there would not be alfalfa and hay because of the drought. That is a problem. Send the excess folks to a wetter state.....

**From:** mefalcone@comcast.net  
**Sent:** Monday, October 5, 2020 6:47 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**Categories:** Other

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Ms Wintz

I am writing to let you know of my strong opposition to any and all NEW development at 2424 Garden of the Gods Road. I oppose this new development for many various reasons, some of which I have listed below:

1. Traffic will be a problem. It is a problem now and with additional development it will be unbearable. The streets on this side of town DO NOT SUPPORT any new development which will increase daily traffic
2. The wildlife, specifically the big horn sheep. This reason alone should be enough to stop the madness of increased development. We live on this side of town to enjoy such majestic nature, this new development will irreversibly destroy that
3. Crime! Crime! Crime!
4. Lower home values secondary to the destruction of wildlife and views
5. The schools in this area are already overcrowded. This development will exponentially increase this problem

**PUBLIC COMMENTS**

6. This is just a bad idea...it's bad for the neighborhoods, it's bad for the schools, it's bad for the streets and it is bad for the NATURE!!!

I implore you to please NOT ALLOW this new development. It will destroy what makes this part of the city so beautiful.

Thank you

Beth Falcone



**From:** Matt Purcell <matt@cobbmechanical.com>  
**Sent:** Monday, October 5, 2020 3:40 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**Categories:** Other

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

**Matt Purcell** | Business Development

[mpurcell@cobbmechanical.com](mailto:mpurcell@cobbmechanical.com)

P: 719.471.8958 Ext. 035 C: 719.338.6800



2906 W. Morrison, Colorado Springs, CO 80904

[www.cobbmechanical.com](http://www.cobbmechanical.com)

**PUBLIC COMMENTS**

**Colorado Springs | Denver | Austin | Phoenix**

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**PUBLIC COMMENTS**

**From:** Kellie McCormack <kellie.d.mccormack@gmail.com>  
**Sent:** Monday, October 5, 2020 2:32 PM  
**To:** Wintz, Katelynn A  
**Cc:** Kevin McCormack  
**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms. Wintz -

My husband, Kevin, and I are very much against any new development at 2424 Garden of the Gods Road. I can't imagine why City Planning would even consider this development plan as much as the environment and conservation are in the news and we hear politicians speaking all the time about "saving the planet." This development plan would forever change the wonderful westside wildlife and nature that Colorado Springs residents treasure.

We will be watching this process and make sure ALL our family and friends are aware too.

Respectfully,

Kellie & Kevin McCormack

**PUBLIC COMMENTS**

1390 Amstel Dr

Colorado Springs, CO 80907

719-360-1634

**From:** madison mcbreairty <mcbreairtymadison1024@gmail.com>

**Sent:** Monday, October 5, 2020 7:13 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Mrs Wintz,

I am writing to let you know of my strong opposition to any and all NEW development at [2424 Garden of the Gods Road](#). I oppose this new development for many various reasons, some of which I have listed below:

1. Traffic will be a problem. It is a problem now and with additional development it will be unbearable. The streets on this side of town DO NOT SUPPORT any new development which will increase daily traffic
2. The wildlife, specifically the big horn sheep. This reason alone should be enough to stop the madness of increased development. We live on this side of town to enjoy such majestic nature, this new development will irreversibly destroy that
3. Crime! Crime! Crime!
4. Lower home values secondary to the destruction of wildlife and views
5. The schools in this area are already overcrowded. This development will exponentially increase this problem
6. This is just a bad idea...it's bad for the neighborhoods, it's bad for the schools, it's bad for the streets and it is bad for the NATURE!!!

**PUBLIC COMMENTS**

I implore you to please NOT ALLOW this new development. It will destroy what makes this part of the city so beautiful.

Thank you

Madison McBreairty

**From:** Elizabeth Hildy <elizabethannhildy@gmail.com>  
**Sent:** Monday, October 5, 2020 8:00 PM  
**To:** Wintz, Katelynn A; Knight, Don; Strand, Tom; Murray, Bill; Williams, Wayne  
**Subject:** 2424 Garden of the Gods zone change

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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To Whom it May Concern:

I frequently drive Centennial, 30th Street to Old Colorado City, or Manitou, or Red Rocks Canyon. I understand a traffic study was done during Covid-19 for a large high density housing complex.

Please do not do this. The road over there is too small to accommodate this plan. You have school zones nearby, wildlife that crosses those roads, and people who moved here for the views.

I lived in a small community in Illinois that put growth ahead of planning, and roads and schools suffered from the lack of forethought. The intense traffic on one lane/each way roads was one of our reasons for moving.

Please don't turn Colorado Springs into Oswego, IL.

Elizabeth, Ed, Elise & Eve Hildy

**PUBLIC COMMENTS**

**From:** rhoda@secretwindowevents.com  
**Sent:** Monday, October 5, 2020 3:30 PM  
**To:** Wintz, Katelynn A  
**Subject:** proposed development 2424 Garden of Gods Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

Katelynn,

As a Colorado Springs native for 63 years, I am writing to express my concern for the proposed development at 2424 Garden of the Gods Rd.

Garden of the Gods provides a beautiful and serene respite from the city life of Colorado Springs. A 45' tall multi-family unit will not only disrupt the amazing view and serenity of the Garden of the Gods, but will also have a profound impact upon the wildlife, specifically the herd of bighorn sheep that lives in that area.

30th Street can barely handle the traffic now, and will certainly not be able to handle the additional traffic that a multi-family unit facility will bring. The city of Colorado Springs can not, and should not, continue to encroach on the beautiful open space that this city has. Garden of the Gods is one of the natural attractions that this city is famous for, and to build a 45 foot structure in its midst would be a disaster. Residents of the city, especially residents on the west side of Colorado Springs take pride in the surrounding beauty of the Garden of the Gods and the open space it provides.

If the city of Colorado Springs is hell bent on building a 45' multi-family unit structure, build it east of the city where most of the development has taken place, and where roads can handle the additional traffic.

**PUBLIC COMMENTS**



Again, I AM OPPOSED TO ALL NEW DEVELOPMENT AT 2424 GARDEN OF THE GODS ROAD IN COLORADO SPRINGS, CO

Respectfully,

R. Archuleta

**From:** Kris Rose <coloradoleaves@gmail.com>

**Sent:** Monday, October 5, 2020 1:34 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 opposed to all new development at 2424 Garden of the Gods Road. The traffic in the neighborhood is already at it's max, and the feel of the neighborhood would be completely ruined with a 572 unit residence building. Our purchase of a home in this area 30 years ago was based upon the view, the surrounding open space and the minimal traffic. We've already seen so much growth, please don't spoil what little bit of peace is left in this area.

Thank you for your consideration.

Carolyn Rose

Resident, Mountain Shadows

**From:** SLK <parksidesherri@gmail.com>

**Sent:** Monday, October 5, 2020 4:16 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am appalled to hear there is even a consideration to allow a multi family complex to be built a 2424 Garden of the Gods Rd. This area is a peaceful natural area with lots of wildlife. Flying W Rd does not have the ability to handle even the traffic that flows on it now, much less adding a major complex with who knows how many people living there. As well as the impact it would have on schools in the area.

I would be willing to bet my last dollar that the corporation/builder that is pushing this is NOT a resident, has no connection to Colorado, much less Colorado Springs.

This idea is outrageous and disgusting. I am totally against this project at 2424 Garden of the Gods Rd. Stand up against this project, show our citizens you care about the quality of life in this beautiful area.

Sherry Kulling

**PUBLIC COMMENTS**

**From:** Dr Paul J Pavlik <pjpavlik@gmail.com>  
**Sent:** Monday, October 5, 2020 6:32 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GoG complex

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello,

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

Thanks,  
Dr. Paul J Pavlik

Sent from my iPhone

**From:** Dave Jeffrey <djeffrey@jpmprototype.com>  
**Sent:** Monday, October 5, 2020 3:57 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GoG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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. Wintz,

I wish to express my objection to the zoning change for 2424 Garden of the God. Although I sympathize with the owner and the difficulty of leasing out the units, I also know of the many issues it would cause. I own a business just off GoG on Forge Rd. and the traffic on GoG is horrible and nothing has been done to address it other than adding more stoplights which is just making things worse.

As a residence of the area we are already seeing an increase in crime and I believe this will just increase the crime rate even more. This is an area that is blocked in. During the Waldo Canyon Fire, it was a nightmare getting people out of the area, so safety is of concern as well.

I believe the city would need to do a number of things before something like this should be considered.

Thank you!

**Dave Jeffrey** | President/CEO  
**JPM Prototype & Mfg., Inc.**

Tel: 719-522-9592

**From:** Holly Stone <hmstone2000@aol.com>  
**Sent:** Monday, October 5, 2020 5:48 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 development proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Greetings Katelynn

I'm writing to inform you that I am unequivocally opposed to the proposed plan for development at 2424 Garden of the Gods Rd.

As a life long resident of Mountain Shadows I can say that the uniqueness of our surrounding nature and wildlife make this the most desirable place to live in our city.

Giving any of our landscape over to a developer would cause impacts beyond our lifetimes.

Holly Stone  
5677 Majestic Dr  
Formerly 2430 Brogans Bluff Dr

Sent from my iPhone

**From:** Michelle Jackson <momof2brightflowers@gmail.com>  
**Sent:** Monday, October 5, 2020 4:38 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 zone change

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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This email is in response to the proposed housing along the bluff 2424 Garden of the Gods. This habitat is vital for the animals and traffic is already horrible on GOG, this would only make it worse. Do not let a developer ruin the natural landscape and add congestion to the west side.

Michelle Jackson  
Sent from my iPhone

**From:** Joel Metzker <joel.metzker@coloradosprings.g>  
**Sent:** Monday, October 5, 2020 1:52 PM  
**To:** Wintz, Katelynn A  
**Subject:** AR FP 20-00632 - Enclaves at Mountain Vista Filing 5A - Engineering Development Review

**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!**

**Review Item - Engineering Development Review**

**Project-Review Number:** 26258-1  
**Buckslip:** AR FP 20-00632  
**Subdivision or Project Name:** Enclaves at Mountain Vista Filing 5A  
**Planner:** Katelynn A Wintz  
**Responsible Engineer:** Joel Metzker

**Reviewer:** Joel Metzker

---

**Description:**  
**Item Type:** (FP) Final Plat  
**Submittal:** 1st  
**Date Received:** 09/21/2020  
**Date Due:** 10/05/2020  
**Date Reviewed:** 10/05/2020  
**Firm:** None  
**Review Fees:** None: 0.0000 @ \$0 per none, Total Fee: \$0.00  
**Review Fees are Paid?:** False  
**Reviewer Comments:**

Comments on the Final Plat:

1. SWENT has no comments on Final Plat.

Informational Comments:

1. A final drainage report was reviewed and returned to the engineer. None of the remaining comments should affect the Final Plat.



**From:** Harvey Karlsen <harveykarlsen@gmail.com>  
**Sent:** Monday, October 5, 2020 2:37 PM  
**To:** Wintz, Katelynn A  
**Subject:** Bad, short sided development plans for Mountain Shadows

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Ms. Wintz,

I was shocked to hear of a developer's plan to put in multi family units at the former location of MCI on 30 th street. I am totally opposed to this.

Mountain Shadows area, a quiet, residential area is the WRONG place for something like this. It would definitely ruin the area . Dense housing (30 units per acre) is what will to higher crime, significant traffic congestion, the quality of the schools would drop severely ( we're already overcrowded), Mountain Shadows can not absorb 3,750 new units.

I came to this town in 1984. We were happy to get away from the horrendous congestion of New York City and Boston to a pleasant town like the Springs .

I am deeply saddened because it seems no one in local government is charged with protecting the quality of life in Mountain Shadows.

Ms. Wintz, can you imagine increasing and ongoing crime and accident reports for a west side neighborhood that was once a highly desired neighborhood but was ruined by very bad decision coming from you and your team.

The leadership of Colorado Springs should be giving a resounding "NO" to an irresponsible plan like this.

Harvey Karlsen

homeowner in Mountain Shadows

Sent from my iPhone

**PUBLIC COMMENTS**

**From:** Terry Wagoner <tpwag77@yahoo.com>  
**Sent:** Monday, October 5, 2020 3:23 PM  
**To:** Wintz, Katelynn A  
**Subject:** Concerns for the proposed development at 2424 Garden of Gods Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To Whom it may concern,

We are very concerned about the proposed development in our community. Even though there is approval from a governmental study, common sense tells us the traffic will be impacted enormously from this amount of added residents in the area. The population in this 35 plus year old quiet and established community will explode. Our parks, schools, trails and walking paths will be overloaded. People moved into this area for the charm, scenery and more peaceful lifestyle. If we wanted to live in a crowded, high traffic, and congested neighborhoods we would have moved to the east or northeast sides of town. The scenery from our home will be impeded by looking at an apartment structure. Safety, crime, the impact to wildlife, noise, etc. that will be injected into this area will be overwhelming. Studies do not account for the quality of life that the residents in this area have worked hard for and enjoyed for years. But the only thing that talks in these days and greedy times is money.

Terry and Patricia Wagoner  
2160 Ramsgate Terrace

**PUBLIC COMMENTS**

**From:** Glenn Carlson <glenn.o.carlson@gmail.com>  
**Sent:** Monday, December 21, 2020 6:34 PM  
**To:** Haley, Britt I; Wintz, Katelynn A  
**Subject:** 2424 Garden of Gods rezoning - open space question and concerns  
**Attachments:** 2424 GoG Map Overlay.JPG; 2424 GoG Rezoning Parcel designation.pdf

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Ms. Haley and Ms. Wintz,

Undoubtedly, you've heard of the backlash from the community regarding this change in zoning and subsequent development plans. Personally, I believe that it detracts from the Mountain Shadows Master Plan, adds to congestion, and is detrimental to homeowners and wildlife in the area. While that process continues to play out, I specifically wanted to address a couple issues regarding what would be "Parcel 3" in the attached. Per the developer, they would be leaving Parcel 3 as open space, per their language here. "The Concept Plan shows the entire western portion of the site as open space due to the steep topography which makes it unsuitable for development."

Does this mean it will remain private property, but left undeveloped? If they eventually changed their mind and intended to develop it, would it require a brand new public process since that would be different from the current application? Or....does this mean they intend to have it publicly accessible either via a TOPS purchase or land swap scenario?

Long story long, I live where the blue circle is in the attached photo and the area in red is a major wildlife corridor, especially Bighorn Sheep. We are incredibly lucky to have them in our area along with deer, bobcats, mountain lions, hawks, eagles, turkeys, bears, foxes, coyotes, and much more. I am very concerned about the open space in their plan being publicly accessible. Aside from the wildlife, it is steep terrain (noted in the planning doc) and we have issues with trespassing already.

**PUBLIC COMMENTS**

Looking forward to your response and we appreciate the open manner in which you have conducted the public process thus far!

--

Glenn Carlson

**From:** John M <jvmclainjr@gmail.com>  
**Sent:** Monday, December 28, 2020 3:55 PM  
**To:** Frank McGee - DNR; corey.adler@state.co.us; Wintz, Katelynn A; kimberly.berscheid@state.co.us  
**Cc:** Bill Wysong; Bobbi Price 2424 Rezone; Caitlin Henderson; Dorothy Macnak; Eddie Hurt; Jeff Norton MSCA Rezone; John McLain; President; RON JOHNSON; Tina Brooks  
**Subject:** Fwd: Project Proposal for 2424 Garden of the Gods Rd.  
**Attachments:** Colorado Springs 2424 Garden of Gods Concept Plan Sheep impact Letterhead.pdf; 2020-12-28 email to DNR-CPW, Bighorn.pdf

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Frank McGee, Corey Adler, Kaytelynn Wintz,

Please see attached PDF with my concerns.

Thank you,

John McLain

CC: Mountain Shadows Community Association

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

From: **Berscheid - DNR, Kimberly** <[kimberly.berscheid@state.co.us](mailto:kimberly.berscheid@state.co.us)>

Date: Mon, Dec 28, 2020 at 8:34 AM

Subject: Project Proposal for 2424 Garden of the Gods Rd.

To: <[jvmclainjr@gmail.com](mailto:jvmclainjr@gmail.com)>

Cc: Corey Adler - DNR <[corey.adler@state.co.us](mailto:corey.adler@state.co.us)>, Frank McGee <[frank.mcgee@state.co.us](mailto:frank.mcgee@state.co.us)>

Mr. McLain,

**PUBLIC COMMENTS**

Please see the attached letter and let me know if you have any questions!

Thank you,

Kimberly Berscheid

Administrative Assistant, Area 14



P 719.227.5219 | F 719.227.5264

4255 Sinton Road, Colorado Springs, CO 80907

[kimberly.berscheid@state.co.us](mailto:kimberly.berscheid@state.co.us) | [cpw.state.co.us](http://cpw.state.co.us)

**From:** D Rodriguez <sheltyclover@gmail.com>  
**Sent:** Friday, January 1, 2021 5:55 PM  
**To:** Wintz, Katelynn A  
**Subject:** I oppose all new development at 2424 Garden of the Gods Road

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I own a home in Mountain Shadows and I am away on a job site in another state. My address is 4945 Champagne Drive Colorado Springs Colorado. My name is Daniel Rodriguez and I oppose all new development at 2424 Garden of the Gods Road. I did not get notice of this till recently; a neighbor informed me of this flyer at my door step. Please accept my disapproval of this development so close to my retirement home planned in near future. Sincerely, Daniel Rodriguez

**From:** Rory Banovich <rockiebano@hotmail.com>  
**Sent:** Friday, January 8, 2021 7:06 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to planned 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!**

Good evening Katelyn.

I am writing to oppose the planned development at 2424 Garden of the Gods Road. I reside in this area and the impact to our community here in Mountain Shadows cannot withstand a development such as this.

Again, I oppose this development.

Respectfully,  
Rory Banovich

Sent from my T-Mobile 5G Device  
Get [Outlook for Android](#)



**From:** JOHNS, TERRY <TERRENCE.JOHNS@d11.org>  
**Sent:** Wednesday, December 30, 2020 12:33 PM  
**To:** Wintz, Katelynn A  
**Subject:** RE: 2424 Garden of the Gods - CPC CP 20-00128  
**Attachments:** RE Initial Submittal - 2424 W. Garden of the Gods Rd. Concept Plan - CPC CP 20-00128

**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!**

**First of all my name is Terry.....**

And I already responded to this back in October, see attached

***TERRY JOHNS RA, CEFPI  
DISTRICT ARCHITECT, PLANNER, SENIOR  
PROJECT MANAGER  
OFFICE 719-477-6057  
719-499-1145*** **CELL**



---

**From:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Sent:** Tuesday, December 29, 2020 1:36 PM  
**To:** JOHNS, TERRY <TERRENCE.JOHNS@d11.org>  
**Subject:** 2424 Garden of the Gods - CPC CP 20-00128

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi John –

Back in September we processed an application at 2424 Garden of the Gods Road for a zone change & concept plan that would allow for multi-family residential development at the project site which is at the corner of N 30<sup>th</sup> Street and W Garden of the Gods Road. This project received **a lot** of public interest and several comments in opposition to the proposed project cited school capacity concerns. This item is getting ready to be heard in front of City Planning Commission and I would like to include a statement from District 11 about the capacity of the surrounding schools if the proposed 450 units in phase 1 & 2 are constructed in the future.

I imagine that the developer will be required to pay fees in lieu of land dedication, but any kind of validation or acknowledgement of how the proposed residential use would impact the District, or the Districts ability to accommodate the potential influx of new students, would be very helpful in presenting the information to the Planning Commission. If there is anything you can provide to me, please let me know

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

**PUBLIC COMMENTS**



**Katelynn Wintz, AICP**

*Senior Planner*

Phone: (719) 385-5192

Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)

**Land Use Review  
Division**

City of Colorado

Springs

30 S Nevada Avenue,

Suite 701

Colorado Springs, CO

80903

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**From:** intellaw@comcast.net  
**Sent:** Wednesday, January 6, 2021 11:23 AM  
**To:** Wintz, Katelynn A  
**Subject:** RE: 2424 Garden of the Gods Project Updates

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

Dear Katelyn,

Thank you for your invitation to the 01/21/2021 City Planning Commission Meeting regarding the proposed rezoning of 2424 Garden of the Gods property.

Please communicate my following comments to the City Planning Commissioners and City Council:

I have resided in our Mountain Shadows neighborhood for over 20 years.

I opposed the proposed rezoning of the 2424 Garden of the Gods property. It is a bad and disturbing idea for Mountain Shadows neighborhood and the City of Colorado Springs.

This property is already developed for good paying office jobs that exist there now and will likely grow in the future with the current zoning and population growth of Colorado Springs. Reducing parking spaces and adding apartments undercuts and goes against the City's original plans for thriving office like businesses on this property.

Changing zoning is also tantamount to "bait and switch" and makes zoning laws illusory for homeowners who made their investments in Mountain Shadows.

Also despite what a CSFD representative said at the last meeting on this subject, please don't make the evacuation safety of residents worse than it already is.

Mountain Shadows and nearby neighborhoods already have plenty of apartments with the latest one going up near Centennial Boulevard and Mule Deer Drive.

Mountain Shadows has a skilled workforce that includes unemployed, underemployed, and people who have to commute to Denver and beyond to earning a living. Let's help this workforce prosper closer to home.

Developer and City of Colorado Springs, please do what is right for the West Side of Colorado Springs.

Thank you.

Sincerely,

Anthony N. Woloch  
2280 Vanreen Drive  
Colorado Springs, Colorado 80919-5592 U.S.A.

**PUBLIC COMMENTS**

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**From:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Sent:** Tuesday, January 5, 2021 5:02 PM  
**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Cc:** Friedman, Samuel <Samuel.Friedman@coloradosprings.gov>  
**Subject:** 2424 Garden of the Gods Project Updates

Hi all –

Thank you for your continued interest in the 2424 Garden of the Gods project. I have a few project updates for you. First, the scope of work changed slightly from the initial review to the subsequent resubmittal in November. The scope changed to request a PUD zone district instead of a standard zone district. This change required us to modify the project numbers associated with the Zone Change request and Concept Plan applications to reflect the request for a PUD Zone Change (PUZ) and PUD Concept Plan (PUP). The new file numbers are:

CPC PUZ 20-00176  
CPC PUP 20-00177

The previous file numbers are still accessible with all project information still available for review. I will be adding one final piece of correspondence in the previous file numbers folders directing any interested parties to search the new file numbers noted above for up to date site information. Moving forward please use the file numbers noted above to review project information.

Second, the internal staff review of this application is complete and the project is scheduled to be heard at the next City Planning Commission meeting on Thursday January 21, 2021. The meeting begins at 8:30 AM and this item will not be heard before 9 AM. If you plan to attend the meeting you can expect the following:

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**Katelynn Wintz, AICP**

Senior Planner

Phone: (719) 385-5192

Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)

**Land Use Review  
Division**

City of Colorado  
Springs

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**PUBLIC COMMENTS**

30 S Nevada Avenue,  
Suite 701  
Colorado Springs, CO  
80903

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**From:** RICH PATTERSON <pattersonphd@msn.com>  
**Sent:** Tuesday, January 5, 2021 5:28 PM  
**To:** Wintz, Katelynn A  
**Subject:** RE: 2424 Garden of the Gods Project Updates

**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, Katelynn.

I see in CPC PUZ 20-00176 the traffic report says that 30<sup>th</sup> street is four lanes. How do they figure that?

Rich

**Richard J. Patterson, Ph.D.**

[www.pattersonPHD.com](http://www.pattersonPHD.com)

**Phone** 719-260-1541 **Fax** 719-260-1541

---

**From:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Sent:** Tuesday, January 5, 2021 5:02 PM  
**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Cc:** Friedman, Samuel <Samuel.Friedman@coloradosprings.gov>  
**Subject:** 2424 Garden of the Gods Project Updates

Hi all –

Thank you for your continued interest in the 2424 Garden of the Gods project. I have a few project updates for you. First, the scope of work changed slightly from the initial review to the subsequent resubmittal in November. The scope changed to request a PUD zone district instead of a standard zone district. This change required us to modify the project numbers associated with the Zone Change request and Concept Plan applications to reflect the request for a PUD Zone Change (PUZ) and PUD Concept Plan (PUP). The new file numbers are:

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Second, the internal staff review of this application is complete and the project is scheduled to be heard at the next City Planning Commission meeting on Thursday January 21, 2021. The meeting begins at 8:30

**PUBLIC COMMENTS**

AM and this item will not be heard before 9 AM. If you plan to attend the meeting you can expect the following:

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**Katelynn Wintz, AICP**

*Senior Planner*

Phone: (719) 385-5192

Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)

**Land Use Review  
Division**

City of Colorado  
Springs

30 S Nevada Avenue,  
Suite 701

Colorado Springs, CO  
80903

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**From:** ReToolCOS  
**Sent:** Thursday, December 31, 2020 1:16 PM  
**To:** Amy Aranda  
**Subject:** RE: Against Rezoning of 2424

Good afternoon,

Thank you for your email.

I have forwarded on your comments to the 2424 Garden of the Gods project planner.

Please be aware that this email is tied with the RetoolCOS project which, in short, is the rewrite of the Chapter 7 Zoning & Subdivision Ordinance. For more information, please visit the [RetoolCOS project website](#).



**RetoolCOS Project Team**

Website:

<https://coloradosprings.gov/retoolcos>

Email: [RetoolCOS@coloradosprings.gov](mailto:RetoolCOS@coloradosprings.gov)

**Land Use Review Division**

City of Colorado Springs

30 S Nevada Avenue, Suite

701

Colorado Springs, CO

80903

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**Effective November 18, 2020** – Land Use Review Staff is working remotely and will be available via phone, email, or by appointment only.

Plans and/or submittals can be dropped off and/or picked up from the Planning & Community Development/Land Use Review dropbox located in the 1<sup>st</sup> floor lobby of the City Administration Building (30 S Nevada). Please ensure that any plan and/or submittal is packaged and clearly addressed to Planning & Community Development/Land Use Review **and assigned Staff member**.

-----Original Message-----

From: Amy Aranda <amy.aranda17@gmail.com>  
Sent: Thursday, December 24, 2020 7:19 AM  
To: ReToolCOS <ReToolCOS@coloradosprings.gov>  
Subject: Against Rezoning of 2424

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,

My immediate family and I, homeowners in Piñon Valley, adamantly oppose the rezoning proposition to allow increased multi family construction in the area.

We moved here in 2020 for many reasons, one of them being to escape the traffic and overpopulation of our previous city. It grew larger than its infrastructure could handle and the impacts were felt by its residents.

**PUBLIC COMMENTS**



We love Colorado Springs. We aren't afraid of change, but some types of change are irreversible. The changes this type of resining will make cannot be undone. The landscape will be changed forever, the traffic will increase, the culture and pace of the city will change, in our opinion, for the worse.

Thank you for your consideration.

Respectfully,

The Aranda Family

**From:** mcomber1@netzero.net on behalf of mcomber1@netzero.com  
**Sent:** Tuesday, January 5, 2021 6:53 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: 2424 Garden of the Gods Project Updates  
**Attachments:** Message

**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!**

Katelynn,

Thanks for keeping us apprised of this proposal. I for one, plan to voice my concerns -virtually- on the 21st of January.

Lee McOmber

Please note: message attached

From: "Wintz, Katelynn A" <Katelynn.Wintz@coloradosprings.gov>  
To: "Wintz, Katelynn A" <Katelynn.Wintz@coloradosprings.gov>  
Cc: "Friedman, Samuel" <Samuel.Friedman@coloradosprings.gov>  
Subject: 2424 Garden of the Gods Project Updates  
Date: Wed, 6 Jan 2021 00:02:07 +0000

**PUBLIC COMMENTS**

**From:** Kathleen Saporito <kathy.saporito@gmail.com>  
**Sent:** Tuesday, January 5, 2021 6:36 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: 2424 Garden of the Gods Project Updates

**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 wanted to send you this picture my husband took during a bike ride last year. It's on Lanagan street in Mtn shadows.



**PUBLIC COMMENTS**

Not sure if you can use this!

Kathy

On Tue, Jan 5, 2021 at 5:02 PM Wintz, Katelynn A <[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)> wrote:

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**PUBLIC COMMENTS**

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**Katelynn Wintz, AICP**

*Senior Planner*

Phone: (719) 385-5192

Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)

**Land Use Review  
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City of Colorado  
Springs

[30 S Nevada Avenue,  
Suite 701](#)

[Colorado Springs, CO  
80903](#)

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**From:** Michaela Laune <emlaune@gmail.com>  
**Sent:** Tuesday, January 5, 2021 5:58 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: 2424 Garden of the Gods Project Updates

**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!**

Have NOT read all the material you sent out, but thought it might be interesting to note that in coming by there about two hours ago, there was a "FOR LEASE" sign on the property.....not a "FOR SALE" sign....Perhaps it is being played both ways?

Michaela

On Jan 5, 2021, at 5:02 PM, Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hi all –

Thank you for your continued interest in the 2424 Garden of the Gods project. I have a few project updates for you. First, the scope of work changed slightly from the initial review to the subsequent resubmittal in November. The scope changed to request a PUD zone district instead of a standard zone district. This change required us to modify the project numbers associated with the Zone Change request and Concept Plan applications to reflect the request for a PUD Zone Change (PUZ) and PUD Concept Plan (PUP). The new file numbers are:

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**PUBLIC COMMENTS**

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<image001.png>

**Katelynn Wintz, AICP**

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Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)

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80903

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<image004.png>

<2424 W. Garden of the Gods Rd-Postcard CPC 1.21.21.pdf>



**From:** Brian Pohl <brianpohlmtnbum@gmail.com>  
**Sent:** Thursday, January 7, 2021 6:02 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: 2424 Garden of the Gods Project Updates

**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 want to express my continued disagreement for the proposals for the site at 2424 Garden of the God at the west end up against the foothills. I live in this neighborhood and do not want to see the development and increases it will cause to traffic, crime, etc.

Sent from my iPhone

On Jan 5, 2021, at 5:02 PM, Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hi all –

Thank you for your continued interest in the 2424 Garden of the Gods project. I have a few project updates for you. First, the scope of work changed slightly from the initial review to the subsequent resubmittal in November. The scope changed to request a PUD zone district instead of a standard zone district. This change required us to modify the project numbers associated with the Zone Change request and Concept Plan applications to reflect the request for a PUD Zone Change (PUZ) and PUD Concept Plan (PUP). The new file numbers are:

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**PUBLIC COMMENTS**

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<image001.png>

**Katelynn Wintz, AICP**

*Senior Planner*

Phone: (719) 385-5192

Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)

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City of Colorado  
Springs  
30 S Nevada Avenue,  
Suite 701  
Colorado Springs, CO  
80903

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<image004.png>

<2424 W. Garden of the Gods Rd-Postcard CPC 1.21.21.pdf>

**From:** CenturyLink Customer <noramcintire@q.com>  
**Sent:** Tuesday, December 1, 2020 10:05 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GoG road 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!**

Hi,

I live in Mountain Shadows and do not want all those housing units coming in. I want to be updated on

situation. I helped to fund support for Mountain Shadows representative.

Thanks,

Nora

**From:** Amy June <amyjune@yahoo.com>  
**Sent:** Wednesday, December 9, 2020 10:49 AM  
**To:** Wintz, Katelynn A  
**Subject:** Letter RE: Re-Zoning of 2424 Garden of the Gods Rd

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

Dear Ms. Wintz,

I would like to voice my opposition to the proposed apartment complex proposed for the Verizon site at Garden of the Gods Road and 30th. There are many practical reasons why this development should be avoided. However, I'm going to focus on the issues nearest and dearest my heart.

Having lived in Colorado Springs for the last 17 years I have seen great changes in the last two. Much of our open space is being developed as evidenced by the houses being built on the mesa on the eastern side of 30th across from Glen Eyrie. I urge you to take the necessary steps to preserve what we love about Colorado Springs, especially the west side - the traffic-free streets, views, and open spaces.

Sure, who wouldn't want to live in an apartment steps from Garden of the Gods? I can see how developers must be salivating over this prime location. The problem is that this area, more than any other in Colorado Springs, points to what we are about - our legacy of open spaces for all to enjoy. Garden of the Gods is no longer just a Colorado treasure, but a national treasure, based on recent polls. Let's make the difficult decision to preserve this area for everyone, wildlife included.

Please, I urge you as city leaders, entrusted with the long-term vision for our future, don't let this area become overrun with 1,000s of additional residents that would clog streets, further negatively impact the land & wildlife, and cover up more of our beautiful views.

Sincerely,

Brad & Amy Quicksall  
8025 Sawback Trail  
Colorado Springs, CO 80919

**PUBLIC COMMENTS**

**From:** jeff createclarity.com <jeff@createclarity.com>  
**Sent:** Monday, November 30, 2020 6:10 PM  
**To:** Wintz, Katelynn A  
**Subject:** RE: 2424 W Garden of the Gods Project Updates & New Neighborhood Meeting Information

**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!**

Katelynn,

I tried the search, based on what you listed below and did not get results. I searched for 2424 garden and I found all of the items. I was a Planning Commissioner for 6 years, recently, so I am familiar with LDRS, but I suppose others will be frustrated.

Also, I commend you for the last meeting. I would have gone ballistic with all of the silly and insulting comments. We certainly had heated Planning Commission meeting, but face-to-face people were not so rude. Digital communication is really coarsening our discourse.

Regards,  
Jeff Markewich

---

**From:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Sent:** Monday, November 30, 2020 5:09 PM  
**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Subject:** 2424 W Garden of the Gods Project Updates & New Neighborhood Meeting Information

Hello all –

Thank you for your continued interest on the development applications currently under review for the 2424 W Garden of the Gods Road project. As requested as a follow-up to the last neighborhood meeting, I'm emailing everyone to clarify a couple items and to provide project updates.

1. Review Process specific to this application: This application is on a City Council approval track, which meaning City Council is the final approval/disapproval authority on the referenced applications. In order for this project to be considered at City Council, the following two steps in the process must be completed: a) internal staff review and b) City Planning Commission Public Hearing. The project is currently still within the internal staff review stage and has not been scheduled for a public hearing before the City Planning Commission. When it is scheduled, standard notification procedures will occur for both Planning Commission and City Council. Additionally, an email notification similar to this one will be sent out to everyone who has contact me regarding the project.
2. Recording of the October neighborhood meeting: There is a saved recording of the first neighborhood meeting which took place in October. Unfortunately, the City's project tracking system will not allow the meeting recording to be uploaded, as the file type is not supported. Staff may have the ability to share copies of the recorded meeting (via USB or CD), but interested parties will need to submit a CORA request. If this is something you are interested in,

**PUBLIC COMMENTS**

please follow up with me so I can direct you in the best way to obtain the information requested.

The Applicant has submitted revised plans associated with this project that are currently under review. You can review all the revised materials for the concurrent applications by following this link: <http://eoc.springsgov.com/ldrs/>. You will then type in the associated file number and click <search> to review the plans. The most recent versions of the plans will have an upload date of 11/30/20 for your review. The website allows you to search one application at a time & the file numbers for the three associated applications are:

**CPC MP 06-00065-A1-MJ20**

**CPC ZC 20-00127**

**CPC CP 20-00128**

Based on the recent resubmittal, the City, in cooperation with the Applicant, has organized a second neighborhood meeting to be held on **Thursday, December 10<sup>th</sup>, 2020 between 5:30 PM – 7:30 PM**. The meeting information is copied below. The intent of this meeting is to review the proposed changes from the initial submittal and an opportunities for any interested residents to comment on the changed project. I've attached an agenda for the meeting.

Please share this information with your neighbors or any other interested parties & look forward to speaking with you all at the next neighborhood meeting.

Thank you,

Kate

**Katelynn Wintz invites you to join this Webex meeting.**

Meeting number (access code): 146 195 1175

Meeting password:

fUWagQMd359

Thursday, December 10, 2020

5:30 pm | (UTC-07:00) Mountain Time (US & Canada) | 2 hrs

Need help? Go to <http://help.webex.com>

Join meeting

**Tap to join from a mobile device (attendees only)**

+1-408-418-9388,,1461951175## United States Toll

**Join by phone**

+1-408-418-9388 United States Toll

[Global call-in numbers](#)

**Join by video system, application or Skype for business**

Dial [1461951175@webex.com](tel:1461951175@webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

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**PUBLIC COMMENTS**



**Katelynn Wintz, AICP**

*Senior Planner*

Phone: (719) 385-5192

Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)

**Land Use Review  
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City of Colorado  
Springs

30 S Nevada Avenue,  
Suite 701

Colorado Springs, CO  
80903

---





**From:** CATHY CHILTON <chilicathy@aol.com>  
**Sent:** Monday, November 30, 2020 9:30 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: 2424 W Garden of the Gods Project Updates & New Neighborhood Meeting Information

**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!**

Katelynn, thank you for keeping us informed. I am against this project. If the city wants to develop the west end of Garden of the Gods they should look at Lowry in Denver. It is a destination for all of Denver with excellent dining, breweries, biking, outdoor facilities and museums. We are well on the way with West GoG a new brewery, Space Foundation and Garden of the Gods park. Now we need excellent family dining and biking lanes connecting it all safely. Not a large housing complex.

Sent from my iPad

On Nov 30, 2020, at 5:09 PM, Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hello all –

Thank you for your continued interest on the development applications currently under review for the 2424 W Garden of the Gods Road project. As requested as a follow-up to the last neighborhood meeting, I'm emailing everyone to clarify a couple items and to provide project updates.

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**CPC ZC 20-00127**

**CPC CP 20-00128**

Based on the recent resubmittal, the City, in cooperation with the Applicant, has organized a second neighborhood meeting to be held on **Thursday, December 10<sup>th</sup>, 2020 between 5:30 PM – 7:30 PM**. The meeting information is copied below. The intent of this meeting is to review the proposed changes from the initial submittal and an opportunities for any interested residents to comment on the changed project. I've attached an agenda for the meeting.

Please share this information with your neighbors or any other interested parties & look forward to speaking with you all at the next neighborhood meeting.

Thank you,

Kate

**Katelynn Wintz invites you to join this Webex meeting.**

Meeting number (access code): 146 195 1175

Meeting password: fUWagQMd359

Thursday, December 10, 2020

5:30 pm (UTC-07:00) Mountain Time (US & Canada) | 2 hrs  
Need help? Go to <http://help.webex.com>

Join meeting

**Tap to join from a mobile device (attendees only)**

+1-408-418-9388,,1461951175## United States Toll

**Join by phone**

+1-408-418-9388 United States Toll

[Global call-in numbers](#)

**Join by video system, application or Skype for business**

Dial [1461951175@webex.com](mailto:1461951175@webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

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

**PUBLIC COMMENTS**

level of the City Administration Building. Please ensure they are packaged and clearly addressed to Planning & Community Development/Land Use Review.

<image001.png>

**Katelynn Wintz, AICP**

*Senior Planner*

Phone: (719) 385-5192

Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)

**Land Use Review  
Division**

City of Colorado

Springs

30 S Nevada Avenue,  
Suite 701

Colorado Springs, CO  
80903

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<image003.png>

<Neighborhood Meeting Email information.pdf>

**From:** Rachelle Cully <rachellecully1994@gmail.com>  
**Sent:** Thursday, October 8, 2020 2:55 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GARDEN OF THE GODS RD

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

City Planning,

I'm writing to you in response to the rezone of the former MCI/Verizon property located at 2424 Garden of the God Road. I am a very concerned property owner in Mountain Shadows. I am strongly opposed to ALL NEW development on 2424 Garden of the Gods Rd! We have a hard enough time getting around on Garden of the Gods road in the summertime with all the tourism. Whoever did the traffic study that was approved, doesn't even have close to the correct numbers or information! Why was the traffic study taken during COVID and not during the height of tourist season on a NONE Covid year?? I own a business in Manitou Springs and take 30th St everyday to work. In the summer that road CAN'T handle anymore traffic!

Thank you,

Rachelle Cully

4630 Granby Cicle

**PUBLIC COMMENTS**

**From:** Caitlin Henderson <caitlinalyssephotography@yahoo.com>  
**Sent:** Saturday, October 10, 2020 12:16 PM  
**To:** Wintz, Katelynn A; Knight, Don; Suthers, John; bartbedsole@hotmail.com; Friedman, Samuel  
**Subject:** 2424 GOG Rd Rezoning

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,

My name is Caitlin Henderson. I live in mountain shadows behind the proposed development on 2424 Garden of the Gods road. I'm sure by now you've heard our concerns as a neighborhood, and how we feel we've been left out of the process of something that affects everyone on the westside—especially our neighborhood. It seems as though the plans are already underway, which is completely unfortunately because thousands of folks had no idea and no chance of making their voices heard. I believe the city has failed us on that. I want to ask a few questions and make a few points:

The planning commission should allow public comment on this proposed rezoning and development. If you are truly trying to note the community's best interest, it's imperative we have a say and WORK and collaborate with the developer. They will be in fact our neighbor.

I propose a round table meeting with a few representatives from our community in advance of the hearings and final decisions. This is IMPORTANT.

Is this approval process just for rezoning or is there a concurrent approval process happening for the construction of the project? At the virtual meeting we were just given "ideas" from the developer or the "client" as the representative mentioned. These "ideas" could balloon and turn into something that the neighborhood does not agree to and that does not align with the beauty and character of mountain shadows. The photos we were shown were high rise, modern apartments. This developer has no interest in caring about the neighborhood—only greed and secrecy. The city needs to understand and advocate for the folks in this community.

If future approvals and construction phases are on administrative review only, no public process, the city has failed this great community.

I would like a copy of the power point presentation we were given by the developers who will not give us their name. I would like to share it with my community so they can understand the devastation the city is allowing.

We will continue to make our voices heard to protect the community we love. This is a MASTER PLAN change of this community. It should take more than a few letters sent out to houses 1000 feet away from the project. Please advocate for this community and not just the developers. We are people and we matter.

Thank you,

**PUBLIC COMMENTS**

Cait

Sent from my iPhone

**From:** robert markewich <robertmarkewich@hotmail.com>  
**Sent:** Thursday, October 8, 2020 6:15 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GOG Road- No New 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!

Ms. Wintz,

As a long time resident, I am vehemently opposed to any new development at 2424 Garden of the Gods Road. We already have a traffic problem, and imagine what would happen if there was another major fire like the Waldo Canyon Fire! New development at 2424 will decrease the quality of life on Colorado Springs's west side.

Sincerely,

Robert Markewich

Sent from my iPhone

Sent from my iPhone



**From:** Kelly R. Moss <kellyrmoss@gmail.com>  
**Sent:** Thursday, October 29, 2020 4:17 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods 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!**

I am opposed to the proposed development at 2424 Garden of the Gods Road.

The current traffic congestion has not been addressed and additional developments will certainly cause higher density of traffic flow through 30th and 31st streets - areas where residents already have long waits to attempt to exit their own neighborhoods. It's my understanding that the traffic study was deficient, and did not account for normal traffic patterns, or increased traffic during high tourist traffic. The traffic is out of control.

Approval of the initial project will certainly lead to expansion in the area, increasing demand on streets and resources in an area the city has already tagged a low priority.

Wildlife has already been adversely affected by expansive growth, traffic, and underfunded protections, leading to greater risks for residents, tourists, and wildlife as encounters increase. West of I-25 is the most likely area for large animal populations, and as wolf populations grow, so too will concerns about their territory.

Lastly, we have abandoned areas of currently developed land that should be considered for redevelopment or refurbishment to accommodate increased housing demands where infrastructure currently exists, and neighborhoods need additional support and services from an injection of new population.

**PUBLIC COMMENTS**

**From:** James Caudill <jp@itsensellc.com>  
**Sent:** Monday, October 12, 2020 7:44 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd.

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

Good Morning,

As planning continues for the new residential development at this location, I wanted to submit my comments as a resident of the Springs. I am not necessarily against the idea of planned housing, but I am against any plan that creates a high-density multi-story high-rise. This part of the region hosts many geographical and nature features that make our city what it is and why I chose to relocate here 2 years ago. Structures like these close to the front-range will disrupt that. I think anything built in this particular part of the city need to be complimentary to the geography and need to assure we don't have eye-sores with tall man-made structures robbing it. I don't want this city to become the next Denver.

Thanks and have a good day!  
JP

**From:** Beverly Sherwood <b.sherwood104@gmail.com>  
**Sent:** Sunday, November 8, 2020 2:29 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd

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

Dear Ms. Wintz,

As a resident of the Mountain Shadows neighborhood, I'm writing to object to the rezoning of the property at 2424 Garden of the Gods Rd for all of the reasons listed below:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem. I drive those roads multiple times daily to and from work and errands, and they are busy enough without the burden of additional traffic. I am especially concerned with the numerous child road crossings for the children attending Chipeta Elementary. Any death of a child from a car accident following construction will be at the hands of City Council if they pass this project. The proposal needs to be denied.
2. The approved traffic study apparently was taken during Covid-19 when people were staying home and tourists were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Road during the day, and on Flying W Road day and night. Have you ever been on Flying W Road when the Wranglers are playing? It's a nightmare that we don't need to see repeated 24/7 by a massive new development.
3. The proposed 45-foot-tall multi-family units will block the views of this natural extension of GOG and Navigator land. Shame on Council for allowing anything higher than the surrounding community which is limited to two stories!
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed. Are you kidding? That would destroy the entire sense of peace and comfort that we have come to enjoy throughout the neighborhood.
5. This proposal for high-density housing simply does not fit in with the overall theme of the area., and would result in overcrowding on a massive scale.
6. This type of proposed housing also will attract more crime in the area. In recent years many young families with children have moved in. The safety of these families and children should be paramount.
7. The proposal does not include recreational space for the residents. If developed, half the land needs to be set aside for open space and parkland. That's the way it has been since the original development. Already crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. This project likely will impair the free range of the local bighorn sheep population. Wildlife, especially the bighorn sheep, will likely be eliminated from their free-range area. That would be a travesty for all of us.
9. Safety for pedestrians, hikers, joggers, and bicyclists will be at a higher risk from all of the traffic. This would be on Council's hands if this project is approved.
10. The massive increase of residents in this area likely will accelerate the building of a highway in the area with its attendant noise and light pollution.
11. The already overcrowded schools in this area will be challenged. They were not designed for such a high-density development.
12. Noise levels will increase. We can already hear I-25 and GOG Road traffic in the distance.

**PUBLIC COMMENTS**

13. The roofs will be 70 feet off of the road surface blocking our mountain views. We live here for the beauty. This development will destroy it. It's the wrong place for such high-density development.

14. The City is not the guarantor of the developer. The developer does not need to maximize its profits at the expense of local residents. Please stop this project now.

I thank you for your attention to this. Please acknowledge receipt and add my email address to your email list for notices of all public meetings concerning this proposed change.

Thank you,  
Beverly Sherwood

**From:** Aleisha Butler <aleishabutler@gmail.com>  
**Sent:** Wednesday, October 14, 2020 11:34 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road

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

I am against current plans for the property at 2424 Garden of the Gods Road. My primary concern is Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem. Every apartment represents an exponential amount of vehicles.

Don't do it,

Aleisha Butler

**From:** Fred Warren <fjw0950@yahoo.com>  
**Sent:** Thursday, November 12, 2020 1:38 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods road

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

I am writing to express my opposition to the rezoning proposal of 2424 Garden of the Gods. I have lived in this house since 2017. I love this area and moved here with the impression there would be NO more development. This proposal would more than double the population of Mountain Shadows. Also it would have a severe impact on the things I have listed. PLEASE don't let this happen.

1. Invade bighorn sheep and their migration area  
2. Traffic congestion (approximately 7,000+ more vehicles)  
3. Block view of the mountains with 4 story apartments  
4. Double the population of mountain shadows  
5. 29 times our population density per acre  
6. Evacuation problems in the event of a fire  
7. Increased crime and safety risk  
8. Protect our cities crown jewel, Garden of the Gods park

Thank you in advance for stopping this.

Sincerely

Fred Warren

2540 Ramsgate Ter.

fjw0950@yahoo.com

**PUBLIC COMMENTS**

**From:** RON JOHNSON <john2430@aol.com>  
**Sent:** Tuesday, October 13, 2020 9:34 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

**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 inform you that I am unequivocally opposed to the proposed plan for development at 2424 Garden of the Gods Rd.

As a *forty year* resident of Mountain Shadows I can say that the uniqueness of our surrounding nature and wildlife make this the most desirable place to live in our city.

Giving any of our landscape and quality of life over to a developer would cause negative impacts beyond our lifetimes.

Respectfully,

Ron Johnson



**From:** Debbie Anderson <debs4wine@gmail.com>  
**Sent:** Saturday, October 10, 2020 12:18 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

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 Katelynn I'm writing once again to oppose the rezoning plan. My name is Deborah Anderson. I have lived in the same house in Mountain Shadows since 1986. We moved on the West side thinking that the land could not & would not be further developed west. This rezoning plan is very concerning to me for many reasons. Traffic is already an issue, crime increase, we are already on water restriction, the big horn sheep habitat, emergency services and I could go on and on.  
Please don't approve the rezoning of this property.  
Thank you in advance for your considerations.  
D Anderson

**From:** biverson@aol.com  
**Sent:** Friday, October 9, 2020 5:34 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

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

Dear Katelyn

I am writing you to advise you of my disapproval and total opposition to the proposed plan for development at 2424 Garden of the Gods rd. I am a life long resident of the west side and I know that a development there would not only destroy the natural landscape and drive all wildlife out but would undoubtedly create an even bigger nightmare for an already horrific traffic problem during peak times.

Brett Iverson.

**From:** Emily Nozawa <emily.nozawa@gmail.com>  
**Sent:** Thursday, October 8, 2020 1:02 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

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 citizen of Colorado Springs and member of the Mountain Shadows Community. I would like to receive information and updates regarding the development and re-zoning plans for 2424 Garden of the Gods Road. Please add me to the mailing list.

Thank you,  
Emily Nozawa

**From:** Robert Weber <rmweber818@q.com>  
**Sent:** Thursday, October 15, 2020 4:40 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

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 oppose this large development because it will create more traffic congestion and ruin the views.

Robert Weber

Sent from my iPhone

**From:** Blake Williams <professor.plum.13@gmail.com>  
**Sent:** Thursday, October 8, 2020 8:57 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GoG 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!**

I oppose the change in zoning for new development at 2424 Garden of the Gods. This area was already zoned commercial, and has a business running on the property. This will dramatically change the neighborhood's makeup. It will alter, what has been, a gem of a neighborhood on the west side of Colorado Springs. This area is the gateway to Garden of the Gods park, and is already congested during morning, evening and most of the weekend. We live here because we don't want the population density of Denver, and this would increase the population of the neighborhood significantly. There is already a lack of emergency exits from the west side, as seen during the Waldo canyon fire, and adding significantly more people will be more dangerous.

I believe the purpose of zoning is to protect all surrounding property, the quality of life, values and appeal. There is already a master plan for the neighborhood that many of us found appealing, and that property was included. I have personally met the owners of the property, neither of which live here, but in Florida and am confident that don't care about Colorado Springs. They have not followed through on promises they made to us as tenants of the building, and have no reason to believe they care about our neighborhood at all.

If zoning doesn't serve the purpose of protecting neighbors in an **established** neighborhood, then what is the point of a master plan and zoning at all?

Blake Williams

Mountain Shadows resident 20 years.

**PUBLIC COMMENTS**

**From:** Teresa McMullin <te345mc@gmail.com>  
**Sent:** Sunday, October 11, 2020 5:59 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GoG Rd virtual 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!**

Hello Katelynn,

This is Teresa McMullin. I sent you a couple of emails and attended the virtual meeting about 2424 GoG Rd. Is it possible to email me a copy of the chats that were put on the website during the meeting on October 7? And/or the comments of the people who spoke on the subject?

My email address is [te345mc@gmail.com](mailto:te345mc@gmail.com).

Thank you for your time,

Teresa

**From:** Debbie Anderson <debs4wine@gmail.com>  
**Sent:** Saturday, November 7, 2020 12:41 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Rezoning

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

1. Invade bighorn sheep and their migration area 2. Traffic congestion (approximately 7,000+ more vehicles) 3. Block view of the mountains with 4 story apartments 4. Double the population of mountain shadows

29 times our population density per acre 5. Evacuation problems in the event of a fire 6. Increased crime and safety risk 7. Protect our cities crown jewel, Garden of the Gods park Thank you in advance for stopping this.

Sincerely

Deborah L Anderson  
2540 Ramsgate Ter.

**From:** BRAD B <1thebrad@gmail.com>  
**Sent:** Thursday, October 8, 2020 4:35 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W Garden of the Gods proposed 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!**

Katelynn, thanks you for reading this note. I want to express my objection to the proposed development plan as it is submitted for development. The increased density proposed and the height of the buildings would be an eye sore to this part of town. Increased density will negatively impact our community, increase the traffic, school and park density as well as decrease the beauty factor as well as cause a much higher fire and flood danger. Colorado Springs is a city that has a superior quality of life that opens many people's eyes to envision a lifestyle and quality of life that is very difficult to duplicate.

I ask that the beautiful of the west side of Colorado Springs not lose its scenic landscapes and views that include Garden of the Gods, Pikes Peak to name a few of the expansive foothill views.

I would propose that a revised development plan be submitted that would dramatically reduces the density, a dramatic compromise by the developer should be the goal!

Thank you,

Brad and Patti Brunk

5430 Chambery Ct, 80919

**PUBLIC COMMENTS**



**From:** Julia O <julia777@gmail.com>  
**Sent:** Saturday, October 10, 2020 10:09 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W. Garden of the Gods Rd.

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

Katelyn,

Thank you for providing past information regarding 2424 W. Garden of the Gods Rd. May I please have access to the February 2018 traffic study (studies) that the developer states was used as a pre-covid baseline? If you have a link to that file, or can direct me to the proper person that can provide that information, It would be appreciated.

Very Best Regards,

Julia Owens  
Colorado Springs

**From:** Lyn Kemble <kemble.lyn@gmail.com>  
**Sent:** Friday, October 9, 2020 5:30 PM  
**To:** Wintz, Katelynn A  
**Subject:** rezone MCI/Verizon property 2424garden of gods rd

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

Hello,

I am opposed to the development of multi-family units along N 30th and part of flying w ranch

I am homeowner in the nearby area 30th and champagne st

## Opposition reasons:

- \* increased traffic congestion
- \* increased crime rate in the neighboring residents
- \* better zone w/commercial use not multi-level homes
- \* overwhelmed schools nearby

please reconsider not zoning this area for multi-family units

thank you,

concern homeowner

**From:** Gillian Hoffman <sghoffman76@icloud.com>  
**Sent:** Friday, October 9, 2020 7:13 AM  
**To:** Wintz, Katelynn A  
**Subject:** Development 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!

Hi Katelynn,

I don't want to waist your time, because I'm sure you're getting a lot of emails regarding this. But as a Colorado Springs native am highly opposed to the construction and development of the Garden of the Gods park or any adjacent areas. This is one of our most important and visited tourist attractions, development would be shooting ourselves in the foot as a city. Secondly, it is a huge disappointment to all the residents of Colorado Springs, that live here because of our love for nature and the pride of such a wonderful park to hike, bike, see wildlife, etc.

Please consider the long term repercussions of this. This area is worth more to Colorado Springs and it's residents than a quick buck.

With thanks and respect,

Gillian Hoffman

Sent from my iPhone

**From:** Sydney Walker <walkesd@gmail.com>  
**Sent:** Thursday, October 8, 2020 2:20 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development at 2424 Garden of the Gods Road

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

Dear Katelynn.

I am opposed to this development. Traffic in the area is already horrible throughout the day, every day. I learned from the recent meeting about this issue that the traffic study for it was done in February, so I do not think it is an accurate representation of the actual traffic experienced, particularly during the summer when traffic increases even more from tourists. This development would make the traffic even worse than it already is, and probably cause more accidents than there already are.

I don't think the development has taken into consideration the impact it could have on Garden of the Gods Park, The Navigators, or the environment of the area. The Waldo Canyon Fire happened eight years ago, and it was horrible to get out of the area during evacuations. So many people already live in this area, which is right up next to the mountains, and there are few routes to take away from the mountains. Additional apartments would make this even worse, and honestly create a safety hazard. The weather continues to be dry every year and we have high dangers of forest/wildfires, adding this development would prevent a safe and timely evacuation that so many residents would need - affecting Mountain Shadows, Peregrine, and a number of other neighborhoods.

It should be noted that Mountain Shadow residents should have been informed of this development earlier, not just the homes within 1000 feet of the development. The homes within 1000 feet of the development only make up 11% of mountain shadows. That is insulting that the whole community around this development that it would directly impact was not informed.

Additionally, there should be more thought put into this through an environmental study. Wildlife currently occupy the area, including bighorn sheep. It should be investigated what would happen to them, what would happen to the watershed.

Again, I am strongly opposed to this development.

**PUBLIC COMMENTS**

Sydney Walker

719-210-0952

My address is 4580 Granby Circle, Colorado Springs, CO 80919

Respectfully,

Sydney Walker

--

Sydney Walker  
MS Environmental Engineering

College of Engineering and Applied Sciences  
University of Colorado Boulder  
[sydney.walker@colorado.edu](mailto:sydney.walker@colorado.edu) | 719-210-0952

**From:** coletteberge <coletteberge@comcast.net>  
**Sent:** Friday, October 30, 2020 11:11 AM  
**To:** Wintz, Katelynn A  
**Subject:** Development at GoG and 30th

**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 most opposed to this massive development being planned in the area of Garden of the Gods and 30th on the west side.

The traffic is already hideous on Garden of the Gods, 30th, and Flying W. This monstrosity will impede on the quality of life of everyone on the west side, endanger wildlife, and glut up yet another part of greater Colorado Springs. Shame on those trying to sneak this past the locals.

Please put a stop to this influx. We are not California yet.

Colette Berge

Manitou Springs

Sent from my Verizon, Samsung Galaxy smartphone

**PUBLIC COMMENTS**

**From:** RON JOHNSON <john2430@aol.com>  
**Sent:** Sunday, November 15, 2020 2:03 PM  
**To:** Wintz, Katelynn A  
**Subject:** Fwd: 2424 Garden of the Gods zoning changes

**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!**

-----Original Message-----  
From: RON JOHNSON <john2430@aol.com>  
To: RON JOHNSON <john2430@aol.com>  
Sent: Sun, Nov 15, 2020 12:43 pm  
Subject: 2424 Garden of the Gods zoning changes

I would like to be placed on the Planning Departments mailing list for anything related to the proposed development of 2424 Garden of the Gods.

I object to the proposed changes to the Shadows Master Plan for a variety of reasons not the least of which include, in no particular order, the following:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.

**PUBLIC COMMENTS**



12. The roof tops of the apartments could be as much as 70' off of the road surface thus blocking the views.

**From:** RON JOHNSON <john2430@aol.com>  
**Sent:** Saturday, October 10, 2020 11:05 AM  
**To:** Wintz, Katelynn A; hmstone2000@aol.com  
**Subject:** Fwd: In Re: 2424 Garden of the Gods Rd

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

This issue is of vital importance to the thousands of people trying to stop the Major Amendment to the Mountain Shadows Master Plan. I had an interesting phone conversation with Katelynn Wintz, the city planner assigned to the 2424 Garden of the Gods project. The bad news is we missed the first opportunity for input during the Pre-Application process. According to her, the city sent out postcards to those individuals living in or near the project to solicit community input. I surmised that eliminated a huge percentage of impacted homes in Mountain Shadows and neighboring areas.

Now the good news. We have not been shut out of the process, yet. She advised that no development plan has been submitted by the developers, only a concept plan. Further, according to her, we the residents do not understand what is happening with the proposed changes to the Master Plan. She could not be more wrong in her assessment.

We intend to get more decision makers involved in trying to stop this hideous proposal.

We are keeping the faith and fighting on!

Ron Johnson

-----Original Message-----

From: Jeff Norton <jenor9@aol.com>  
To: jduner2000@yahoo.com <jduner2000@yahoo.com>  
Cc: 625LMG@gmail.com <625LMG@gmail.com>; bill.fortresshomeinspection@gmail.com <bill.fortresshomeinspection@gmail.com>; john2430@aol.com <john2430@aol.com>; jvmclainjr@gmail.com <jvmclainjr@gmail.com>  
Sent: Sun, Oct 4, 2020 5:36 pm  
Subject: Re: In Re: 2424 Garden of the Gods Rd

**PUBLIC COMMENTS**

Well done Jamie !! Please also send this "cc" individually to the 4 Councilman identified in the recent email to our Filing #11 households.

jeff

-----Original Message-----

From: james duner <[jduner2000@yahoo.com](mailto:jduner2000@yahoo.com)>  
To: Nicole Norton <[jenor9@aol.com](mailto:jenor9@aol.com)>  
Cc: Lynne M Grange <[625LMG@gmail.com](mailto:625LMG@gmail.com)>  
Sent: Sat, Oct 3, 2020 2:01 pm  
Subject: In Re: 2424 Garden of the Gods Rd

Here is what I sent re the proposed development at 2424 GOG Rd. We all need to voice our objections to this proposal. It will very negatively impact our beautiful community.

JD

Begin forwarded message:

**From:** james duner <[jduner2000@yahoo.com](mailto:jduner2000@yahoo.com)>

**Subject: In Re: 2424 Garden of the Gods Rd**

**Date:** October 3, 2020 at 1:58:56 PM MDT

**To:** [katelynn.Wintz@coloradosprings.gov](mailto:katelynn.Wintz@coloradosprings.gov)

Dear Ms Wintz,

I would just like to voice a few points of concern/objection for the city council to consider before granting any zoning changes.

**PUBLIC COMMENTS**

- There is a master plan for Mountain Shadows and this proposal is not a mere amendment to that plan as stated in the application. It amounts to a complete overhaul. The effect would vastly alter the nature & essence of Mountain Shadows as originally conceived & designed. We live in very close proximity & harmony with nature, tucked up against the front range as we are & such alteration as proposed in this redevelopment will drastically change that & certainly not for the better. You simply cannot create such an increase in population density without a resulting deleterious effect on the nature of the area.

- Further, with the attendant construction of this development there will be a very negative impact on the natural habitat, free range of the wildlife so much a part of the area that we so enjoy, deer, bears, bob cats, wild turkeys & even our own big horn sheep herd. • As noted this proposed redevelopment would involve a large increase in the population of the area. Such a large increase in population will require additional infrastructure, ie: schools, parks, pathways, open space, fire protection, etc. Existing infrastructure is not sufficient to absorb the additional demands. Mountain Shadows has no undeveloped land in the area for such necessary additional infrastructure improvements. The proposal does not address this very important aspect.

- I note that according to the city's own website, Mountain Shadows comprises an area of 2,059 square miles with a population of 2,695 people. That yields a population density of 1,309 people per square mile. The initial phase of the redevelopment proposes construction of 572 multi-family units. However an eventual build-out of the proposed redevelopment could involve up to 3,750 multi-family housing units. Even if there are only 2 occupants per unit the redevelopment would create an additional 7,000 residents. The entire current population of Mountain Shadows is only 2,695. That would be a massive increase to the existing population.

- Then there is the matter of traffic on Garden of the Gods Rd which can be problematic during the week & quite congested on weekends as people access GOG Park or travel to Hwy 24 for mountain access. I see that the traffic survey relied on for this proposal was conducted during the Covid 19 period & certainly is not reflective of the typical volume. People are staying home, working from home, schooling from home. Daily traffic is much lower than normal. This pandemic shutdown/slow down will subside & traffic will return to normal. It is much higher than shown in this survey.

I am very much opposed.

JD

James Duner, 2460 Jenner Ct, Mountain Shadows

.

**From:** Adam Blauner <adamblauner@gmail.com>  
**Sent:** Tuesday, October 13, 2020 1:04 PM  
**To:** Wintz, Katelynn A  
**Subject:** Fwd: Proposed changes in development for 2424 W Garden of the Gods Road CPC MP 06-00065-A1-MJ20; CPC ZC 20-00127; CPC CP 20-00128

**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!**

Hey Katelynn,

Can you add me to the email distribution list for the 2424 GOG Development that you mentioned in the WebEx last week?

Thanks,

Adam Blauner  
719-963-8115

---

**Subject:** RE: Proposed changes in development for 2424 W Garden of the Gods Road CPC MP 06-00065-A1-MJ20; CPC ZC 20-00127; CPC CP 20-00128

The meeting information is copied below:

**PUBLIC COMMENTS**

2424 W Garden of the Gods Neighborhood Meeting

Hosted by Katelynn Wintz

Wednesday, Oct 7, 2020 5:30 pm | 2 hours | (UTC-06:00) Mountain Time (US & Canada)

Meeting number: 146 368 8191

Password: VKm3tJJxj36

<https://coloradosprings.webex.com/coloradosprings/j.php?MTID=me1fa9ab4d9d8fc631f0902e9f1982430>

Join by video system

Dial [1463688191@webex.com](tel:1463688191@webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

+1-408-418-9388 United States Toll

Access code: 146 368 8191

---

**From:** Anthony Woloch <[intellaw@comcast.net](mailto:intellaw@comcast.net)>  
**Sent:** Wednesday, October 7, 2020 10:04 AM  
**To:** Wintz, Katelynn A <[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)>  
**Subject:** Proposed changes in development for 2424 W Garden of the Gods Road  
CPC MP 06-00065-A1-MJ20; CPC ZC 20-00127; CPC CP 20-00128

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**PUBLIC COMMENTS**

To: Katelynn A. Wintz, Senior Planner  
Planning and Community Development  
City of Colorado Springs  
30 S. Nevada Avenue, Suite 701  
Colorado Springs, Colorado 80901  
t: 719-385-5192  
t: 719-385-5905  
e: [Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)

Dear Katelynn,

Hope you are doing well.

How may I participate in the WebEx Meeting scheduled for today at 5:30pm?

Please provide instructions for accessing this meeting. Thank you!

Sincerely,

Anthony N. Woloch  
2280 Vanreen Drive  
Colorado Springs, Colorado 80919-5592  
t: 719-264-9009



e: [intellaw@comcast.net](mailto:intellaw@comcast.net)

**From:** Comcast <darmd@comcast.net>  
**Sent:** Saturday, October 10, 2020 8:21 AM  
**To:** Wintz, Katelynn A  
**Subject:** GOG 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!

"I oppose all new development at 2424 Garden of the Gods Road."  
Darlene Darnall  
Resident at 1021 Amsterdam dr 80907

Sent from my iPhone

**From:** Elisabeth Post <elisabethpost16@gmail.com>  
**Sent:** Thursday, October 15, 2020 7:19 PM  
**To:** Wintz, Katelynn A  
**Subject:** GOG zoning change

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 Katelynn,

I'm sending this email to let you know I oppose the 2424 garden of the gods zoning change. This area of town simply does not have the resources to handle such a large addition to the population. Please pass along to the zoning committee the concerns of the park side community.

Thank you for all you do,  
Elisabeth

Sent from my iPhone

**PUBLIC COMMENTS**

**From:** John Thayer <johnmthayerjr@yahoo.com>  
**Sent:** Thursday, October 8, 2020 7:12 PM  
**To:** Wintz, Katelynn A  
**Subject:** GOTG Re-Zoning Issue

**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 send me all information on the re-zoning effort.

Thanks

[Sent from Yahoo Mail for iPad](#)

**From:** Krista Tribble <ktribble76@gmail.com>  
**Sent:** Thursday, October 29, 2020 1:35 PM  
**To:** Wintz, Katelynn A  
**Subject:** I am opposed to ALL NEW development at 2424 Garden of the Gods Rd

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

My reasons are:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Signed,

Krista Tribble

719-232-6588

**From:** Kate Herdejürgen <kate@herdejürgen.com>  
**Sent:** Friday, October 9, 2020 11:07 AM  
**To:** Wintz, Katelynn A  
**Subject:** LINK TO MEETING POWER 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!

Good morning Katelynn!

Can you please point me in the right direction of the powerpoint that was presented at the neighborhood meeting regarding 2424 Garden of the Gods Road? The link that was provided in the meeting takes me to a search screen. Was the meeting recorded for playback somewhere as well?

Also, in the power point, there was a visual provided regarding potential heights. The view point was from 30th street, which NO ONE in the neighborhood would see other than driving into the neighborhood from Garden of the Gods. Is it possible to get a rendition with a viewpoint from Flying W? That whole corridor up to Stoneridge will be effected by that view. It may help quell some upset from neighbors, if they can see that their view won't be impacted as much as it seems.

Thank you!

Kate

**From:** Frank Moore <frankmoore49@gmail.com>  
**Sent:** Friday, October 9, 2020 12:13 PM  
**To:** Wintz, Katelynn A  
**Subject:** MCI/Verizon Property

**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!**

Katelynn, we live within 1000 ft. of the proposed project. We are against the development as currently planned. We have the following concerns:

1. Traffic at 30th street and Flying W will be a problem as well as the intersection at Garden of the Gods Rd. When you combine the proposed development in phase 1 (possibly 700+ vehicles) as well as the increased traffic from the commercial site when fully occupied, this could create a problem.
2. The 45 foot tall (3 story) buildings will block the views of the hillside. It will seriously negatively change the character of the site as it is and was approved and developed previously.
3. The demographic of the residents will overload the the 2 elementary schools in the neighborhood, namely, Chipita. This is a negative effect on the housing values in Mountain Shadows where the home values are above the median.
4. I predict higher crime incidents much like the other apartment development areas on Centennial which are similar in design.
5. A lower density with higher values might be a better option. This would be a similar idea to what is happening on Centennial Blvd. They could be mixed

structurally with lower roof lines.

I have been a real estate broker for 40 years and have development experience.

I have been a resident of Mountain Shadows since 1993.

Sincerely,

Frank Moore

5165 Granby Circle.



**From:** Anthony Guida <a.l.guida@gmail.com>  
**Sent:** Tuesday, October 20, 2020 11:26 AM  
**To:** Wintz, Katelynn A  
**Subject:** Mountain Shadows Rezone - 2424 Garden of the Gods Rd

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

Hi Katelynn,

I am a homeowner in the Mountain Shadows development and I wanted to share some of my concerns with the rezoning of the Verizon Building with you. I am also in real estate, and I own a successful real estate investing company. I hope that this email will assist you in your decision-making for this project.

While I completely believe in re-purposing of buildings for better use, what I am hearing about the plans for making it into a 572 unit apartment complex is very alarming. I am absolutely not comfortable with over 500 apartments being constructed so close to my house. I purchased my house in this area looking for a quiet community on the west side of I-25 to enjoy, but adding over 500 apartments only a couple blocks away is going to severely impact our neighborhood.

Obviously the extra traffic (add probably 1000 cars coming and going) will be an issue, but there is no doubt that the number of people in our neighborhood will increase, and that crime will increase along with the extra people. We already have a lot of foot traffic in our neighborhood and break-ins are commonplace. Adding 572 units (which will likely mean 1000-1500 additional people who regularly move in and out of the complex) will severely impact the crime in our area in a negative way. This is a very important concern for me.

Instead of rezoning it for apartment/rental use. What about rezoning it for high-end condominiums instead? That way the owner can obtain some additional value out of rezoning the property and it can still be utilized residentially with minimal impact to the community.

**PUBLIC COMMENTS**

Condominiums have numerous benefits over standard rentals:

1. The occupants are owners. Owners always treat their property and the area with much more care and respect than renters do.
2. Owners have more at stake to keep their neighborhood safe. Crime would not increase with condos the way it would with basic rentals.
3. Larger, and more high-end, condos will increase the real estate value of this area. A large apartment building nearby will most certainly *decrease* real estate values of this area.
4. Making the condos larger will limit the number of units closer to 200. This will make the increase in traffic more reasonable and limit the foot traffic as well.
5. The developers will still be able to get tremendous value out of this project, without causing major disturbance to the neighbors with an excessively large apartment complex. Depending on the sizes and finishes in each unit, these condos could be sold at high prices in a rapidly appreciating Colorado Springs market. The fact that they are on the west side and so close to Garden of the Gods will only add to their value.
6. Because the condos are located so close to Garden of the Gods, the complex can be built with a resort feel. This will greatly improve the community and area without hurting it.

In short, bringing in too many people to this area is only a recipe for trouble. Owners treat neighborhoods and property far better than tenants do, and therefore utilizing the space for luxury or high-end condos rather than rental apartments is a much better plan for the old Verizon building.

Thank you for hearing me on this. Please feel free to reach out to me to address this subject further.

Anthony Guida

970-376-4121

**From:** Denise Dierfeldt <dddierfeldt@comcast.net>  
**Sent:** Monday, October 19, 2020 1:12 PM  
**To:** Wintz, Katelynn A  
**Subject:** Mountain Shadows rezoning and 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. Wintz,

Please include me in your database for updates and information regarding the proposed project on 30<sup>th</sup> Street on the Verizon property.

We would like to be kept informed of new information and/or meetings.

Thank you,

Denise Dierfeldt  
[dddierfeldt@comcast.net](mailto:dddierfeldt@comcast.net)  
719-237-6765

**From:** jwittenburg@comcast.net  
**Sent:** Wednesday, October 14, 2020 11:45 AM  
**To:** Strand, Tom; Wintz, Katelynn A; Knight, Don; Murray, Bill; Williams, Wayne  
**Subject:** Mt Shadows Master 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!**

Tom, Don. Wayne, Bill & Katelynn:

I would like to add my two cents as a 23 resident of Mountain Shadows, Member of Filing 18 Approval Authority, and survivor of the Waldo Canyon Fire where we lost our home. Judy & I originally selected Mountain Shadow because it would provide the community life style we desired. We committed to rebuild after the fire for the same reasons.

A large, high-density apartment complex at Garden of the Gods and Centennial would have a definite negative impact on the neighborhood. I am concerned about traffic, especially early morning and evening around schools ,on Garden of the Gods, and Woodman. I am concerned that the complex will impact the environment around the Garden of the Gods and mountain sheep that visit our neighborhood.

I appreciate your service to the community. I hope you appreciate our concerns and do not support this complex.

Regards  
Jim Wittenburg



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

**From:** Hannah <hjbenigno@gmail.com>  
**Sent:** Thursday, October 8, 2020 7:58 PM  
**To:** Wintz, Katelynn A  
**Subject:** New development 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!

Ms. Wintz,

I am opposed to ALL NEW development at 2424 Garden of the Gods Rd:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Thank you,  
Hannah McNamee

**From:** tunflog1@comcast.net  
**Sent:** Monday, November 16, 2020 5:13 AM  
**To:** Wintz, Katelynn A  
**Subject:** No new development at 2424 Garden of the Gods Road

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

We are opposed to ALL NEW development at 2424 Garden of the Gods Rd.

We lived thru the Waldo Canyon Fire and people barely made it out of the area it was a MESS!!! Add more to the mix and who is responsible next time when an emergency comes and traffic is at a stand still and people cant get out.

Maureen and Andrew Preston

5667 Majestic Dr.

Colorado Springs Co

80919

**From:** James Kovacevic <jimmy\_ko@icloud.com>  
**Sent:** Thursday, October 29, 2020 8:37 PM  
**To:** Wintz, Katelynn A  
**Subject:** Nope on the Westside

**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!**

Hey katelynn,

I oppose any new building on the westside, to include around 2424 W. Garden of the Gods. Reasons, have already been voiced not to mention there is a reason we all purchased residences on the westside for its beauty and the ability to not continue building. This project may be better on the east side of town next to all the cookie cutter homes. Keep the westside strange and unique! Good day

James Kovacevic

Well Balanced Healthy Vending

**From:** Jennifer S <lycan144@yahoo.com>  
**Sent:** Thursday, October 29, 2020 8:30 PM  
**To:** Wintz, Katelynn A  
**Subject:** Objection to overbuilding

**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!**

Re: Development proposal in the works for the Verizon building property at 2424 Garden of the Gods. The proposal is to build 45 foot high multi family units along N 30th and part way up Flying W Rd.

Our city is being overbuilt.

We have water issues as it is. All of the new asphalt from all this nasty building has actually changed the weather- asphalt absorbs heat, making our city hotter. Remember those lovely afternoon showers? That's one of the reasons we don't get those anymore. Enough is damn enough. Greed has ruined our city.

Our downtown looks just gross now. Huge, dark, ugly, square buildings are popping up everywhere- blocking the mountains as much as they can. It is disgusting!

I have lived here my entire life. I have watched the best city in America get overbuilt, leading to more crime, more trash, huge amount of homeless, more drugs, water restrictions, out of the world home prices, and I've watched as you people in charge tear down beautiful architecture to make parking lots. Stop! Knock it off! You are destroying us all for profit. If there's a housing shortage, tough! We don't need to be bigger- people can wait for someone to move! We don't want to be bigger! What is wrong with you guys?

Reasons to not build this:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.

**PUBLIC COMMENTS**



2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
  3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
  4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
  5. This high-density housing does not fit in with the overall theme of the area.
  6. This type of proposed housing will result in more crime in the area.
  7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
  8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
  9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
  10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
  11. The already overcrowded schools in this area will be challenged.
  12. Noise levels will increase.
  13. The roofs will be 70' off of the road surface blocking the views.
- You know all of this. Do the right thing for us, now and in the future.

Sincerely,

Jennifer Skiff

**From:** Karen Recktenwald <recktenwaldkaren@gmail.com>  
**Sent:** Tuesday, October 20, 2020 8:54 PM  
**To:** Wintz, Katelynn A  
**Subject:** Oppose rezoning 2424 Garden of the Gods Rd

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

Dear Ms. Wintz,

I totally oppose the rezoning of this property, as it would make my neighborhood unsafe in terms of traffic, dense population, bike riders, walkers, joggers, car break ins and theft from front porches.. As a homeowner in Mountain Shadows, I am sorry for the current difficulties of the developer, however, I should not have to bail them out.

As a city resident, I am willing to work toward raising the money that the city needs in taxes.

Please do not let this out-of-state developer destroy a neighborhood they have probably never set foot in.

Please ask the City Commissioners and Council what we need to do to raise money for the City so that they will not sell out our neighborhood. I love Colorado Springs and am willing to work toward maintaining my neighborhood.

At least please ask the City to delay a decision so that a valid traffic and park and open space study can be done.

Thank you for your consideration,

Karen Recktenwald  
80919

**From:** Patrick Davis <patrickdavis86@yahoo.com>  
**Sent:** Thursday, October 8, 2020 4:20 PM  
**To:** Wintz, Katelynn A  
**Cc:** Stan VanderWerf; Knight, Don  
**Subject:** Opposed to 2424 GOG 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!

Hi Katelynn,

Thank you for your service. As a fellow government employee at an agency required to take public input about contentious projects and topics, I can relate to the position you are in with the development at 2424 Garden of the Gods.

I also know that the city places a high value on citizen comments on projects like this.

Please over-communicate about the re-zoning process to the entire west side of Colorado Springs. As a city planner, you are undoubtedly aware that this projects impacts more than just Mountain Shadows and the entrance to the crown jewel of our city, The Garden of the Gods.

Without specific drawings and elevations to comment on, citizens will imagine the worst. Please ask the developer to be forthright and transparent and a good neighbor.

At this point I am opposed to this development for public safety (fire and crime) concerns and the impacts it will have on tourism. The city spent this spring and summer and millions of dollars to improve the Garden of the Gods road, don't cap this beautiful thoroughfare with another apartment complex or strip mall.

Think about what General Palmer and Spencer Penrose would want you to do with this property before you act.

Sincerely,  
Patrick Davis  
202-251-4439  
5160 Hearthstone Lane.

Pardon the brevity, sent from my iPhone

**PUBLIC COMMENTS**

**From:** Sandy C-J <scastjohn@yahoo.com>  
**Sent:** Thursday, October 8, 2020 9:00 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to New Development at 2424 Garden of the Gods Rd

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

I am opposed to ALL NEW development at 2424 Garden of the Gods Rd!

For all of the following reasons...

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.
11. The already overcrowded schools in this area will be challenged.
12. Noise levels will increase.
13. The roofs will be 70' off of the road surface blocking the views.

Sincerely,

Sandy Johnston

80919 Resident

**PUBLIC COMMENTS**



**From:** Meaghan Hart <meaghan.j.hart@gmail.com>  
**Sent:** Thursday, October 8, 2020 1:24 PM  
**To:** Wintz, Katelynn A; Knight, Don; Strand, Tom; Murray, Bill; Williams, Wayne  
**Subject:** Opposition to Zoning request change at 2424 W. Garden of the Gods Rd

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

Hello,

I wanted to join those in opposition to the development of apartments units at this address.

I live and work off 30th street, and the roads cannot safely serve thousands of more residents in this area. With the rising tourism to the area, we already see a significant need for more traffic lights and widening of 30th street, and this addition would exacerbate that issue further.

Thank you for your attention to this matter,

--

Meaghan Hart

**PUBLIC COMMENTS**

**From:** keckles@att.net  
**Sent:** Thursday, October 8, 2020 12:07 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to zoning change at 2424 Garden of the Gods Road

**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!**

Dear Ms. Wintz, my husband and I recently moved to Mountain Shadows to escape high density. We think this zoning change is not right for the neighborhood due to traffic and infrastructure needed. Please reconsider.

Thank you for your attention to this matter.

Katharine Eckles & Javier Romero  
5565 Darien Way  
Colorado Springs, CO 80919

**From:** karen hashimoto <khash96744@yahoo.com>  
**Sent:** Sunday, October 11, 2020 1:47 PM  
**To:** Wintz, Katelynn A  
**Subject:** Please stop this change in zoning 30th st and garden of gods

**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 not good for from the birds to big horned sheep let alone us people who have worked hard to live up here with alittle freedom from overdevelopment. I am retired army nurse and choose col springs from all my tours because of the area up here and the zoning

Please listen to us tax paying citizens and stop this use of this beautiful area thanks. Karen Hashimoto. 8087721921

[Sent from Yahoo Mail for iPhone](#)



**From:** utepass@mac.com  
**Sent:** Thursday, October 29, 2020 8:04 PM  
**To:** Wintz, Katelynn A  
**Subject:** Positive Support 2424 GoG Road

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

Good afternoon,

Although I live on 23rd St in Old Colorado City, I attended the online presentation from the developer for 2424 W. GoG Road. It seemed quite reasonable and good infill for the west side of I25. We've been under served as west siders for years and I hope to see some revival of shopping and dining options that may be encouraged by this potential build out. I think it would not harm property values at all and benefit the citizens and the city - and the "west side".

Thanks for listening,

Eric Schmidt - Homeowner  
113 N 23rd St  
80904

**From:** Kathleen Saporito <kathy.saporito@gmail.com>  
**Sent:** Friday, October 9, 2020 8:57 PM  
**To:** Wintz, Katelynn A  
**Subject:** Property at 2424 GOG road

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

I am strongly opposed to the planned development of this property. My main opposition is traffic concerns. Tourist traffic on GOG road to 31st street is miserable in the summer.

The fact that your “study” took place during the mandatory lockdown shows how short sighted City Council has become.

For once, please put the needs of the citizens above the greed of the Council.

Kathy Saporito

**From:** Patrick C. Rose <tenabo@comcast.net>  
**Sent:** Saturday, October 10, 2020 8:43 AM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed development at 2424 Garden of the Gods Rd

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

I am opposed to any new development at this site. Thank you.

--

Patrick C. Rose  
5928 Via Verona View  
Colorado Springs, CO 80919-5601

**From:** Patrick C. Rose <tenabo@comcast.net>  
**Sent:** Saturday, October 10, 2020 8:43 AM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed development at 2424 Garden of the Gods Rd

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

I am opposed to any new development at this site. Thank you.

--

Patrick C. Rose  
5928 Via Verona View  
Colorado Springs, CO 80919-5601

**From:** Carla Lemmon <haylem122@msn.com>  
**Sent:** Tuesday, October 13, 2020 11:26 AM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed development on 30th and Garden of the Gods

**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 Katelynn. I'm writing to express my concern about the proposed development on 30th and Garden of the Gods. As a long-time resident of the Mountain Shadows community, I am opposed to this proposal. Here is a summary of some of the reasons. Thank you. Carla Lemmon

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.

**PUBLIC COMMENTS**

7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.

8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.

9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.

10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.

11. The already overcrowded schools in this area will be challenged.

12. Noise levels will increase.

13. The roofs will be 70' off of the road surface blocking the views.

L. Carla Lemmon, Psy.D., Licensed Psychologist; 19 E. Willamette Avenue, Suite A;  
Colorado Springs, CO 80903; (719) 635-7638; (719) 635-1828 Fax (719) 510-1844  
Cell

**From:** Jann Durkin <sparkydurkin@yahoo.com>  
**Sent:** Thursday, October 29, 2020 1:46 PM  
**To:** Wintz, Katelynn A  
**Subject:** ProposedDevelopment at 2424 Garden of the gods Road

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

"I am opposed to ALL NEW development at 2424 Garden of the Gods Rd". Even better, list your reasons. The reasons submitted so far are: 1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem. 2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd. 3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land. 4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed. 5. This high-density housing does not fit in with the overall theme of the area. 6. This type of proposed housing will result in more crime in the area. 7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors. 8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area. 9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk. 10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd. 11. The already overcrowded schools in this area will be challenged. 12. Noise levels will increase. 13. The roofs will be 70' off of the road surface blocking the views.

I drive 30th St. to Garden of the gods daily and the traffic is already bumper to bumper during rush hour morning and evening. I don't know where you got your road use study from but it certainly wasn't with anybody was actually using the road. I suggest you take your plans and move out east.

Sent from my iPad

Jann,

Lady Janet of Glencoe

**From:** Friedman, Samuel  
**Sent:** Wednesday, October 14, 2020 9:04 AM  
**To:** tania.lynch@gmail.com  
**Cc:** Wintz, Katelynn A  
**Subject:** RE: 2424 GOG Road development

Hi Ms. Lynch,

Thank you for contacting Council Member Knight regarding this project. As you may be aware, any land use proposal in the City of Colorado Springs must first complete an administrative review process with the Planning Department. Since this application is for a major master plan amendment and zone change, the Planning Department will examine the proposal and make a recommendation directly to the City Planning Commission, a volunteer board of citizen's appointed by City Council, who will examine the project during a public hearing. This hearing will include public comment. If the City Planning Commission finds that the proposal meets City Code, the Commission will make a recommendation of approval to City Council. City Council will then hold an additional public hearing with public comments as the final approving authority for this Quasi-Judicial land use item. If the project is denied by the Planning Commission, that decision can be appealed to the City Council. In either instance the project would then come before the City Council on a Quasi-Judicial basis.

As such, if Council Members had publicly commented on the proposal before this time, those comments could be interpreted as a conflict of interest and they would then be required to recuse themselves from the proceedings. This is why I am connecting with you instead of Council Member Knight emailing you directly.

Since it appears this particular proposal has yet to be fully administratively reviewed and processed by the Planning Department, I would encourage you to continue working with Ms. Wintz, the planner on the project, who is CC'ed on this email as she can help guide you through the public engagement process that the Planning Department will undertake during their administrative review process and answer any Planning questions you may have.

If you have any additional questions regarding City Councils involvement in land use proposals, please contact me directly and I will do my best to answer your questions.

Warmest regards,

**Sam Friedman**

City Council Constituent Response Specialist  
City of Colorado Springs



(719) 385-5480 office

[Samuel.Friedman@coloradosprings.gov](mailto:Samuel.Friedman@coloradosprings.gov)

**PUBLIC COMMENTS**





**From:** tania lynch <tania.lynch@gmail.com>  
**Date:** October 13, 2020 at 10:40:34 PM MDT  
**To:** "Knight, Don" <Don.Knight@coloradosprings.gov>  
**Subject:** 2424 GOG Road 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!**

Hello and thank you for taking my email. I would like to express my concern for the over crowding population that a large apartment building would have on the safety of a fire evacuation in the Mountain Shadows community. The roads are already congested and a large amount of residents added to our area would not allow for safe evacuation if needed. Additionally; the roads in the winter are often accompanied by significant delays and would not be able to support a larger population in this area.

Also, please consider postponing further plans until COVID conditions allow an in-person town council meeting. This is a very important decision that many people need to be evolved in.

I would assume that the local fire department would recall the difficulty of evacuation on our limited roads during the Waldo Canyon fire and would confirm that a building of the proposed size, that would more then double the current community population, is a very irresponsible decision.

Lastly, I would like to recommend not tearing down the existing building and instead remodeling it and use it for commercial businesses, much like the Ivywild or the Old Train Depot. Being so close to our cities biggest tourist attraction and at the end of GOG road something like that would be outstanding and great for our economy. Plus the parking lots are already established.

Thank you sincerely,  
Tania Lynch



**From:** Brenda Sanders <sandean4@comcast.net>  
**Sent:** Monday, November 2, 2020 9:16 AM  
**To:** Wintz, Katelynn A  
**Cc:** sandean4@comcast.net  
**Subject:** RE: Development at 2424 Garden of the Gods Rd

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Hi Katelynn,  
I was wondering what the outcome of the 2424 GOG Rd Project is??

Thank You  
Brenda & Tony Sanders  
2735 Rossmere St  
Colorado Springs, CO 80919  
310-617-0712

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**From:** Anthony C Sanders [mailto:sandean4@comcast.net]  
**Sent:** Tuesday, October 6, 2020 8:20 PM  
**To:** katelynn.wintz@coloradosprings.gov  
**Cc:** 'Anthony C Sanders'  
**Subject:** Development at 2424 Garden of the Gods Rd

Hello Katelynn,  
My husband and I are **OPPOSED** to **ALL NEW DEVELOPMENT at 2424 GARDEN OF THE GODS ROAD**. The traffic on GOG Rd and 30<sup>th</sup> is already significant due to GOG Park and road; I think if you add a substantial footprint such as is intended it would make the issue far more of a problem. It would also impact wild life and with that many units being added there would be a definite increase in crime. I don't know how the schools in the area would be able to support such an increase in students. We already pay enough in property tax...I would hate to see what that would do to residents who own homes and are struggling to keep up with property tax as they currently stand.

Please do not allow this development to succeed...it would definitely spoil the lasting pristine beauty of the area.

Thank You  
Brenda & Anthony Sanders  
2735 Rossmere St  
Colorado Springs, CO 80919

**From:** cindy@socoins.com  
**Sent:** Monday, October 12, 2020 12:12 PM  
**To:** Wintz, Katelynn A  
**Subject:** RE: Objection to Proposed ReZoning of 2424 Garden of the Gods

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Hello. Please remove my previous comments about this. Participated in the call and have a better understanding. I'm no longer opposed and wish my name to be removed from any such list. Thank you!  
Cindy

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**From:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Sent:** Friday, October 2, 2020 1:04 PM  
**To:** cindy@socoins.com  
**Subject:** RE: Objection to Proposed ReZoning of 2424 Garden of the Gods

Thank you for your comments. There is a virtual neighborhood meeting scheduled for Wednesday 10/7 at 5:30 PM where city planning staff will facilitate a discussion between the neighborhood & the developer. The meeting information is copied below. Please feel free to share this information with any other interested party. I hope you will be able to attend the meeting to hear from the developer their explanation of their proposal and the future plans for this property.

Thank you,  
Kate

You can forward this invitation to others.

Katelynn Wintz invites you to join this Webex meeting.

Meeting number (access code): 146 368 8191

Meeting password: VKm3tJJxj36

Wednesday, October 7, 2020  
5:30 pm | (UTC-06:00) Mountain Time (US & Canada) | 2 hrs

<https://coloradosprings.webex.com/webappng/sites/coloradosprings/meeting/download/5c14b5c6c1d34356bd40e6f554189c25?siteurl=coloradosprings&MTID=me1fa9ab4d9d8fc631f0902e9f1982430>

Tap to join from a mobile device (attendees only)

**PUBLIC COMMENTS**

+1-408-418-9388,,1463688191## United States Toll

Join by phone  
+1-408-418-9388 United States Toll  
Global call-in numbers

Join by video system, application or Skype for business Dial [1463688191@webex.com](tel:1463688191)

You can also dial 173.243.2.68 and enter your meeting number.

Need help? Go to <http://help.webex.com>

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**From:** [cindy@socoins.com](mailto:cindy@socoins.com) <[cindy@socoins.com](mailto:cindy@socoins.com)>  
**Sent:** Friday, October 2, 2020 1:01 PM  
**To:** Wintz, Katelynn A <[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)>  
**Subject:** Objection to Proposed ReZoning of 2424 Garden of the Gods

**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 live in Mountain Shadows and I am opposed to the Rezoning, as proposed, for 2424 Garden of the Gods Rd (Verizon Building). That is basically the gateway entrance to Garden of the Gods and is heavily trafficked enough. A large part of the appeal of that area is the natural beauty that you see and this will be tainted by congestion. The density is too much. Also, the pressure on our parks, wildlife in the area along with other complaints that I know are already listed. Additionally, this neighborhood suffered a severe and devastating blow in 2012 with the Waldo Canyon Fire and the uncontrollable changes that the fire caused. Do the residents have to endure yet more destruction, disruption and long term congestion both generated by construction and development of the site and then sheer long term density?

Please reconsider, this is our neighborhood and home.

Cindy Maluschka  
[cindy@socoins.com](mailto:cindy@socoins.com)

**PUBLIC COMMENTS**

**From:** Friedman, Samuel  
**Sent:** Wednesday, November 25, 2020 8:52 AM  
**To:** Jana Murdock  
**Cc:** Wintz, Katelynn A  
**Subject:** RE: Planned Housing Complex 30th and Garden of the Gods

Hi Ms. Murdock,

Thank you for contacting Council Member Skorman regarding this project. As you may be aware, any land use proposal in the City of Colorado Springs must first complete an administrative review process with the Planning Department. Since this application is for a major master plan amendment and zone change, the Planning Department will examine the proposal and make a recommendation directly to the City Planning Commission, a volunteer board of citizen's appointed by City Council, who will examine the project during a public hearing. This hearing will include public comment. If the City Planning Commission finds that the proposal meets City Code, the Commission will make a recommendation of approval to City Council. City Council will then hold an additional public hearing with public comments as the final approving authority for this Quasi-Judicial land use item. If the project is denied by the Planning Commission, that decision can be appealed to the City Council. In either instance the project would then come before the City Council on a Quasi-Judicial basis.

As such, if Council Members had publicly commented on the proposal before this time, those comments could be interpreted as a conflict of interest and they would then be required to recuse themselves from the proceedings. This is why I am connecting with you instead of Council Member Skorman emailing you directly.

Since it appears this particular proposal has yet to be fully administratively reviewed and processed by the Planning Department, I would encourage you to continue working with Ms. Wintz, the planner on the project, who is CC'ed on this email as she can help guide you through the public engagement process that the Planning Department will undertake during their administrative review process and answer any Planning questions you may have.

If you have any additional questions regarding City Councils involvement in land use proposals, please contact me directly and I will do my best to answer your questions.

Warmest regards,

**Sam Friedman**

City Council Constituent Response Specialist  
City of Colorado Springs



(719) 385-5480 office

[Samuel.Friedman@coloradosprings.gov](mailto:Samuel.Friedman@coloradosprings.gov)

**PUBLIC COMMENTS**



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**From:** Jana Murdock <cojana87@gmail.com>  
**Sent:** Tuesday, November 24, 2020 6:05 PM  
**To:** Skorman, Richard <Richard.Skorman@coloradosprings.gov>  
**Subject:** Planned Housing Complex 30th and Garden of the Gods

**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 Richard,

I want to express my extreme upset to hear the City is planning to proceed with this huge housing project, against the will of the residents nearby.

\* It will become a traffic nightmare, especially during tourist season.

\* It will overwhelm the population of nearby schools.

\*It will disrupt and disturb the wildlife nearby, including bighorn sheep, deer, fox, and a variety of cats.

\*It will destroy one of the last quiet, less populated areas of town. I worked many years to move to a quiet part of town, only to hear it may soon be just another noisy, congested place. This complex belongs east of Colorado Springs, where people enjoy the "big city" activity.

Please tell me how I can become involved in the community fighting to terminate this terrible idea.

Thank you,

Jana Murdock, [cojana87@gmail.com](mailto:cojana87@gmail.com)

719-534-3465

**From:** Friedman, Samuel  
**Sent:** Wednesday, October 14, 2020 2:15 PM  
**To:** cbcirca1987@gmail.com  
**Cc:** Wintz, Katelynn A  
**Subject:** RE: Re-zoning 2424 Garden of the Gods Rd

Hi Mr. Burke,

Thank you for contacting Council Member Knight regarding this project. As you may be aware, any land use proposal in the City of Colorado Springs must first complete an administrative review process with the Planning Department. Since this application is for a major master plan amendment and zone change, the Planning Department will examine the proposal and make a recommendation directly to the City Planning Commission, a volunteer board of citizen's appointed by City Council, who will examine the project during a public hearing. This hearing will include public comment. If the City Planning Commission finds that the proposal meets City Code, the Commission will make a recommendation of approval to City Council. City Council will then hold an additional public hearing with public comments as the final approving authority for this Quasi-Judicial land use item. If the project is denied by the Planning Commission, that decision can be appealed to the City Council. In either instance the project would then come before the City Council on a Quasi-Judicial basis.

As such, if Council Members had publicly commented on the proposal before this time, those comments could be interpreted as a conflict of interest and they would then be required to recuse themselves from the proceedings. This is why I am connecting with you instead of Council Member Knight emailing you directly.

Since it appears this particular proposal has yet to be fully administratively reviewed and processed by the Planning Department, I would encourage you to continue working with Ms. Wintz, the planner on the project, who is CC'ed on this email as she can help guide you through the public engagement process that the Planning Department will undertake during their administrative review process and answer any Planning questions you may have.

If you have any additional questions regarding City Councils involvement in land use proposals, please contact me directly and I will do my best to answer your questions.

Warmest regards,

**Sam Friedman**

City Council Constituent Response Specialist  
City of Colorado Springs



(719) 385-5480 office

[Samuel.Friedman@coloradosprings.gov](mailto:Samuel.Friedman@coloradosprings.gov)

**PUBLIC COMMENTS**





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**From:** Cameron Burke <cbcirca1987@gmail.com>  
**Sent:** Wednesday, October 14, 2020 10:43 AM  
**To:** Knight, Don <Don.Knight@coloradosprings.gov>  
**Subject:** Re-zoning 2424 Garden of the Gods Rd

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

Mr. Knight,

I'm sure you're being flooded with emails regarding the proposal to re-zone 2424 Garden of the Gods Rd., but I also wanted to express my opposition to the project. I live in the upper Mountain Shadows Community, above Flying W Ranch on Brogans Bluff, and am greatly concerned about the impact this project could have on our community's quality of life. I agree with all of the concerns outlined by many of my neighbors, such as crime rates, school saturation, traffic congestion, property values, fire evacuation impact, first responders being overburdened, and so on.

I wanted to dive a little deeper into why I am concerned about the impact to our quality of life. We relocated to COS several years ago from San Diego, CA to escape the craziness of a large city and all of the negative aspects that come with living in an over-congested, over-taxed community. Living in or near high-density housing caused a daily struggle of simply enjoying the environment we lived in. There were constant issues finding parking when we wanted to visit parks or restaurants, constant traffic congestion when leaving for work in the morning or returning home in the evenings, over crowded schools, homelessness to the point my wife did not feel safe walking alone even in daylight, and just general discontent because there were simply too many people in such a small area. In order to combat some of these issues, the city decided to continually raise taxes to fund programs that were supposed to fix these issues but we never saw the situation get any better. We knew we did not want to start a family in that environment.

We initially moved to Briargate, just north of Woodman, which was a huge improvement over San Diego. It was great for the first few months (except for the construction), but over the next year we started to get many of the same feelings that we had in San Diego. Woodman was always full of traffic and very aggressive drivers, noise levels got much worse, we started seeing more crime in the neighborhood, and noticed there was increased turnover of residents/renters

**PUBLIC COMMENTS**

nearby who didn't care about the quality of life within the neighborhood. So we decided to move to a neighborhood without busy streets where our children would be at risk of speeding cars, a neighborhood where people cared about their long-term quality of life, a neighborhood that was a community focused on quality of life and supporting each other.

We decided on Mountain Shadows because it fit what we were looking for, and we paid a premium to move to that environment. Mountain Shadows is attractive to us because there is very little high-density housing, the residents take great pride in their homes, everyone is friendly and welcoming, we feel safe being out after sunset, the traffic is manageable at most times throughout the day, the schools are not over-saturated, the parks are clean, and we can hear nature instead of cars when we go outside. It is an area where we don't worry about the safety of our family and enjoy calling it home because it is a polar opposite of the city life we left.

I fear that allowing the re-zoning of 2424 Garden of the Gods Rd would risk ruining all of the reasons the residents move to the Mountain Shadows area. This area is unique by being in the foothills with amazing views, spaced out houses, and feeling like we're part of a community and should remain that way so we can retain our property values and quality of life. Everyone moved to this area because there is no other area like it in the city, and adding high-density housing would destroy the uniqueness. It would be blasphemy if a developer wanted to do a similar project in the middle of the Broadmoore neighborhood, why should ours be any different? Please don't let the Mountain Shadows neighborhood go the same route as the large cities, there are plenty of other areas further East for this kind of development.....keep Mountain Shadows unique.

Thank you for your time,  
Cameron Burke

**From:** Friedman, Samuel  
**Sent:** Monday, November 30, 2020 8:47 AM  
**To:** Paula  
**Cc:** Wintz, Katelynn A  
**Subject:** RE: Rezoning Effort at 2424 Garden of the Gods Rd/ Verizon Property in Mountain Shadows

Hi Mr. and Ms. Wyatt,

Thank you for contacting the City Council of Colorado Springs regarding this project. As you may be aware, any land use proposal in the City of Colorado Springs must first complete an administrative review process with the Planning Department. Since this application is for a major master plan amendment and zone change, the Planning Department will examine the proposal and make a recommendation directly to the City Planning Commission, a volunteer board of citizen's appointed by City Council, who will examine the project during a public hearing. This hearing will include public comment. If the City Planning Commission finds that the proposal meets City Code, the Commission will make a recommendation of approval to City Council. City Council will then hold an additional public hearing with public comments as the final approving authority for this Quasi-Judicial land use item. If the project is denied by the Planning Commission, that decision can be appealed to the City Council. In either instance the project would then come before the City Council on a Quasi-Judicial basis.

As such, if Council Members had publicly commented on the proposal before this time, those comments could be interpreted as a conflict of interest and they would then be required to recuse themselves from the proceedings. This is why I am connecting with you instead of Council Members emailing you directly.

Since it appears this particular proposal has yet to be fully administratively reviewed and processed by the Planning Department, I would encourage you to continue working with Ms. Wintz, the planner on the project, who is CC'ed on this email as she can help guide you through the public engagement process that the Planning Department will undertake during their administrative review process and answer any Planning questions you may have.

If you have any additional questions regarding City Councils involvement in land use proposals, please contact me directly and I will do my best to answer your questions.

Warmest regards,

**Sam Friedman**

City Council Constituent Response Specialist  
City of Colorado Springs



(719) 385-5480 office

[Samuel.Friedman@coloradosprings.gov](mailto:Samuel.Friedman@coloradosprings.gov)

**PUBLIC COMMENTS**



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**From:** Paula <[pasandy@aol.com](mailto:pasandy@aol.com)>  
**Sent:** Wednesday, November 25, 2020 10:53 AM  
**To:** Skorman, Richard <[Richard.Skorman@coloradosprings.gov](mailto:Richard.Skorman@coloradosprings.gov)>; Strand, Tom <[Tom.Strand@coloradosprings.gov](mailto:Tom.Strand@coloradosprings.gov)>  
**Cc:** Wintz, Katelynn A <[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)>  
**Subject:** Rezoning Effort at 2424 Garden of the Gods Rd/ Verizon Property in Mountain Shadows

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Dear City Council Members,

My husband and I are writing in reference to the Rezoning effort by developers at [2424 Garden of the Gods Road](#)/ Verizon Property in the Mountain Shadows Subdivision. We have lived in this neighborhood since 2000. We have seen this area through a lot of ups and downs and have had to watch our neighbors rebuild around us after the Waldo Canon Fire of 2012. We were surprised to find out that such a large rezoning was trying to take place and the only people notified were homes within 1,000 feet of the Verizon building. This effects far more people than those within 1,000 feet of that area.

As we understand the developer wants to add 4 story multi family units to this area. This will destroy many residents views that they have enjoyed since the subdivision was established in the 1980s. How does that seem right? There is a reason that many people move to the west side and adding hundreds more residents and probably triple the cars will effectively remove most of the reasons that we all enjoy the west side. I remember back in 2006 when Money Magazine named Colorado Springs one of the Best Places to Live. I had to agree. But when I think of the congestion of traffic that all these residents will bring to this area that was not build out for that type of traffic. That does not qualify in my mind as one of the Best Places to Live. Think of all our mule deer and other wildlife that live in this area and factor in that amount of traffic. How much wildlife do you think will be left? I understand that there was a traffic study that was done in July. This July in 2020. How can a developer get a valid study done during a pandemic when many people are still working from home or people may be still out of work. And as I am aware Red Leg Brewing just built an 8 million dollar brewery with rooftop dining and a community center. That will also significantly add to the traffic in that area.

Speaking of wildlife I noticed that in 2020 the 15th Annual Big Horn Sheep Day was held in Garden of the Gods. That means it was held 15 years in a row. So these special sheep regularly come into an area that is less than 1 mile away from where this planned development will push

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them from their natural migration path. Furthermore, won't adding hundreds of cars be a danger to them? Has this been factored into any discussions or plans by City Council. Garden of the Gods brings in almost 6 million tourists annually. Those tourists bring our city revenue that we use to repair roads, fund our emergency services and run our government. Do you think that those tourists want to see Big Horn Sheep or a mass of people and cars living in an area where big portion of them (tourists) are also trying drive down [30th street](#) while they are trying to enjoy their vacation? Those tourists are paramount to our city and it's economy. The amount of tourist, I believe are increasing, due to the pandemic because it is an outside venue. We need those tourist dollars far more than more homes in this area. Let the developer build out east. There is far more room out there.

As we understand this wants to be zoned multi family. Which means there will be a high turnover of people moving in and out of the area. This may add to an uptick in crime. Is the Falcon Substation manned to see an increase in this many residents? What about the Fire stations nearby? Since this is a well established area would adding hundreds of people put a strain on emergency services that are already stretched so thin? I would also be concerned with my property value. A large portion of the value of the property is tied up with the beauty of the area. The fact that there isn't a high density of people and cars is not only appealing to myself and my neighbors but to future buyers as well. That is the advantage of living where we do. There is a lot of beauty in landscaping and in wildlife. It is hard to believe that the city would allow something to happen that would not only diminish so many residents views, quality of life but effect their investment (in their home).

My husband and I would urge you to disapprove of the rezoning of this area. I know my many of my neighbors disapprove. I worry about the beauty of the area. I fear for the wildlife that take refuge in an already shrinking landscape. I wonder if the tourists will be interested in a heavily congested area so close to a beloved National Landmark.

Please support Mountain Shadows residents and the people that already live here.

Sincerely,

Paula and Joe Wyatt  
6170 Moorfield Ave  
Colorado Springs, CO 80919  
Mountain Shadows Resident

/PW

Sent from my iPad

**From:** Linda Rice <lmrice1900@gmail.com>  
**Sent:** Friday, October 9, 2020 2:03 PM  
**To:** Wintz, Katelynn A  
**Subject:** Redevelopment at 2424 Garden of the Rds

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I just want to add my name and my husband's name to the list of Mt Shadows residents professing the strongest possible opposition to the redevelopment plan at 2424 Garden of the Rds/Verizon site.

Michael Rice. (719) 896-1447

Linda Rice. (719) 896-1437

**From:** Caitlin Alyse Photography <caitlinalysephotography@yahoo.com>  
**Sent:** Friday, October 9, 2020 2:12 PM  
**To:** Knight, Don; Suthers, John; Wintz, Katelynn A; Friedman, Samuel  
**Subject:** Rezoning GOG  
**Attachments:** 121059774\_279521933089965\_1114510960006151238\_n.jpg;  
120955073\_656709608366423\_4452634501484828947\_n.jpg;  
121062984\_339082753976338\_5540393628391416512\_n.jpg

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Hey guys,

My name is Caitlin Henderson! I'm a Mountain Shadows community member and live on Ramsgate Terrace. I have been actively trying to get the word out about the Rezoning COVER UP on 2424 Garden of the Gods Rd. I wanted to share that the community is desperate to get your attention and to work with the City Planning and the developers to STOP this rezoning or worst case-- to have a huge part in the specifics of this plan. We feel completely blindsided and will not stop contacting the news to have them cover this story. If anyone can advocate for our neighborhood and the entire westside community it HAS to be you guys. I moved here 3 years ago with my young family and have fell in love with this neighborhood. The whole westside community, especially in Mountain Shadows will be affected by this. I propose to NOT rezone the property for residential. There are plenty of other ways this property can be used. This developer has no interest in working with its neighbors and it is an abomination. Neighbors have voiced to me that when MCI entered the neighborhood they WORKED with the neighbors, putting up balloons and lights to show the height of the buildings, landscaping the area to help those who lived directly behind.

This city is SHAMEFUL for not notifying the entire west side. This neighborhood is so special and has endured the Waldo Canyon Fires---losing 2 lives and over 300 homes. I am a young person and cannot believe the greed and secrecy with this. This is my first time seeing this in my 30 years. I have attached a few photos of our Press Conference yesterday. And also my son viewing the ONLY big horn sheep population in Colorado Springs. Did you know this is our state animal? It needs to be PROTECTED. As well as environmental impacts of houses literally

**PUBLIC COMMENTS**

sliding off of the mountains and even so FIRES ravaging our neighborhood again---and folks being gridlocked trying to get out thinking they would die in their cars.

Advocated for this community and not just the developers. Garden of the Gods and Pikes Peak are the heart of this city. Find another way to use this property. Take greed out the window and hear what the voices of this community. WE WILL NOT BE SILENT ON THIS ISSUE. WE WILL CONTINUE TO MAKE OUR VOICES HEARD!

Katelynn Wintz says she has received hundreds of emails on this issue and cannot respond to them all. This should go to show that the community is opposed to this project. She also in the virtual meeting denied her ability to tell EVERYONE in Mountain Shadows about this rezoning project. She has the capability to issue everyone letters, but will not. This is abhorrent. I currently have a FB page you should follow called "Rezoning of 2424 Garden of the Gods Road", please follow up. Know that we are actively doing what we can to let the community to know when our city has completely failed us.

Thank you,

Caitlin Henderson

Caitlin Alysse Photography

719.393.3728

[www.caitlinalyssephotography.com](http://www.caitlinalyssephotography.com)



**From:** Gena Marie Cardiel <genamariocardiel@gmail.com>  
**Sent:** Friday, October 30, 2020 11:18 AM  
**To:** Wintz, Katelynn A  
**Subject:** Verizon bldg lot

**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 oppose this new apt building for SEVERAL reasons!

:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. This type of proposed housing will result in more crime in the area.
7. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.
8. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
9. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
10. The massive increase of residents in this area will accelerate building a 4 lane highway from 24th St. to Garden of the Gods Rd.

**PUBLIC COMMENTS**

11. The already overcrowded schools in this area will be challenged.

12. Noise levels will increase.

13. The roofs will be 70' off of the road surface blocking the views.

**From:** Jonni McCoy <jonni.mccoy@gmail.com>  
**Sent:** Tuesday, October 13, 2020 7:16 PM  
**To:** Wintz, Katelynn A  
**Subject:** Verizon building

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Hi Katelyn,

I was wondering how the decision is leaning for the developer plans on the Verizon building?

Thanks

Jonni

**From:** Lori Johnson <lorijohnson753@gmail.com>  
**Sent:** Thursday, October 8, 2020 8:12 PM  
**To:** Wintz, Katelynn A  
**Subject:** Zone change to Garden of the Gods

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Dear Ms. Wintz,

I'm writing to express my concerns for the planned development at 2424 GOG Rd. I feel this potential development project would be a huge detriment to all those living in the area as well as those who visit our beautiful city and gaze upon the natural wonder of Garden of the Gods. I hope my comments are not too late. I tried to get into the meeting on 10/7 by phone and webex, but for some reason was unsuccessful in getting in.

Sincerely,

Lori Johnson

**From:** WW Cats <sandybythesea@gmail.com>  
**Sent:** Saturday, October 10, 2020 8:42 PM  
**To:** Wintz, Katelynn A  
**Subject:** future meetings and proposals for the project - NW area of 30th St and Garden of the Gods Rd. (2424 Garden of the Gods Rd.)

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Ms. Wintz,

Please let me know where I can find information regarding future meetings pertaining to the 2424 Garden of the Gods Rd apartments project, and any proposals for the project that are available.

We are rather new to the Westside and would like to know more of the documented facts rather than the gossip and emotions (without facts) being shared. The spoken concern seems to be about a potential water shortage, although others seem to not be concerned since ~6000 people previously worked in that area. It seems to me that a study would need to have been done, so any information regarding that study would be helpful to better understand these concerns.

Thank you so much.

Sandra Dye

623 Columbia Rd., Colorado Springs, CO 80904

**PUBLIC COMMENTS**

**From:** M N SCHUETZ <mnschuetz@msn.com>  
**Sent:** Friday, October 9, 2020 8:46 PM  
**To:** Wintz, Katelynn A  
**Subject:** oppose development at 2424 Garden of the Gods

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Dear Ms. Wintz,

We strongly oppose the redevelopment and any building of the current Verizon property at 2424 Garden of the Gods Road.

We have many concerns about this proposed development. It would forever remove the habitat of many animals, notably big horn sheep. Other animals, such as coyotes have already lost much of their natural habitat and range, including from other recent West-side development along Centennial.

Other problems will include increased traffic, added congestion and a likelihood of increased crime that typically accompanies high density housing. The addition of so many new residents will overload current roads, traffic patterns, schools and parks. And who will pay to remedy all this? Expanded roads? New traffic signals? More schools? Not the developer. This burden will be shared by the people, the taxpayers- and we don't want this!

The west-side has a unique tranquility and beauty that will be marred by such a development. Please preserve this land, this community, and this natural habitat and do NOT build here.

Respectfully,

**PUBLIC COMMENTS**

Mark and Nancy Schuetz

**From:** lindajhertz@aol.com  
**Sent:** Thursday, October 8, 2020 5:07 PM  
**To:** Wintz, Katelynn A  
**Cc:** buffalobill001@gmail.com  
**Subject:** please add me to the list serve for updates

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Please add me to the list serve for updates. Thank you.



**From:** j ZAMAITIS <jzam01@msn.com>  
**Sent:** Tuesday, October 13, 2020 8:28 AM  
**To:** Wintz, Katelynn A; j ZAMAITIS  
**Subject:** proposed development

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We are against any development at 2424 Garden of the Gods Road. Our concerns are:

Access and egress at Garden of the Gods and 30<sup>th</sup> street  
Access and egress at Flying W Road  
Infrastructure and schools to handle additional homes and people  
Impact of proposal on Mountain Shadows open space  
Impact on home value

Thank you  
Robert and Joyce Zamaitis  
2390 VanReen Dr.

Sent from [Mail](#) for Windows 10

**From:** Nan Batchelor <nan@peakheating.com>  
**Sent:** Wednesday, October 7, 2020 3:57 PM  
**To:** Wintz, Katelynn A  
**Subject:** "No new development at 2424 W. Garden of God's Rd"

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am strongly against any and all new development of 2424 W. Garden of the Gods Rd. I fear this will forever overcrowd the area, push wildlife out, and over populate a quiet neighborhood. I also fear it will over-crowd one of the city's best tourist attractions in G.O.G Park and may have negative impacts on what is one of our most positive attractions in this great city!

Please DO NOT do any new developments to 2424 W. Garden of Gods Rd.

*Nan S. Batchelor*

**From:** Shannon Miller <snimiller@gmail.com>

**Sent:** Wednesday, October 7, 2020 7:28 PM

**To:** Wintz, Katelynn A

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hello,

I would like to be added to the listserv regarding updates on the mountain shadows development process/application.

Thank you,

Shannon Miller

**From:** Chris Emery <emerypayments@gmail.com>  
**Sent:** Wednesday, October 7, 2020 5:18 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GOG rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Other

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Hello Katelynn, I would like to express my opposition to the new development at 2424 Garden of the Gods Road. I live off of Centennial on Moccasin Pass Court, I am also the Vice President of our homeowners association, and I believe this will harm our neighborhood. As we all know the traffic study was taken during Covid while people were staying at home and tourists we're not visiting our area. There is much more to think about here than just more tax money. Traffic is already a challenge especially on the Garden of the Gods. In addition as we all know apartment complexes, especially one this large lowers property values in residential neighborhoods, and increases crime rates through the roof. We saw this when the complexes went in at the end of Centennial Boulevard. My wife will be on the call tonight if you need more specific reasons please let me know I can elaborate. but I wanted to be short and respectful of your time as I am probably one of many who are against this proposal.

Chris Emery  
(719)209-0446

**From:** Nancy Neale Martin <nancyneale@hotmail.com>  
**Sent:** Wednesday, October 7, 2020 9:40 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GOG road redevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Good evening Ms Wintz,

I'd like to add my voice against the rezoning and development of 2424 Garden of the Gods. This large development would negatively impact the westside communities in Colorado Springs, including wildlife and the tourists that visit the beautiful area as well as all residents of this area.

Thank you for acknowledging my opposition and please vote against development of 2424 Garden of the Gods into a large housing development.

Nancy Neale Martin  
3250 Cedar Heights Dr  
Colorado Springs, CO 80904  
719-694-6529

Sent from my iPhone

**From:** jproland@comcast.net  
**Sent:** Wednesday, October 7, 2020 7:41 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 GOGs Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Katelynn,

I OPPOSE this project and would like to be kept up to date on it.

James Rowland

**From:** Morgan Casey <morganc@oliverreg.com>  
**Sent:** Wednesday, October 7, 2020 7:23 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods - Opposition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Other

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Good morning Katelynn,

I am a Resident in Mountain Shadows and am **opposed to the rezoning at 2424 Garden of the Gods Rd**, primarily the multifamily units that are proposed, for the following reasons:

1. Traffic – Currently, there are more than half a million (500,000+) vacant square feet of office/industrial space along the Garden of the Gods corridor. Once that space is filled, that will bring thousands of additional vehicles to Garden of the Gods Rd west of Centennial Blvd. And that’s before any development at 2424 GOG takes place. 572 multifamily units will bring **at least** 572 vehicles to a very small intersection. That’s if each unit only has one vehicle. Many will have 2+ vehicles.
2. Infrastructure – The roads in the area simply can’t handle the increase in traffic.
3. Schools – The children that live in those units would overcrowd Chipeta Elementary, Holmes Middle School, and Coronado High School. My son had classes at Holmes that had 30+ students in them. They can’t afford to have anymore.
4. Wildlife – The 39.3 acre parcel that the multifamily units would sit on is a huge habitat for the big horn sheep along with other wildlife that would be displaced.
5. Landscape – Developing the 39.3 acre parcel would drastically change the landscape that we chose to live in. Many of the residents of Mountain Shadows have saved their whole lives and pay extra to live in that neighborhood specifically for that landscape.

Please reconsider the rezoning at 2424 Garden of the Gods Rd.

Thank you,  
**Morgan Casey**  
**Administrative Associate**



**102 N Cascade Ave, Suite 250**  
**Colorado Springs, CO 80903**  
**Phone (719) 598-3000 Fax (719) 578-0089**  
**[morganc@olivereg.com](mailto:morganc@olivereg.com) [www.olivereg.com](http://www.olivereg.com)**



**From:** Matthew Frazier <matthew.e.frazier@gmail.com>

**Sent:** Wednesday, October 7, 2020 3:46 PM

**To:** Wintz, Katelynn A

**Cc:** Knight, Don

**Subject:** 2424 Garden of the Gods Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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To: Katelynn Wintz

CC: Don Knight

Hi,

I am a resident of Mountain Shadows, and I oppose any new development at 2424 Garden of the Gods.

My primary concerns are:

1. Increased usage of local/regional/city parks (GoG, Ute Valley, Pinon Valley, etc)
2. Increased traffic on local roads (GoG, 30th, Centennial, etc)
3. Destruction / Blockage of natural landscapes. The hills behind 2424 GoG are iconic landscape features of our neighborhood.

**PUBLIC COMMENTS**

Regards,

Matthew Frazier

2010 Manning Way, Colorado Springs, CO 80919

**From:** Teri Kreps <tmkreps@comcast.net>  
**Sent:** Wednesday, October 7, 2020 7:40 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Meeting

**Follow Up Flag:** Follow up  
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Dear Katelyn

Thank you for conducting/moderating the meeting this evening. You did a great job with a very challenging group.

Could you please add me to your list for future notifications. Although I'm not ready yet to make any public comments, I would like to look at the information in more depth and continue to follow the progress.

Thanks for your assistance.

Sincerely

Teri Kreps  
tmkreps@comcast.net  
(719) 337-8536

**PUBLIC COMMENTS**

**From:** Shelley McAdam <shelleycs@gmail.com>

**Sent:** Wednesday, October 7, 2020 5:22 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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To whom it may concern,

Please stop any and all plans for new development at 2424 Garden of the Gods Rd. There are many concerns like overcrowding our local parks, schools, streets with many more cars and over all safety. Please consider an alternative.

Respectfully,

Shelley McAdam

(A concerned local resident)

**From:** Dan B <daniel.bogdanoff@gmail.com>  
**Sent:** Wednesday, October 7, 2020 9:48 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hi Katelynn,

I'm opposed to residential development and rezoning of the 2424 Garden of the Gods Rd property. A housing complex, especially of this style and magnitude, feels completely out of character for the area and would represent a significant change to the community and surrounding area. The visual presence would be obnoxious, but I'm most concerned about the impact to the surrounding community and infrastructure.

I live in mountain shadows and work at the western part of GoG road.

The area is mostly housing and not high-density living, but the roads and parks are already very busy with existing residents and visitors from around the city and state. Earlier this week I met someone from Denver who came down to bike in Ute valley park - it's already a high-traffic area, not to mention the volume of traffic going to GoG. Putting this complex in place would be a kill-stroke for the sustainability of the non-GoG parks and add significant traffic in a pretty wide radius.

**PUBLIC COMMENTS**

Getting to I25 or Hwy 24 is already very congested. It seems irresponsible to do a study and clear the traffic concern while the impact of COVID is notable (which is apparent to anyone who spends time in the area).

There's no going back once something like this kicks off and it's imperative that we get this right. It's clear to me that this development would put significant strain on our parks and infrastructure.

As someone who commutes on a bike (and rides with children as well), we would need a significant infrastructure upgrade just to handle additional load. The impact on local schools should also not be ignored.

Thanks,

Daniel

**From:** D Lo <dlobeck@aol.com>  
**Sent:** Thursday, October 8, 2020 8:16 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up  
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Good morning.

I am very disappointed that this project would even be a consideration for this area. Developers who have money shouldn't be allowed to come in a purchase areas like this, on the west side of Colorado Springs, for massive residential housing. Not only that, this area shouldn't even be a considered to be rezoned as such. This needs to be stopped.

Thank you for your time.

David and Melanie Lobeck

**From:** Matt Purcell <matt@cobbmechanical.com>  
**Sent:** Thursday, October 8, 2020 11:23 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road Rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn: I am writing to you again to express strong objection to the rezoning of 2424 Garden of the Gods Road. It was made quite obvious in last night's meeting the citizens in attendance do not want apartments built as proposed for multiple and very valid reasons, including traffic and safety. The omission of people and organizations who would be impacted by this action from the City's survey and notification process is not acceptable.

The traffic study has severe flaws. Your phrasing "as the project moves forward" was alarming given the quantity and nature of the voiced objections. Any recommendation from your department to move forward on this will not be accepted by the citizenry.

Please add me to any email list concerning this proposed action. Thank you.

**Matt Purcell** | Business Development

[mpurcell@cobbmechanical.com](mailto:mpurcell@cobbmechanical.com)

P: 719.471.8958 Ext. 035 C: 719.338.6800

**PUBLIC COMMENTS**





2906 W. Morrison, Colorado Springs, CO 80904

[www.cobbmechanical.com](http://www.cobbmechanical.com)

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**From:** Edward Siergiej <edsiergiej@gmail.com>

**Sent:** Wednesday, October 7, 2020 1:10 PM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am opposed to ALL NEW development at 2424 Garden of the Gods Road. Thank you.

**From:** Jo Ann Davis <joannahopperdavis@gmail.com>

**Sent:** Thursday, October 8, 2020 10:16 AM

**To:** Wintz, Katelynn A

**Subject:** 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

Thank you for hosting the community meeting last night. I would like to be on record as opposing a rezoning for the land at 2424 Garden of the Gods Road.

There are many reasons that I object to the change. Among them are the impact it would have on the skyline or view not only from the neighborhood, but also for tourists going to Garden of the Gods. Further, the traffic at the intersection of 30th and Garden of the Gods Road is already heavy, particularly during tourist season. An addition of 600 or more homes on that corner would make traffic untenable. The traffic study presented appears skewed and biased as it was completed during COVID and paid for by the interested party.

A home is a substantial investment and its value is part of a family's financial planning. Adding this many residents in apartments will devalue the homes in Mountain Shadows. Last evening I heard that the planning commission would like to serve the interests of the community. The existing community would be hurt by this development. The last appraiser at our home increased the value based upon the view. Taking away a substantial part of the view is equivalent to taking monetary value away from the residents of Mountain Shadows. This does not serve our community.

**PUBLIC COMMENTS**

There are already apartments available across the street at the corner of 30th & Garden of the Gods. Thus this proposal does not fulfill an unmet need for housing. The young woman who bravely described her desire to live on the west side could live in the existing apartments. Or as she expressed a desire to purchase a home could look at Pleasant Valley, Holland Park and Old Colorado City for first homes. That is what we did and it continues to be a viable means of living affordably on the west side.

We were here for the Waldo Canyon Fire and have spoken with the brave fire fighter who saved our home. I believe that dense housing creates a greater risk for both residents trying to flee a fire and for the firefighters working to protect our community.

Although School District Eleven has declining enrollment overall, I believe the schools closest to this property have waitlists for students wishing to permit in. There is not capacity for an additional 600+ families.

Please stand strong in the face of commercial interests and serve the community by refusing the application to rezone 2424 Garden of the Gods Road.

Sincerely,

Jo Ann Davis

5160 Hearthstone Lane

719-231-7479

**From:** Gunther Mueller <gunther.mueller46@gmail.com>  
**Sent:** Wednesday, October 7, 2020 8:31 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 Wintz,  
We are opposed to rezoning (and further development) at 2424 Garden of the Gods Road.

Adele & Gunther Mueller  
2550 Talleson Ct  
Colo Spgs, CO 80919

**From:** Gaile Combs <5555combs@gmail.com>  
**Sent:** Wednesday, October 7, 2020 7:40 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Please email me on all updates concerning the development at 2424 Garden of the Gods.  
Thank you,  
Gaile Combs  
5555combs@gmail.com

Sent from my iPhone

**From:** Matthew Szymaszek <matthew.szymaszek@gmail.com>

**Sent:** Wednesday, October 7, 2020 6:17 AM

**To:** Wintz, Katelynn A

**Subject:** 2424 GoG Planning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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. Wintz,

I am opposed to new developments at 2424 Garden of the Gods Road. We moved here a year ago and chose this area because of the reduced traffic, schools, and generally low density neighborhoods. I feel that a high density residential development will significantly impact current traffic patterns, overrun already stretched schools, as well as impact the natural beauty and wildlife of the area.

Sincerely,

Matthew Szymaszek

**From:** Nadine Carlile <nscarlile@msn.com>  
**Sent:** Wednesday, October 7, 2020 1:01 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W Garden of the Gods Development Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 Katelynn:

I am a resident of Parkside Mountain Shadows and oppose the proposed massive housing and commercial development at 2424 Garden of the Gods Road.

Garden of the Gods Road is already backed up at various times of the day and it is already difficult and dangerous to enter onto I-25 at those times because of the speed and high traffic volume on the freeway. Traffic is also backed up on 30<sup>th</sup> where it becomes a 2-lane narrow road that passes Garden of the Gods Park. Traffic control officers are already employed to direct traffic at different events in front of Garden of the Gods Park to allow traffic on and off N 30<sup>th</sup> St. Future foreseeable traffic jams will take away from the experience of Garden of the Gods Park.

Chipeta grade school in District 11 is already filled to capacity serving the existing neighborhoods. Further overcrowding the school will deteriorate the learning experience of the students. I have attended various functions at the school and the activity rooms have been jammed with standing room only for later arrivals. The parking lot is always full and parents have to park in the neighborhood. This school system cannot accommodate a huge influx of new students.

Shadow Mountain Park is also at capacity. Adding hundreds of new families to an already small park will only degrade it for everyone. High density housing in Denver has absolutely degraded the parks and environments surrounding these developments. There's increased traffic, trash, dog droppings and, unfortunately, increased crime. The City might consider this revenue but it actually is creating row after row of cramped living quarters with little or not enough open space or green space available to the tenants. What is available is dirtied up by the endless number of pets that are allowed in this type of housing. The pet owners have no recourse but to use the small land available for their animals or to walk them into the neighborhoods and use someone else's lawn. I've seen it happen all over Denver. The dog park in Lodo was closed because it was overused and became unsanitary.

These are my objections. The current infrastructure does not support high density housing in that location. The existing schools are already overcrowded, and the housing itself will degrade the quality of life in the existing neighborhoods. One more point, high density housing is not a pleasant experience for the tenants. Usually they are just temporary places before moving on to a larger dwelling; this kind of neighborhood is mostly transient. There is no pride of ownership or neighborhood identity. The developers will make the rental space as small as possible to get the most dollar per square foot for their investors. It's all to make money with little interest in creating a pleasant place to live.

**PUBLIC COMMENTS**



Finally, that City engineering has signed off on the traffic side is truly scary. It's a mess on Garden of the Gods Rd and 30<sup>th</sup> when it becomes 2 lanes right now. It's not going to get better adding 3,750 new units accessing those roads.

My comments and those of members of my community probably won't make any difference. The developers will get what they want because they can and everyone sees dollar signs instead of quality of life.

Sincerely,

Nadine Carlile  
2519 Mirror Lake Ct.

Sent from [Mail](#) for Windows 10

**From:** MYRA BENJAMIN <bearcreeklanes@aol.com>  
**Sent:** Wednesday, October 7, 2020 6:04 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am totally opposed to the proposal, we have too many people in the area now. The traffic is congested all the time and 30th with the bicycles is a constant issue. If the view is impacted that also would be a concern. I also don't feel that the wildlife should be affected this would. I live on top of Mt Shadows but I wouldn't like my view impacted. We have had to deal with the Flying W doing just what they wanted to.

Respectfully,  
Myra A Benjamin  
2775 Rossmere St  
CSC 80919  
Sent from my iPhone

**From:** Ron Clarkson <ronald.clarkson@gmail.com>

**Sent:** Wednesday, October 7, 2020 12:12 PM

**To:** Wintz, Katelynn A

**Subject:** tonights virtual town hall

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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!**

What is the correct WbEx ID and password for the townhall meeting tonight on the verizon property? There are 2 conflicting passwords circulating.

Thanks you

Ron Clarkson

**From:** Tracy <tlb6035@gmail.com>  
**Sent:** Wednesday, October 7, 2020 4:20 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W. Garden of the Gods Road Development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

I am emailing with regard to the proposed development project being considered for 2424 W. Garden of the Gods Road in Colorado Springs.

I am a homeowner at 1750 Manning Way, Colorado Springs, CO 80919 in the Mountain Shadows neighborhood.

While I support economic development for Colorado Springs and the Westside, the type of rezoning and development being discussed for this property are not a good fit for the area. My concerns are many.

With regard to traffic, Garden of the Gods Road (in particular), and close by roads 30th Street, Centennial Blvd., and Flying W Ranch Road already experience heavy traffic. Garden of the Gods Road backs us horribly during rush hour, during bad weather, and already experiences much more tourism traffic over the past few years due to Garden of the Gods Landmark and Visitor/Nature Center. Our roads were not built to accommodate the additional volume that multi-family units would provide.

**PUBLIC COMMENTS**

I am also concerned by the proximity of this development to overtaxed nature areas such as Garden of the Gods, Ute Valley Park, and the open space occupied by our majestic bighorn sheep population. The rapid growth that Colorado Springs has experienced over the past many years has already taken a toll on these natural spaces with crowding, ground erosion, and littering. Adding what could be hundreds or even thousands of new residents to the area would be environmentally devastating.

I have many other concerns but the final one I will address in this email pertains to the local schools. Our local schools, especially the elementary schools (Chipeta, Howbert, and Trailblazer) have some capacity but could be overwhelmed if the proposed development is built and expanded upon. These schools do an excellent job of educating our children. Please allow them to continue with the successes they have built.

In closing, I am not against development at 2424 Garden of the Gods Road. I am firmly opposed to the current development proposal to build an estimated total of 572 multi-family residential units on this property. Other types of residential development would fit better into the westside environment and neighborhood.

Thank you for your consideration,

Tracy Lynn Barber

1750 Manning Way

Colorado Springs CO 80919

[tlb6035@gmail.com](mailto:tlb6035@gmail.com)

**From:** Denise Peacock <ddpeacock17@gmail.com>  
**Sent:** Wednesday, October 7, 2020 4:37 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 West Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I live in Reed Ranch and am writing to voice my opposition to the proposed development plan. I am concerned for many reasons including the increase in population in this area which obviously leads to increased traffic. Our area has already seen an increase in apartments and town homes.

Part of the attraction in living on this side of town is the beautiful nature that surrounds us. I believe this proposal will have a negative impact on our open space and views and will be detrimental to our community.

Unfortunately I will not be able to attend the meeting and therefore wanted to at least send an email.

Thank you for your time.

Denise Peacock  
6340 Crested Butte Circle.

**From:** Susan Post <simariepost@comcast.net>  
**Sent:** Wednesday, October 7, 2020 9:44 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 re-zoning correspondence.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Katelynn,  
Please add me to your email list for all future correspondence on the 2424 re-zoning issue.

Thank you,  
Susan Post

Sent from my iPhone

**From:** Lorie Whitehead <lwhitehead1956@yahoo.com>  
**Sent:** Wednesday, October 7, 2020 1:22 PM  
**To:** Wintz, Katelynn A  
**Subject:** 30th street development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 definitely OPPOSED to the development. I will not be able to attend the virtual meeting this evening. Thanks.

Lorie Whitehead

Sent from [Mail](#) for Windows 10



**From:** S Schneider <schneids1982@gmail.com>  
**Sent:** Wednesday, October 7, 2020 2:25 PM  
**To:** Wintz, Katelynn A  
**Subject:** AGAINST Development of 2424 W. Garden of the Gods Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 this email to show that we as a family living in the Mountain Shadows community are **STRONGLY AGAINST** the ALL NEW development at 2424 W. Garden of the Gods Rd. We feel adding more buildings, taller buildings, more residents etc will only over crowd the schools, parks, neighborhoods and communities on this side of town. We also feel this will add a significant amount of traffic, noise and light pollution to the area. Also we fear it will disrupt the wildlife which we often enjoy on this side of town not only in our neighborhood, but which so many enjoy in G.O.G park. We do love and support the City of Colorado Springs, but we are strongly against this proposed development. Thank you for your time and consideration of our voice.

File Numbers to reference: CPC MP 06-00065-A1MJ20, CPC ZC 20-00127, CPC CP 20-00128

Sincerely,

Schneider Family

**PUBLIC COMMENTS**



**From:** Scott Schneids <scottschneids82@gmail.com>  
**Sent:** Wednesday, October 7, 2020 3:00 PM  
**To:** Wintz, Katelynn A  
**Subject:** Against New Development of 2424 W. Garden of Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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. Wintz,

Thank you for taking the time to read our emails and hear our voices. I wanted to say as a resident of the Mountain Shadows area I am strongly against any and all new development of 2424 W. Garden of the Gods Rd. I fear this will forever overcrowd the area, push wildlife out, and over populate a quiet neighborhood. I also fear it will over-crowd one of the city's best tourist attractions in G.O.G Park and may have negative impacts on what is one of our most positive attractions in this great city!

Please DO NOT do any new developments to 2424 W. Garden of Gods Rd.

Thank you and God Bless,

Scott

**PUBLIC COMMENTS**



## Message blocked

Your message to [katelynn.witz@coloradosprings.gov](mailto:katelynn.witz@coloradosprings.gov) has been blocked. See technical details below for more information.

The response from the remote server was:

```
550 5.4.1 Recipient address rejected: Access denied.  
AS (201806281) [DM3GCC02FT004.eop-gcc02.prod.protection.outlook.com]
```

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

From: Scott Schneids <[scottschneids82@gmail.com](mailto:scottschneids82@gmail.com)>  
To: [katelynn.witz@coloradosprings.gov](mailto:katelynn.witz@coloradosprings.gov)  
Cc:  
Bcc:

[Show quoted text](#)

**From:** Dailesa DeVol <dailesad@hotmail.com>  
**Sent:** Wednesday, October 7, 2020 3:24 PM  
**To:** Wintz, Katelynn A  
**Subject:** Against new development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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We are against any new or future development at 2424 W Garden of the Gods Rd.

Sent from my iPad

**From:** Rich Kramer <fjrkramer@yahoo.com>  
**Sent:** Wednesday, October 7, 2020 10:02 AM  
**To:** Wintz, Katelynn A  
**Subject:** CPC MP 06-00065-A1MJ20; 2424 Garden of the Gods rezone

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 a resident of the Mountain Shadows neighborhood and object to the redevelopment plans for the former MCI now Verizon site for the following reasons:

1- The area is primarily residential and the introduction of additional commercial or new industrial facilities will adversely impact the neighborhood by introducing new noise and traffic impacts. The existing Garden of the Gods corridor from Centennial to 30th streets is now home to a number of commercial and industrial sites with significant “green space” for additional activity. Logical planning would confine like developments to that area rather than leap frogging that area to the Verizon property.

2- The increased traffic demands from the proposed development cannot be adequately handled with the existing road infrastructure. The opening of the El Paso county service center has increased traffic pressure on surrounding streets and tourist traffic combined with growing bicycle traffic on a two lane street with limited shoulders is currently overloading 30th Street to the park. Expansion of this segment of 30th street to 4 lanes through to Colorado is long overdue. The long awaited reopening of Flying W Ranch has also increased traffic flows. To the best of my knowledge there are no plans or funding to support road improvement projects and it should required before allowing any high density residential development. Any traffic study conducted during the pandemic is misleading and suspect.

3- The Waldo Canyon fire clearly demonstrated the traffic issues in times of crisis. As a resident during that fire, I can attest to the difficulty of escaping the area on the existing roads and traffic has increased since that time. In my view, it’s unacceptable to add high density housing and new commercial ventures to that site without plans to significantly improve road infrastructure.

**PUBLIC COMMENTS**

4- The floods following the Waldo Canyon Fire also highlighted ground faults and drainage issues that need to be addressed as well.

5- The original plans to build on that site included building height limitations to preserve the Mountain View. There is no justification for changing that requirement at this time.

The pandemic will likely decrease the demand for commercial space throughout the country increasing pressures to find another use for this property. The mixed use application for this site makes sense for developers who don't have to live with the consequences.

I recommend that this application be denied.

I would also recommend that the city improve its processes in the following ways:

1- Better communication with those in the area of the proposed changes. I learned of the changes from neighborhood activists and gaining an official explanation of the proposed concept has been difficult.

2- The instructions for connecting to the webinar use complicated address and password requirements making it appear the city doesn't want public input. There must be simpler instructions.

I appreciate the opportunity to voice my concerns but fear that once again the city is subject to the demands of developers rather than long term planning decisions guided by a vision of the city's potential future.

[Sent from Yahoo Mail for iPad](#)

**From:** Rachel Schipper <rachel.r.schipper@gmail.com>  
**Sent:** Wednesday, October 7, 2020 3:09 PM  
**To:** Wintz, Katelynn A  
**Subject:** Comments re 242 W. Garden of the Gods - CPC MP 06-0065-A1MJ20

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz:

125 acres is HUGE. I absolutely oppose this at the GATEWAY of Garden of the Gods - one of the most-visited tourist sites in all of the United States! This is not just a small change - it is a big plan in several steps. This does not just affect our neighborhood - it impacts a national treasure. This proposal starts with multi-family units - but then annexes 40 acres of open space - followed by 30 acres of open space! What an eye sore - what a lot of people, traffic and noise - right on the way to the Garden of the Gods. We need to keep this route (Garden of the Gods to 30th Street) as scenic and as uncongested as possible - for the enjoyment of our people, our tourists - and for the benefit of our whole CITY. I oppose bringing hundreds of homes and thousands of people to this location.

In addition, the traffic study was done during Covid and is not a fair representation of the amount of traffic we have at this intersection. During normal business times and in a normal summer tourist season - this intersection is already very busy. (We have lived here 15 years and I know.) This area has already gotten a lot busier with the Government Buildings further down GOG Road. I absolutely oppose adding all of these additional cars to the equation.

This area needs to be ideal for bicyclists, hikers and tourists - which also means we should not grab any more of the open area and chase the wild life away.

**PUBLIC COMMENTS**



Furthermore, the schools are not equipped for this kind of influx - which additionally brings crowding and crime to the neighborhood.

I oppose this proposal.

Rachel Schipper

4520 Eileen Court, COS 80919

Cell: 719-654-5337

**From:** Skip Dieter <sdieter@pm.me>  
**Sent:** Wednesday, October 7, 2020 7:52 PM  
**To:** Wintz, Katelynn A  
**Subject:** Developer Proposal 2424 W. Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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. Wintz:

I want to voice my opposition to the master plan amendment to allow a mix of new land use, including Office, Commercial, Residential and Industrial. The proposed development would radically change the character of this area of the city. You have thousands of people who have invested in homes in this area because of the masterplan being the way it is, limiting this type of development. Then, the city decides to betray them by changing the rules and allowing development that will completely alter the atmosphere of the area. And I don't care what the traffic studies may have shown. Anyone who does not expect an unreasonable change in traffic is simply naive. There are limited ways of accessing this area of the city. Garden of the Gods Road is already heavily congested during large portions of the day. Just look at how often it has to be repaired. Using Centennial Blvd to access this area of the city is very round about. And, 30th Street cannot absorb the amount of increased traffic this development would cause; expansion of 30th St. would, again, drastically change the character of Pleasant Valley, Garden of the Gods, and Glen Eyrie, spoiling it for tourists and locals, alike.

There are many ways to expand housing availability in Colorado Springs, without destroying this very special part of the city. The city owes it to the citizens of this area to keep the rules the same as when they invested their resources to buy homes here. And the rest of the citizens of Colorado Springs deserve the right to continue visiting this area's parks and other attractions without the changes this destructive development will cause.

**PUBLIC COMMENTS**

Sincerely,

Kenneth M. Dieter

1704 Big Horn Trail

Colorado Springs, CO 80919

Sent with [ProtonMail](#) Secure Email.

**From:** Bryan Reid <bryanreid86@gmail.com>  
**Sent:** Wednesday, October 7, 2020 4:14 PM  
**To:** Wintz, Katelynn A  
**Subject:** Developer Proposal at 2424 W. Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Hi Katelynn,

I understand you are probably getting swamped with emails about this topic and I am probably not telling you anything you already haven't heard but I just wanted to say that I am opposed to all new developments at 2424 W. Garden of the Gods Rd. Below are a couple of reasons why I am opposed.

- The school systems on the west side have been over crowded for years. This would just make them worse.
- Traffic on 30th St. is already horrible during peak tourist season. Adding residential units could drastically increase the traffic, not just during tourist season, but throughout the year.

These are just a few possible issues that might come from the development of 2424 W. Garden of the Gods Rd.

Thank you for your time,

Bryan Reid

**PUBLIC COMMENTS**

**From:** Dan Cleveland <trlrunner42@gmail.com>  
**Sent:** Wednesday, October 7, 2020 11:08 AM  
**To:** Wintz, Katelynn A  
**Subject:** Development Proposal 2424 W. Garden of the Gods Road  
**Attachments:** Ltr to Planning Department - 10.7.20.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms Wintz

See attached letter.

Durand (Dan) E. Cleveland

**From:** Ron Shaw <ronshaw27421@hotmail.com>  
**Sent:** Wednesday, October 7, 2020 8:56 AM  
**To:** Wintz, Katelynn A  
**Subject:** Development at 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am opposed to the development at 2424 Garden of the Gods Rd.

I moved to Colorado Springs from the desert to enjoy the mountain scenery and wildlife, with the development planned at 2424 Garden of the Gods Rd. it will take away the joy.

If I wanted to look at roof tops and fight traffic, I would have stayed in Phoenix.

I have lived in this area for 10 years and have enjoyed the natural beauty of Mountain Shadows along with family members and guests who visit from out of state.

Thanking you for your consideration

Ronald Shaw

5437 Majestic Dr.

Colorado Springs 80919

**From:** sedieter@pm.me  
**Sent:** Thursday, October 8, 2020 5:42 AM  
**To:** Wintz, Katelynn A  
**Subject:** Development at 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am opposed to ALL NEW development at 2424 Garden of the Gods Rd. This would have a very negative effect on our neighborhood in lots of ways.

Sharon Dieter

**From:** buksh5 <ritnerw@gmail.com>  
**Sent:** Wednesday, October 7, 2020 4:17 AM  
**To:** Wintz, Katelynn A  
**Subject:** Development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz,

Please reconsider approving the development project proposed for 2424 Garden of the Gods Road. This is going to create excessive traffic on several of the nearby roads such as Flying W Ranch Road and Garden of the Gods Rd, not to mention 30th Street which is already narrow and passes right by the already-crowded entrance to one of our city's greatest treasures: Garden of the Gods park.

This development risks crowding the bighorn sheep--which are always a joy to see--out of the area and into parts of Pike National Forest which are more popular feeding grounds for predators.

With the additional residents, the parks in the area will take another step further from being the islands of respite they are intended to be, and another step closer to being overrun by humanity.

I don't know whether you live in the area near 2424 Garden of the Gods Road. But I live in the area; Parkside, to be specific. And I care about minimizing impact to the land, to the wildlife, and to the serenity which often comes with being so close to the beautiful mountains. Please

**PUBLIC COMMENTS**



don't chip away at the things that make this area--and much of the west side of Colorado Springs--so special.

Sincerely,

Wes Ritner

**From:** Irene Pedley <irenep1210@hotmail.com>  
**Sent:** Wednesday, October 7, 2020 5:11 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development of the Verizon property

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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. Wintz,

I am writing today to inform the city of Colorado Springs that I am opposed to the ALL development of the Verizon property

At 2424 Garden of the Gods Rd. The development of this area would totally change the natural look of the Garden of the Gods area. We have many tourists that visit our area to see the natural beauty of Colorado Springs. Any development of this area would greatly inhibit the enjoyment of our visitors in addition to our community members! Traffic on GOG Rd and Flying W Rd is already congested in the mornings and afternoons. This is a safety concern for our community! I am also concerned that the habitat of many animals would be hugely disrupted. I would hate to see our bighorn sheep population disappear from their current free range space. My family and I often walk or bike on Flying W Ranch Rd and I believe we would have to give this up due to huge safety concerns should the development take place.

I did not learn of this development until a few days ago. I want to stress again: I AM AGAINST ANY DEVELOPMENT OF THE VERIZON LAND!

Respectfully,

Irene Pedley

6015 Ashton Park Place

Sent from [Mail](#) for Windows 10

**From:** JetEgg36 <JetEgg36@protonmail.com>

**Sent:** Wednesday, October 7, 2020 5:03 PM

**To:** Wintz, Katelynn A

**Subject:** Fw: OBJECTIONS

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Sent with [ProtonMail](#) Secure Email.

----- Original Message -----

On Wednesday, October 7, 2020 4:32 PM,

We, Ronald and Jeanette Haberkorn, at 6045 Ashton Park Place disagree and OPPOSE say NO to the rezoning/new development of the Verizon property at 2424 Garden of the God Road

1: Traffic on N 30th, GOG RD, and Flying W Ranch Rd will be a big problem

2: The approved traffic study was taken during the Covid-19 when people were staying at home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.

**PUBLIC COMMENTS**

- 3: 45' tall multi family units will block the view of this natural extension of GOG and Navigator land.
- 4: This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
- 5: This high-density housing does not fit in with the over all theme of the area.
- 6: This type of proposed housing will result in more crime in the area.
- 7:The proposal does not include recreational space for residents. Crowded nearby parks,GOG and Ute Valley will absorb thousands of additional visitors.
- 8: Wildlife, especially the big horn sheep, will be eliminated from free-range area.
- 9:Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
- 10: The already overcrowded schools in this area will be challenged.
- 11:Noise levels will increase.
- 12: The roofs will be 70' off the road surface blocking the views.

Sent with [ProtonMail](#) Secure Email.

**From:** besuch14@gmail.com  
**Sent:** Thursday, October 8, 2020 8:32 AM  
**To:** Wintz, Katelynn A  
**Subject:** Garden of the Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 very opposed to ALL new development at 2424 Garden of the Gods Road.

**From:** Susie McKenzie <susie@susiemac.com>  
**Sent:** Wednesday, October 7, 2020 11:08 AM  
**To:** Wintz, Katelynn A  
**Subject:** High Density Housing Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 Katelynn,  
I'm a Colorado Native and like most, value the beauty and open space of our precious state. It's discouraging to see beautiful landmarks getting over-run with residential housing. Please reconsider the Mountain Shadows and Garden of the Gods Developments. Once it's there, there will be no going back.  
Thank you,  
Susan McKenzie  
720.422.6008



interior design

**From:** Terje Turner <terje2@ix.netcom.com>  
**Sent:** Wednesday, October 7, 2020 1:48 PM  
**To:** Wintz, Katelynn A  
**Subject:** I Oppose Development at 2424 W. Garden of the Gods Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Katelynn:

I am a long time Mt Shadows resident and strongly oppose the proposed zoning change and development at 2424 W. Garden of the Gods (Verizon Bldg).

The negative impacts to traffic and home prices are significant. This is near 30<sup>th</sup> Street entrance to Garden of the Gods. 30<sup>th</sup> Street is one lane each direction with no shoulder and carries lots of tourists.

Our community weathered the Waldo Canyon fire which not only burned hundreds of homes but also impacted our home prices. We need some stability.

Thanks,

Terje Turner

**From:** Paul, Amber <amber.paul@verizonwireless.com>  
**Sent:** Wednesday, October 7, 2020 8:15 AM  
**To:** Wintz, Katelynn A  
**Subject:** I am opposed to ALL NEW development at 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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,

I just wanted to let you know that I am opposed to ALL NEW development at 2424 Garden of the Gods Road.

**verizon**<sup>v</sup>

**Amber Paul**

Tech Analyst  
Systems & Tools  
Verizon Business Group



**PUBLIC COMMENTS**



**From:** Ana Valdez <anamvaldez31@gmail.com>

**Sent:** Wednesday, October 7, 2020 4:06 PM

**To:** Wintz, Katelynn A

**Subject:** I am opposed to ALL NEW development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**Categories:** Other

**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 opposed to ALL NEW development at 2424 Garden of the Gods Rd.

Ana M. Valdez

719-994-1601

**From:** Collins, Cheryl <Cheryl.Collins@thryv.com>  
**Sent:** Wednesday, October 7, 2020 10:53 AM  
**To:** Wintz, Katelynn A  
**Subject:** I am opposed to all new development at 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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. Wintz,

I am opposed to all new development at 2424 Garden of the Gods Rd..

The type of high-density housing starting with an estimated 572 units and potentially expanding to 3,750 units doesn't fit with the overall thyme of the west side of Colorado Springs. Wildlife , specifically the big sheep will be eliminated from their free range area. The area already has increased traffic from tourists. Infrastructure issues, already overcrowded schools, increased crime and additional traffic and irreplaceable views and landscaping are reason enough to reject the request to make the severe changes requested to this area.

Please do not approve any development or rezoning of this area.

Thank you,  
Sincerely,  
Cheryl

**Cheryl Collins**  
M: 719.459.1131  
2553 Hot Springs Ct.  
Colorado Springs, CO 80919

**From:** Ann Macomber <amacomber@mac.com>  
**Sent:** Wednesday, October 7, 2020 3:02 PM  
**To:** Wintz, Katelynn A  
**Subject:** I oppose the consideration of more development at 2424 GOG Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Katelynn,

I realize you have probably gotten plenty of opposition to the growth of traffic due to the proposed development on 2424 GOG rd.

So, I'm going to focus on another aspect of traffic that will also be congested... and that is of the whole west side.

We've been in the Rockrimmon area since its inception on a dirt road and watched the roads widen, grow, and still become clogged from I-25 to the westside hills today. More apartments and condos are being built closer to I-25 as I write. I appreciate that the westside has such a draw for living here. But, the density is getting to be too much. There are no other routes in and out of here without huge bridge infrastructure and roads being built. That is a real concern since we also had to exit this area during the fire a few years ago.

There is growth out east (which is terrific for views, etc.) that could be better facilitated instead of diminishing the quality of life here on the west side with more congestion, traffic, noise, and pollution.

Please consider taking your plans closer to where the new growth from Space Command will probably need it.

Thank you,  
Ann Macomber

**From:** Laura Rosenhahn <larosenhahn@gmail.com>  
**Sent:** Wednesday, October 7, 2020 3:35 PM  
**To:** Wintz, Katelynn A  
**Subject:** I'm opposed to ALL NEW DEVELOPMENT at 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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. Wintz,

I'm a concerned resident of mountain shadows and native of Colorado Springs. My concerns of the proposed development include the following:

- Traffic on N. 30th, GOG, and Flying W will be a significant problem. There is already safety concerns of cyclists, pedestrians, and vehicles. As an active cyclist this would become a huge problem as it already is a significant problem.
- The traffic study was conducted during Covid which significantly affected the study in that far less people were driving.
- The height of the units will block the natural views and extension of GOG and navigators land.
- The housing proposal is too dense. This will double the amount of residents.
- The dense housing does not fit the overall theme of this area.
- I'm concerned about increase in crime.
- I'm concerned about the amount of recreational space. The small park is already busy at all times of the day and this plan does not include recreational space.

**PUBLIC COMMENTS**

- Wildlife such as big horn sheep, deer, and other wild animals will be negatively affected. We already have imposing traffic viewing the sheep on a daily basis, this will only compound the problem.

- There are significantly safety concerns for cyclist in this area of town. Pedestrians as well. The increase in traffic and residents concerns me for the safety of everyone.

- Schools will further be overcrowded. A real issue accelerated by covid.

- Noise levels will increase.

- The height of the building roofs will block views and not fit in to this area being mostly a residential single family home area.

Please regard the concerns of the local residents. As a Colorado Springs native, I've seen the city grow in many ways that do not benefit those who wish to keep Colorado and the natural landscape without becoming like California.

Thank you for your time,

Laura Rosenhahn

**From:** Ryan Rosenhahn <rrosenhahn@yahoo.com>  
**Sent:** Wednesday, October 7, 2020 3:28 PM  
**To:** Wintz, Katelynn A  
**Subject:** I'm opposed to ALL new development at 2424 Garden of the Gods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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. Wintz,

I'm a concerned resident of mountain shadows and native of Colorado Springs. My concerns of the proposed development include the following:

- Traffic on N. 30th, GOG, and Flying W will be a significant problem. There is already safety concerns of cyclists, pedestrians, and vehicles.
- The traffic study was conducted during Covid which significantly affected the study in that far less people were driving.
- The height of the units will block the natural views and extension of GOG and navigators land.
- The housing proposal is too dense. This will double the amount of residents.
- The dense housing does not fit the overall theme of this area.
- I'm concerned about increase in crime.
- I'm concerned about the amount of recreational space. The small park is already busy at all times of the day and this plan does not include recreational space.
- Wildlife such as big horn sheep, deer, and other wild animals will be negatively affected. We already have imposing traffic viewing the sheep on a daily basis, this will only compound the problem.

**PUBLIC COMMENTS**

- There are significantly safety concerns for cyclist in this area of town. Pedestrians as well. The increase in traffice and residents concerns me for the safety of everyone.
- Schools will further be overcrowded. A real issue accelerated by covid.
- Noise levels will increase.
- The height of the building roofs will block views and not fit in to this area being mostly a residential single family home area.

Please regard the concerns of the local residents.

Thank you,

Ryan Rosenhahn MBA, CNIM, PMP  
*IntraNerve*  
719.649.6555

**From:** Donna Cobler <dlcobler@msn.com>  
**Sent:** Thursday, October 8, 2020 8:30 AM  
**To:** Wintz, Katelynn A  
**Subject:** Keep me in on updates

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,

Please keep me informed of any updates in the 2424 Garden of the Gods project.

I was on the phone yesterday for the virtual meeting. It was VERY HARD TO UNDERSTAND. Garbled etc.

Thanks,

Donna Cobler

6130 Ashton Park Pl



**From:** Robert Powell <robertpowellco@gmail.com>  
**Sent:** Wednesday, October 7, 2020 1:30 PM  
**To:** Wintz, Katelynn A  
**Subject:** MCI/Verizon property development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Katelynn,  
I'm opposed to the proposed apartment housing development of the Verizon/MCI property on GOG. My major concern is that this will bring crowding to this corner of town. I've chosen to live in this corner of town because it is close to everything I need (trails, work, stores) but is not crowded. In addition, I don't like the idea of tall buildings blocking the views. Many people are already put off by the tall housing put in place on Centennial just north of 30th.

It seems like we could have single family units or something that will not bring as much congestion. I personally don't want to live in a big city and this corner of town helps keep things reasonably quiet. I don't want 3000 more residents will turn Centennial Bld and 30th into an Academy Bld. Nobody wants to live on Academy.

Thanks for your consideration,  
Robert Powell

Thick thumbbed from iPhone.

**From:** Kathy O <kdodrobina@gmail.com>  
**Sent:** Wednesday, October 7, 2020 1:21 PM  
**To:** Wintz, Katelynn A  
**Subject:** MCI/Verizon property rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 want to express my opposition to the proposed plan for the former MCI/ Verizon property on Garden of the Gods Road.

The project is way too big for this site. Way too many units are planned. The traffic on Garden of the Gods will be significant increased. And the height of the project will make it an ugly eyesore, not to mention blocking views.

I'm also concerned for the impact on the Garden of the Gods park and overwhelming this whole area of town with more people and cars. There are bighorn sheep that live in this area and their habitat needs to be protected.

I'm know people want to develop property they own, but the character of the neighborhood and traffic and safety concerns should dictate a change in plans, especially the density and height of what is proposed.

Thank you,

Kathy Odrobina

**PUBLIC COMMENTS**

**From:** Paula <pasandy@aol.com>  
**Sent:** Wednesday, October 7, 2020 7:49 AM  
**To:** Wintz, Katelynn A  
**Subject:** Mountain Shadows Neighborhood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms Wintz:

My husband and I just learned of the plans to further develop Mountain Shadows area with the Verizon Building and add high density housing. We have lived in Mountain Shadows for 20 years. As I am hearing that most residents are long term residents. This is a testament to the area.

I am sure that writing and objecting will make no difference and plans to continue on with development as per the status quo here in Colorado Springs.

But I just want to register our objection. We just learned of this today. The west side is a place people want to live on because of its beauty and slower pace. You continue to add more traffic and people and soon it will look like the raceway that has become Powers Blvd.

To develop this area further is a crime against nature and the beauty of the area.

Please put a stop to this.

Paula and Joe Wyatt  
6170 Moorfield Ave  
Colorado Springs, CO 80919  
Pasandy@aol.com

Sent from my iPad

**From:** JOSEPH D DIRSCHERL <joedirscherl@msn.com>  
**Sent:** Wednesday, October 7, 2020 1:33 PM  
**To:** Suthers, John; Avila, Yolanda; Gaebler, Jill;  
dgeislinger@coloradosprings.gov; Knight, Don; Murray, Bill; Pico, Andy;  
Skorman, Richard; tstrand@coloradosprings.gov; Williams, Wayne;  
Wintz, Katelynn A  
**Subject:** Mountain Shadows Zoning Change/Variance

**Importance:** High

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Mayor Suthers, City Council Members, Katelynn Wintz:

We wish to respectfully express our concern regarding any proposed zoning change/variance to the property located at 2424 Garden of the Gods Road.

We moved to Mountain Shadows in 1985 after researching where to raise a family. We have watched the area grow, burn and then rebuild. It remains our home. Light industry was acceptable when we built our home in Mountain Shadows. Hewlett-Packard and IBM (RoIm) were established and acceptable neighbors, even the Flying W Ranch traffic was anticipated and manageable.. Since then, light tech businesses such as MCI and Verizon have occupied the subject real estate. In recent years traffic has significantly increased with the El Paso County Citizens Service Center supplanting the original United Technologies building. The approval of a Loaf 'N Jug gas station (Garden of the Gods Road and 30thStreet) and the addition of Willowstone Market Place (within 300 yards of the same corner) as well as the exponential increase in

**PUBLIC COMMENTS**

tourist traffic headed to the Garden of the Gods Park entrance, were unanticipated. Presently, construction is almost complete on Red Leg Brewing Company at 2323 Garden of the Gods Road, boasting a taproom and 14,000 square feet of event space.

Chipeta Elementary School is less than a half mile from this proposed zoning change. Some children can walk to school, however most are transported by parents twice a day. Having a school was welcome, any further increase in traffic is simply dangerous. Further congestion to the corner of Garden of the Gods Road and 30<sup>th</sup> Street or Flying W Ranch Road and 30<sup>th</sup> Street will inevitably result in motorists seeking alternative residential routes.

Some may consider wildlife a secondary benefit to a community, however, our pre-existing neighbors such as bear, deer, bighorn sheep, bobcats, turkeys and even mountain lion bring an intangible value to Mountain Shadows. Historically they all have inhabited the subject property.

Growth is to be expected, changing the rules (to-wit, zoning variance) is not! We did not move "to a nuisance", please do not let it move to us.

Thank you,

Joe and Deb Dirscherl

Joseph D. Dirscherl, Esq.

Phone: 719-632-3589

joedirscherl@msn.com

**PUBLIC COMMENTS**

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THE COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS. THANK YOU.

**PUBLIC COMMENTS**

**From:** Bill DeVol <grizzd28@hotmail.com>  
**Sent:** Wednesday, October 7, 2020 3:35 PM  
**To:** Wintz, Katelynn A  
**Subject:** New Development on Garden of Gods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am against all new and future developments of 2424 W. Garden of Gods Road.

Sent from my iPhone

**From:** Shirley Michalak <michasa@msn.com>  
**Sent:** Wednesday, October 7, 2020 1:42 PM  
**To:** Wintz, Katelynn A  
**Subject:** New development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am opposed to ALL NEW development at 2424 Garden of the Gods Road.

1. Development was not the initial reason for preserving this land, rather it was intended to be used for recreational/cultural activities.
2. Views will be obscured by high rise buildings, and present a unwelcoming sight to visitors in the area.
3. Garden of the Gods is one of our most beautiful attractions in this area and high density housing will detract when visitors see house to house/apartments as they approach GOG.
4. One fire in the area brought to light the evacuation problems on GOG Rd. It is the only way most residents on this side of Mountain Shadows have to evacuate. It is too dangerous to jam in another high density development and increase traffic in the area.

Sent from my iPad



**From:** Phelps, David E <dave.phelps@verizon.com>  
**Sent:** Thursday, October 8, 2020 8:29 AM  
**To:** Wintz, Katelynn A  
**Subject:** New development at 2424 Garden of the Gods Rd

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Katelynn,

I am opposed to ALL NEW development at 2424 Garden of the Gods Rd. There is not enough room for the additional buildings and it will negatively impact wildlife in the region.

Dave Phelps

Home owner Colorado Springs

**From:** Ron Davidson <ronedavidson@outlook.com>  
**Sent:** Wednesday, October 7, 2020 10:19 AM  
**To:** Wintz, Katelynn A  
**Subject:** New development at 2424 Garden of the Gods Road - Opposed

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 opposed to ALL NEW development at 2424 Garden of the Gods Road.

Developers are buying up every acre of land to get aboard the "Move to Colorado Springs" train. As a 3rd generation native of Colorado Springs, I find the unchecked growth in our beautiful city appalling. Have you tried to go west on Hwy. 24 lately? End to end traffic. 30th street is bumper to bumper using it as a thoroughfare for westside travel. The Colorado Springs foothills are some of the last, great, natural wildlife areas from here to Pikes Peak. There is not enough water or police/firefighters to keep up with the influx of people.

The reckless overdevelopment by those few that make gains from the land is a statement to what our city is becoming. Poor oversight on proper growth.

Respectfully submitted,

**PUBLIC COMMENTS**

Shelley A. Davidson

**From:** Christina "CK" Smith <liveyourdreamincolorado@gmail.com>  
**Sent:** Wednesday, October 7, 2020 5:57 PM  
**To:** Wintz, Katelynn A  
**Cc:** liveyourdreamincolorado@gmail.com  
**Subject:** No access to webex or phone call in for 2424 W. Garden of the Gods proposal

**Importance:** High

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz:

I am trying to connect to the planning meeting related to 2424 W. Garden of the Gods. I've been trying to log in and call in since 5:25 pm. I wish to participate but none of the log in or call in information works.

This is outrageous that folks who wish to participate and comment are not being allowed to join the call via webex or phone. What kind of effort are you leading here? This is unacceptable.

I would like an explanation and another opportunity to hear what you are sharing and to comment.

This demonstrates a lack of credibility in the process and competence in arranging for public input.

Christina Smith  
Mountain Shadows Homeowner

**Christina "CK" Smith**  
**REALTOR, Military Relocation Professional**  
**Brokers Guild Real Estate**  
**719.257.3810**  
**CK@LiveYourDreaminColorado.com**  
**LiveYourDreaminColorado.com**



**PUBLIC COMMENTS**



**From:** Mark P. Westrick, MS, CLS, DLM <exofdr@gmail.com>  
**Sent:** Wednesday, October 7, 2020 1:21 PM  
**To:** Wintz, Katelynn A  
**Subject:** OPPOSE NEW DEVELOPMENT AT 2424 GARDEN OF THE GODS  
**Attachments:** OPPOSE NEW DEVELOPMENT AT 2424 GARDEN OF THE GODS

**Importance:** High

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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**From:** mcomber1@netzero.net on behalf of mcomber1@netzero.com  
**Sent:** Wednesday, October 7, 2020 5:20 PM  
**To:** Wintz, Katelynn A  
**Subject:** Objections to Proposed Development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Ms. Wintz,

As a long time resident of Mountain Shadows in Colorado Springs (32 years) I respectfully express my objections to the development of the land at 2424 Garden of the Gods Road. I do so for the following reasons:

- 1 - What is proposed will increase traffic significantly in an otherwise delightful residential area
- 2 - The approved traffic study was apparently taken in the time period of COVID 19, when there was a virtual lock down. It does not represent a true evaluation of the current traffic, and skews any projection of future traffic
- 3 - Wildlife in the area will be negatively affected by the increase in buildings, traffic, garbage and people. Has a state or federal environmental impact study been performed? If not, why not?
- 4 - High density housing is antithetical to the existing residences
- 5 - Garden of the Gods Road is already becoming overcrowded - check it out during 7am to 9am and 4pm to 6pm

**PUBLIC COMMENTS**

6 - Traffic patterns will have to be changed and most likely a new 4-lane artery will be needed connecting to I-25

7 - I recognize that so many more people within the city limits means more taxes coming into the city coffers, but weighed against the disadvantages it appears to be selfish and heartless to the current residents

I hope city planners of Colorado Springs will seriously consider the negative impact of such a poorly conceived, high density development.

Thanks for your serious consideration,

L. T. McOmber



**From:** OHMM714 <OHMM714@protonmail.com>

**Sent:** Wednesday, October 7, 2020 4:37 PM

**To:** Wintz, Katelynn A

**Subject:** Oct 7th 5:30pm meeting

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I at 6045 Ashton Park pl disagree and OPPOSE say no to the rezoning/any new development of the Verizon property at 2424 Garden of the God Road

1: Traffic on N 30th, GOG RD, and Flying W Ranch Rd will be a big problem

2: The approved traffic study was taken during the Covid-19 when people were staying at home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.

3: 45' tall multi family units will block the view of this natural extension of GOG and Navigator land.

4: This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.

5: This high-density housing does not fit in with the over all theme of the area.

6: This type of proposed housing will result in more crime in the area.

7: The proposal does not include recreational space for residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors.

8: Wildlife, especially the big horn sheep, will be eliminated from free-range area.

**PUBLIC COMMENTS**

9: Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.

10: The already overcrowded schools in this area will be challenged.

11: Noise levels will increase.

12: The roofs will be 70' off the road surface blocking the views.

Sent with [ProtonMail](#) Secure Email.

**From:** Andrew Rasmussen <ktc120208@gmail.com>  
**Sent:** Wednesday, October 7, 2020 12:05 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to 2424 Garden of the Gods development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am opposed to ALL NEW development at 2424 Garden of the Gods Road. Thank you.

**From:** CenturyLink Customer <kroseco@q.com>  
**Sent:** Wednesday, October 7, 2020 2:13 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposed to Development at 2424 W. Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I grew up here in Colorado Springs since 1950. The Westside has always been more of the Colorado Springs that I remember. Please help us keep this little part of the city from becoming just another overcrowded area with too much traffic and too many people. I agree that this project would impact the wildlife in the area and change the whole feeling of our beautiful Garden of the Gods extended area. I agree with all of the concerns voiced by those who responded to the 1st phase of the planning process. Once we go this direction of letting potentially 3,750 units, in that area, who knows what other concerns will crop up and then it will be too late. Please help us keep Colorado Springs safe and reasonable.

**From:** Becky France <becky.france@asd20.org>  
**Sent:** Wednesday, October 7, 2020 6:39 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to 2424 Garden of the Gods Rd rezoning

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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I am opposed to All New development at 2424 Garden of the Gods Rd. I am concerned about safety of walkers, bikers, and vehicles. I am concerned about the impact on the evacuation of Mt Shadows and surrounding neighborhoods during an emergency. I am concerned about the variance to allow structures more than two stories high located against the foothills. I am concerned about the impact on wildlife. I am concerned about the impact on 30th St, a two-lane road that is already inadequate to handle the traffic it sees during the winter, let alone the height of tourism.

I could go on, but will close for now.

Thank you for considering my position.

Becky France

5836 Wilson Rd

7192375000

**From:** Imageo@comcast.net  
**Sent:** Wednesday, October 7, 2020 5:16 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to Proposed Re-Zoning of Verizon MCI property at Garden of the Gods Road and N. 30th Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Katelynn Wintz,

We just received information regarding the proposed re-zoning of the Verizon MCI property at 2424 Garden of the Gods Road, and I am opposed to a large-scale development at this location. We have lived in Mountain Shadows for 33 years, and we do not want the character of our northwest neighborhood to change.

Allowing a high-density high-profile-building, multi-family housing project like this will greatly increase traffic, cause overuse of our open spaces and parks, increase crime, and change the neighborhood feel we have all cultivated for decades.

**We do not need every square inch of land developed in Colorado Springs!** Any large infill projects should enhance the beauty and quality of life for the existing homeowners in the surrounding area.

Please register our input as an **Absolute NO!**

Respectfully,

Sid and Liliana Reyna  
6120 Ashton Park Place  
Colorado Springs, CO 80919

**PUBLIC COMMENTS**

**From:** david Griffard <dvgrif@gmail.com>  
**Sent:** Wednesday, October 7, 2020 1:01 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to Rezoning of 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms.Wintz,

We are writing to express our opposition to any development of 2424 Garden of the Gods Road. The proposal to construct housing in this area will negatively impact the quality of life in the surrounding neighborhoods by increasing traffic, elevating the noise levels, disrupt natural habitat of the wildlife indigenous to that area. An expected increase in crime with this project will further tax the already understaffed police department. It also will create a significant challenge to the CSFD to respond to fires in that area. Remember the Waldo Canyon Fires? Additionally, it will strain Garden of the Gods Park and Ute Valley park with significant increase in visitors. Many Colorado Springs residents enjoy biking, jogging and hiking in these areas, and this new development will have a significant negative impact on the quality of life on the West Side.

Once again we are opposed to any new development at 2424 Garden of the Gods Road.

David and Allison Griffard  
5285 Pony Creek Circle  
Colorado Springs, CO 80919

**From:** Jane <janeelder@msn.com>  
**Sent:** Wednesday, October 7, 2020 7:08 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to development at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Katelynn,

I want to let you know that that I strongly oppose the proposed development at 2424 Garden of the Gods Road for the following reasons:

1. Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem.
2. The approved traffic study was taken during Covid-19 when people were staying home and tourist were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd.
3. 45' tall multi-family units will block the views of this natural extension of GOG and Navigator land.
4. This high-density housing will likely expand to 3,750 units when the entire 125 acres is developed.
5. This high-density housing does not fit in with the overall theme of the area.
6. The proposal does not include recreational space for the residents. Crowded nearby parks, GOG and Ute Valley will absorb thousands of additional visitors. These parks will be loved to death with overuse and overcrowding.
7. Wildlife, especially the bighorn sheep, will be eliminated from their free-range area.
8. Safety for pedestrians, hiker, joggers, and bicyclist will be at a higher risk.
9. The bicycling corridor between Northwest area bicycle lanes and Southwest are bicycle lanes will be impacted. 2424 Garden of the Gods is a confluence of bicycle paths that will be affected, possibly cutoff.

**PUBLIC COMMENTS**



10. Wildland fire egress will be blocked for existing neighborhoods such as Mountain Shadows and Peregrine. The Waldo Canyon fire proved that egress is already inadequate. This will increase the danger during inevitable evacuations.

Sincerely,

Jane Elder

**From:** Kimberly Callihan <callihan.kim@gmail.com>

**Sent:** Wednesday, October 7, 2020 3:40 PM

**To:** Wintz, Katelynn A

**Subject:** Opposition to new development

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Dear Katelynn Wintz,

I am writing to inform you that I am very opposed to all new development at 2424 Garden of the Gods Road. My household is very against this new project as it will increase traffic in the area. Our home backs to Flying W Road and this road is already very loud. I am also a school nurse with D11 and adding this many family units will overcrowd our schools even further. The increase in noise level and crime, decrease in views of open space, and limit of recreational space are also reasons we oppose this development. Please do not further increase the noise behind our home.

Thank you.

Sincerely,

Kim and Jeremiah Callihan

719-522-3554

**PUBLIC COMMENTS**

6355 Ashton Park Place

Colorado Springs, CO 80919

**From:** Ryan Casey <rjcasey22@gmail.com>  
**Sent:** Wednesday, October 7, 2020 11:42 AM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to re-zoning 2424

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am apposed to the re-zoning of 2424 Garden of the Gods road.

Ryan Casey  
Mountain Shadows Resident

**From:** Caitlin Henderson <caitlinalyssephotography@yahoo.com>  
**Sent:** Wednesday, October 7, 2020 8:51 PM  
**To:** Wintz, Katelynn A  
**Subject:** PDF of PowerPoint

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hey Katelynn,

Thanks for hosting the meeting tonight, I'm sure it was difficult with all the opposition. I'm very discouraged and disheartened. Who can be an advocate of the citizens of this city but you as the city planner and the team around you? I'm sure there's a lot more that goes into it than that, but that is truly how I feel. This was shady, even to a lame person like me, and the city still allowed it.

With that said, I would like to be on the email list and I would like a copy of the power point presentation. I WILL put it on social media platforms and have qualified experts go over it so we can accurately find the flaws.

Thank you,

Caitlin Henderson  
7193933728  
2435 Ramsgate Terrace (THE NEIGHBORHOOD DIRECTLY BEHIND THE PROPOSED PROJECT)

Sent from my iPhone

**From:** Mark P. Westrick, MS, CLS, DLM <exofdr@thepostoffice.com>  
**Sent:** Wednesday, October 7, 2020 9:14 PM  
**To:** Wintz, Katelynn A  
**Subject:** PROPOSED NEW DEVELOPMENT AT 2424 GARDEN OF THE GODS  
**Attachments:** PROPOSED NEW DEVELOPMENT AT 2424 GARDEN OF THE GODS

**Importance:** High

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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**From:** Cathy Chilton <chilicathy@aol.com>  
**Sent:** Wednesday, October 7, 2020 11:41 AM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Zone Change & Development at Verizon Building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms Wintz, I hate that I am sending this to you. I have been very impressed with the city leadership in the past several years. Now I have to question your logic and thought process. Our city's major draw for tourist and families from all over the world are our mountains, Garden of the Gods, the big horn sheep and cyclist. It is hard to believe our city's leadership is not fighting this potential development. Traffic on 30 th Street is already unacceptable and even with the proposed upgrades to 30th the amount of traffic 30th can accommodate will not be increased. It is remaining a single lane both North and South. Garden of the Gods road is already at maximum capacity. Our city's first responders complain about the safety and ability to navigate these 2 roads is unacceptable. Garden of the Gods and the wild life especially the big horn sheep that live there will be negatively impacted by this very large multi family development. Finally our city touts how biker friendly it is. Well I can ensure you that Flying W Ranch Road, 30 th Street and Garden of the Gods Road is a cyclist nightmare.

PS: I do not have school age children but from our neighbors who do, the schools in our area are at full capacity.

This development is bad for our city. I hope you and our city leadership will reconsider your decision to support this development.

I will be looking forward to your response to this email.

Cathy  
Sent from my iPhone

**From:** S Miller <sueincos@yahoo.com>  
**Sent:** Wednesday, October 7, 2020 7:07 PM  
**To:** Wintz, Katelynn A  
**Cc:** Knight, Don  
**Subject:** Proposed Zoning Change at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Ms. Wintz -

This is in regard to the proposed zoning change at 2424 Garden of the Gods Road. A zoning change or change to the Mountain Shadows Master Plan should not be approved that would allow high density residential development or multi-family housing higher than 2 stories, which is what the existing Verizon building. Do not approve multi-family buildings right next to 30th St, which will be very visible.

Traffic and congestion on Garden of the Gods Road, 30th St and Flying W Ranch Road continues to increase as the City of Colorado Springs approves more and more development and encourages more and more tourism. Garden of the Gods Road, Flying W Ranch Road and 30th St. are frequently used for a cut-through route to get from the north side of the city to Highway 24. The traffic in the area is already very congested, especially during rush hour and all summer long.

The proposed residential development will likely result in residents creating new trails on the open space, the Flying W Ranch property and the Pike National Forest, which will have negative impacts to the bighorn sheep and other wildlife in the area.

**PUBLIC COMMENTS**



Fill up the empty Verizon buildings on that lot and along Garden of the Gods before approving more development.

I do not support the proposed zoning change or multi-family development.

Sue Miller

Mountain Shadows resident

**From:** Anthony Woloch <intellaw@comcast.net>  
**Sent:** Wednesday, October 7, 2020 10:04 AM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed changes in development for 2424 W Garden of the Gods Road  
CPC MP 06-00065-A1-MJ20; CPC ZC 20-00127; CPC CP 20-00128

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To: Katelynn A. Wintz, Senior Planner  
Planning and Community Development  
City of Colorado Springs  
30 S. Nevada Avenue, Suite 701  
Colorado Springs, Colorado 80901  
t: 719-385-5192  
t: 719-385-5905  
e: [Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)

Dear Katelynn,

Hope you are doing well.

How may I participate in the WebEx Meeting scheduled for today at 5:30pm?

Please provide instructions for accessing this meeting. Thank you!

Sincerely,

Anthony N. Woloch  
2280 Vanreen Drive  
Colorado Springs, Colorado 80919-5592  
t: 719-264-9009  
e: intellaw@comcast.net

**PUBLIC COMMENTS**

**From:** Danielle Adams <Flipperfinz@hotmail.com>  
**Sent:** Wednesday, October 7, 2020 6:35 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed development on 2424 garden of the gods road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am strongly opposed to this development as it would increase traffic, crime, noise, & pollution in our neighborhood.

Dani Adams

Sent from my iPhone

**From:** Christina "CK" Smith <liveyourdreamincolorado@gmail.com>  
**Sent:** Wednesday, October 7, 2020 9:45 AM  
**To:** Wintz, Katelynn A  
**Cc:** CK@LiveYourDreaminColorado.com  
**Subject:** Public Statement of Opposition to Developer Proposal at 2424 W Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Ms. Wintz:

As a Mountain Shadows resident and homeowner, I am writing to express my strong opposition to the developer's proposed master plan amendment to allow a rezoning that includes office, commercial, residential and industrial mixed uses at 2424 W Garden of the Gods Road. I am particularly opposed to any and all multi-family housing unit development.

Before noting the reasons for my strong opposition, I first wish to file a complaint about the City's lack of any serious notification of the citizens, homeowners and taxpayers who will be most affected by this rezoning. It is utterly absurd, even unfathomable, that the City would limit its formal notification of this proposal to those who live within 1000 feet of the proposed development. There are only apartment dwellers and businesses within that small of a footprint. This wrecks of a sham. At best, it suggests a deeply flawed, biased and illegitimate effort to seriously engage those who pay taxes and live in this community. This serious failure to consider those of us in Mountain Shadows most significantly affected by the proposal shatters any confidence in the City's genuine interest and concern for homeowners and property tax payers' concerns and opposition. This failure suggests an attempt to suppress homeowner input and delegitimizes any feigned attempt to suggest our views matter or that the City has not yet made a decision to support this development.

As a real estate professional who works extensively with homeowners buying and selling in Mountain Shadows, in particular, and as one who owns property in Mountain Shadows, I am opposed to this rezoning change for several reasons:

- 1) A Master Plan is developed, adopted and followed only after careful, deliberate and long-term forecasting and consideration of how a collective community envisions its long-term development. Master Plan amendments should never be hastily and virtually under the cover of darkness considered let alone adopted, which certainly seems to be the case in how this development proposal is being considered. Furthermore, Master Plan amendments should only be adopted when there is an exceptional, rare, unforeseen growth or expansion of a community. None of these apply to the proposed rationale for an extraordinary step of amending a Master Plan simply to allow commercial and residential development in an area that is well and long-established as we have along W. Garden of the Gods and Mountain Shadows. There is no adequate justification to consider this rezoning request.

**PUBLIC COMMENTS**

- 2) Mountain Shadows and the west Garden of the Gods corridor are one of the iconic communities west of I 25. People choose –and pay a premium – to live in this unique and higher-end community because of its natural beautiful, close proximity to Garden of the Gods, Ute Valley Park and Mountain Shadows Park. Already, all 3 park destinations face overcrowding and maximum use, especially during the evenings and weekends.
- 3) Mountain Shadows residents face architectural controls that are intended to preserve views and the natural beauty of our neighborhood. Our maximum height allowed is 30 ft. Adding buildings that reach 45 ft in height will rob homeowners and all citizens who live, work and transit through this area the ability to enjoy spectacular views for which this area of town is known for.
- 4) There is no question that this development, especially the apartment complex, will radically alter and diminish the natural beauty and environment that residents currently enjoy. Mountain Shadows is again thriving after the devastation of the Waldo Canyon fire. Many chose to stay, rebuild and reinvest in their homes after that tragedy. As a realtor, I have helped dozens more to make Mountain Shadows their new forever home because the natural environment best suited their lifestyle and desire to remain somewhat secluded from commercial and multi family developments. This proposal will significantly alter our environment in a way that no one in our neighborhood knew, expected or intended when they invested hundreds of thousands of dollars to purchase (or renovate) their homes.
- 5) Your traffic and other studies were conducted during a global pandemic when traffic patterns and tourism were at an all time low. Any data collected in 2020 is unreliable and insufficient to understand current and projected usage.
- 6) It is undisputed that multi-family units bring more transient residents, increase crime and traffic and diminish nearby property values. This may be politically incorrect to state, but the evidence is overwhelming. Why in the world would city planners and the Planning Commission even entertain a multi-family unit development so near Garden of the Gods and Mountain Shadows? In recent months, Mountain Shadows has begun to experience increased crime and auto thefts, most of which is traced to the Rockrimmon area where multi-family units abound. The City has been unresponsive to numerous Mountain Shadow residents complaints and appeals for more policing of our neighborhood. Any multi-family development this close to Mountain Shadows will only increase crime, violence and the transient nature of a community that historically has had residents who remain in their homes for 15+ years on average. I've done the neighborhood analysis demonstrating that the average turnover is 15 years – which is definitely unlike other communities in Colorado Springs that are highly transient.
- 7) The addition of multi-family units will increase pressure on area schools. Should capital expansions be needed to accommodate 525+ new residents in an apartment complex, it will be Mountain Shadows homeowners and tax payers who will be asked to foot the bill for the expansion, not the apartment dwellers causing the increased demand. **There are simply no advantages whatsoever of this proposed Master Plan amendment to allow for rezoning that serves the residents and taxpayers of Mountain Shadows.**

I plan to participate in this evenings public meeting and wish to address my concerns during the meeting. Please advise how that can be accomplished.

And please radically improve your process for informing and inviting public comment. The job you have done so far suggests this is an illegitimate process that is being rammed through with little serious intention to hear from taxpayers who pay your salary and elect our officials. Your process now lacks credibility.

Thank you,

**PUBLIC COMMENTS**

Christina K. Smith

**Christina “CK” Smith**  
**REALTOR, Military Relocation Professional**  
**Brokers Guild Real Estate**  
**719.257.3810**  
[CK@LiveYourDreaminColorado.com](mailto:CK@LiveYourDreaminColorado.com)  
[LiveYourDreaminColorado.com](http://LiveYourDreaminColorado.com)



**From:** Morgan Casey <morganc@oliverreg.com>  
**Sent:** Thursday, October 8, 2020 7:05 AM  
**To:** Wintz, Katelynn A  
**Subject:** RE: 2424 Garden of the Gods - Opposition

**Follow Up Flag:** Follow up  
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Katelynn,

Thank you for hosting the meeting last night. I found it very informative and it cleared up some misunderstandings I had about where the multifamily units were going to be built. I thought you and Andrea did a wonderful job handling upset residents. Although I am so happy to hear that the largest parcel will remain open space, I am still opposed to any multifamily use.

Thank you,  
**Morgan Casey**  
Administrative Associate



102 N Cascade Ave, Suite 250  
Colorado Springs, CO 80903  
Phone (719) 598-3000 Fax (719) 578-0089  
[morganc@oliverreg.com](mailto:morganc@oliverreg.com) [www.oliverreg.com](http://www.oliverreg.com)

---

**From:** Morgan Casey  
**Sent:** Wednesday, October 7, 2020 7:23 AM  
**To:** Katelynn.wintz@coloradosprings.gov  
**Subject:** 2424 Garden of the Gods - Opposition

Good morning Katelynn,

I am a Resident in Mountain Shadows and am **opposed to the rezoning at 2424 Garden of the Gods Rd**, primarily the multifamily units that are proposed, for the following reasons:

1. Traffic – Currently, there are more than half a million (500,000+) vacant square feet of office/industrial space along the Garden of the Gods corridor. Once that space is filled, that will bring thousands of additional vehicles to Garden of the Gods Rd west of Centennial Blvd. And that's before any development at 2424 GOG takes place. 572 multifamily units will bring **at least** 572 vehicles to a very small intersection. That's if each unit only has one vehicle. Many will have 2+ vehicles.

**PUBLIC COMMENTS**

2. Infrastructure – The roads in the area simply can't handle the increase in traffic.
3. Schools – The children that live in those units would overcrowd Chipeta Elementary, Holmes Middle School, and Coronado High School. My son had classes at Holmes that had 30+ students in them. They can't afford to have anymore.
4. Wildlife – The 39.3 acre parcel that the multifamily units would sit on is a huge habitat for the big horn sheep along with other wildlife that would be displaced.
5. Landscape – Developing the 39.3 acre parcel would drastically change the landscape that we chose to live in. Many of the residents of Mountain Shadows have saved their whole lives and pay extra to live in that neighborhood specifically for that landscape.

Please reconsider the rezoning at 2424 Garden of the Gods Rd.

Thank you,  
**Morgan Casey**  
Administrative Associate



102 N Cascade Ave, Suite 250  
Colorado Springs, CO 80903  
Phone (719) 598-3000 Fax (719) 578-0089  
[morganc@oliverreg.com](mailto:morganc@oliverreg.com) [www.oliverreg.com](http://www.oliverreg.com)



**From:** Lyle W. Hubl <lhubl@farris-usa.com>  
**Sent:** Thursday, October 8, 2020 7:18 AM  
**To:** Wintz, Katelynn A  
**Subject:** RE: 2424 W. Garden of the Gods Road File Numbers CPC MP 06-00065-A1MJ20 and CPC ZC 20-00127 and CPC CP 20-00128

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Katelynn, after listening to yesterday's presentation on this matter, I'm still opposed to the zoning change and the proposed development for the reasons I stated in my first email. In light of last night's presentation, I definitely believe the traffic study was not done properly.

**Lyle W. Hubl**, PE, CGD, LEED AP  
Colorado Springs Office Manager  
Executive Vice President | Mechanical Engineer



650 First Street, Colorado Springs, CO 80907  
T: 719-635-0900 D: C: 719-351-5664 farris-usa.com



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**From:** Lyle W. Hubl  
**Sent:** Tuesday, October 6, 2020 7:27 AM  
**To:** Katelynn.Wintz@coloradosprings.gov  
**Subject:** 2424 W. Garden of the Gods Road File Numbers CPC MP 06-00065-A1MJ20 and CPC ZC 20-00127 and CPC CP 20-00128

My home address is 4910 Ellery Lane 80919 and I am opposed to the rezoning of 2424 Garden of the God Road and I am opposed to the proposed planned development of the same address. My wife and I have lived at our current address since November 1985 and the subject property has always been a business and should remain a business. I'm concerned with the increased traffic on 30<sup>th</sup> Street, Flying W Road, and Garden of the Gods Road. I am also concerned with the impact on the schools in the area which already are overcrowded. Once again, I am opposed to the rezoning of this property and I am opposed to the proposed planned development.

**Lyle W. Hubl**, PE, CGD, LEED AP  
Colorado Springs Office Manager  
Executive Vice President | Mechanical Engineer



**PUBLIC COMMENTS**

650 First Street, Colorado Springs, CO 80907  
T: 719-635-0900 D: C: 719-351-5664 farris-usa.com



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**PUBLIC COMMENTS**

**From:** Alicia Netherton <[alicia.netherton@gmail.com](mailto:alicia.netherton@gmail.com)>  
**Sent:** Wednesday, October 7, 2020 9:01 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: City Planning MCI/Verizon Property at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

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Hello Katelynn!

Thank you so much for the virtual meeting tonight. We all appreciate your time, and the opportunity to speak.

I would like to get future updates about this project if you could please add me to your list.

Thank you,

Alicia Netherton

On Tue, Oct 6, 2020, 6:57 PM Alicia Netherton <[alicia.netherton@gmail.com](mailto:alicia.netherton@gmail.com)> wrote:

Hello Katelynn!

**PUBLIC COMMENTS**

I heard a developer is intending to build 45 foot high multi-family units, with a total of 572 residential units at 2424 Garden of the Gods Road.

I am writing to you because I am opposed to ALL new development at 2424 Garden of the Gods Road.

I have many concerns about this development:

- I have lived in this neighborhood for 31 years. It is beautiful. And every time I see new development here, it breaks my heart.

- Even without these additional 572 residential units, the traffic in this area on Garden of the Gods and along 30th is already a nightmare! I cannot imagine increased traffic here!

- The people in this neighborhood have to be neighborly & watch out for local wildlife. There are many deer, coyotes, rabbits, and bighorn sheep. More residential units will drive this wildlife further into our city. I do not like having to slam on my brakes to avoid hitting deer along Garden of the Gods Road. This road is already difficult to navigate, watching out for other vehicles! Deer & other wildlife should not be along these major streets.

- If these units are built, how will the city respond to relieve the traffic pains? More streets & highways? No thank you!

- Our recreational areas in this neighborhood already see a lot of traffic & visitors. Will our naturally beautiful areas be maintained to stay nice? With increased traffic to these areas, I think their beauty will deteriorate.

- Is there any possibility that the 572 units could expand into MORE units? Oh no!

- This type of proposed housing will result in more crime in my neighborhood. No thank you!

- I am worried that 45 foot tall buildings will block the beautiful natural views in this area.

- Natural beauty & fresh air bring many people outside! They are walking, running, hiking, and biking. With added residential units, there will be more traffic. This will make it unsafe for the neighbors who are enjoying being outside in their neighborhood.

- Along with the natural beauty, our neighborhood is nice & quiet. Increasing residential units will definitely increase the noise levels, both from people & traffic.

- The schools for the kids in our neighborhoods are already crowded. More residential units will bring in more kids. More kids will need to go to school! Where will they go?

Not related, but I wish we could reverse the whole marijuana thing here in Colorado. I did not vote for it. And ALL the people, pot shops, crime, traffic, etc, that have grown as a result of this makes me very sad. What has happened to our beautiful Colorado home!?

Thank you very much for your time, I really appreciate it.

Best Regards,

Alicia Netherton

**From:** Celina Thrutchley <cthutchley@d49.org>  
**Sent:** Wednesday, October 7, 2020 11:23 AM  
**To:** Wintz, Katelynn A  
**Subject:** Re: Development @ 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Good Morning Ms. Wintz,

I am emailing you to ask you a very important question. The community of Colorado Springs and the surrounding area have been told that we will be on permanent water restrictions due to water shortage concerns. If we do not have enough water for the developments we currently have, how can you justify building another new development? With more developments, especially on the west side, this creates more risk for fires. Not only will trees, wildlife and houses be destroyed, we will also use an excessive amount of precious water. I am asking you to please vote against the proposed development at 2424 Garden of the Gods Road.

With that said, someone in our community needs to take a look at the big picture and think about what we are doing to our city. I am begging you to please be the one to take a stand and put a stop to unnecessary development and to show Colorado Springs that you care and will do whatever it takes to protect the community and it's precious resources. It only takes one person to make a big difference, please be that person.

Thank you for your time..

**PUBLIC COMMENTS**

*Celina Thrutchley*

*6935 Mikado Lane*

*(719) 799-0002*

**From:** Ralf Rivera <ralf5775@gmail.com>  
**Sent:** Wednesday, October 7, 2020 8:35 PM  
**To:** Wintz, Katelynn A; Ralf Rivera  
**Subject:** Re: Proposed Zone Change & Development at Verizon Building

**Follow Up Flag:** Follow up

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Hi Katelynn,

I had emailed you 3 days ago in regard to my disapproval of the development. There were a lot of great comments on the meeting tonight and I hope these meetings are not just a formality, which will not have any positive impact.

I did just review the application and master plan. I did notice 2 different LLC's listed. 2424GOTG, LLC, is listed on the application, which is delinquent with the State for their annual filing. If this is the true LLC, I'm not sure why the city would accept an application from an LLC that is delinquent with their annual filing, which only takes 5 minutes to do and costs \$10.

The other LLC is listed on the master plan and it is 2424 GOGGR, LLC. I can not find this LLC listed with the state. Are there 2 different LLC's or is there an error?

Also, I don't understand why it was not disclosed who the developer was. It took me but 5 minutes of research to find that it was Vision Properties out of Tampa, Florida. I do feel that a

**PUBLIC COMMENTS**



lot of this was done in a very typical big developer type way. The least amount of communication and transparency possible.

Sincerely,

Ralf

On Sun, Oct 4, 2020 at 6:20 PM Ralf Rivera <[ralf5775@gmail.com](mailto:ralf5775@gmail.com)> wrote:

Dear Ms. Wintz,

I am writing to you to voice my objection to the request for zoning changes for 2424 Garden of the Gods Road.

1. This intersection is already over utilized during rush hour every weekday and during the tourist season, (Memorial Day - Labor Day) the volume of traffic is significantly greater than what the intersection and 30th Street are built to handle. By adding residences, shops, and restaurants - this problem will be completely unmanageable. The traffic study during COVID would not show a true traffic flow.

2. The current residents in Mountain Shadow are approximately 2,700. The initial build out will be 3,750 units. A conservative estimate of 2 individuals per unit would add 7,000 + residents or would increase the residents by over 250%. The schools, parks, fire protection, etc. would be hugely impacted by the increase in residents.

Sincerely,

Ralf Rivera

**From:** sandy miller <sandysmiller47@gmail.com>  
**Sent:** Thursday, October 8, 2020 10:06 AM  
**To:** Wintz, Katelynn A  
**Cc:** Tracynda; susanjanegray@comcast.net; jvmclainjr@gmail.com  
**Subject:** Re: Proposed development at 2424 Garden of the Gods Rd.

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

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Katelynn, Thank you for hosting the town hall meeting last evening. I was not able to speak last evening and I would like to emphasise a few concerns.

I understood that this proposal was sent to the schools, fire and police. I further understood that there was no response from schools, police or fire. My concern is that this information was conveyed to these three entities during the pandemic. Given the current state of our community, our first responders are overwhelmed. Our school boards are struggling to figure out how and when to open schools and keep our children and teachers safe. Their responsibilities are mammoth. I would like to suggest that the planning department schedule time at the very next board meeting of the school district to discuss this proposal. In addition a meeting scheduled with the Fire and Police Chiefs would be prudent.

It is my belief that our current schools, fire, police and roads will not be adequate to handle the proposed increase of residents. The burden to increase these infrastructures will fall primarily on the Mountain Shadows homeowners in additional property taxes. I would suggest that the burden of these additional infrastructure costs be borne by the developer.

**PUBLIC COMMENTS**

I further want to emphasise that we are in a very severe drought condition in Colorado, this is not likely to change any time soon. We are all reminded by the Colorado Springs Utility Dept. that we must conserve water and that our water storage is of great concern. I do not feel that this proposal is in the best interest of our community or our environment.

Thank you for your time.

On Fri, Oct 2, 2020 at 9:32 AM Wintz, Katelynn A <[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)> wrote:

Thank you for your comments. There is a virtual neighborhood meeting scheduled for Wednesday 10/7 at 5:30 PM where city planning staff will facilitate a discussion between the neighborhood & the developer. The meeting information is copied below. Please feel free to share this information with any other interested party. I hope you will be able to attend the meeting to hear from the developer their explanation of their proposal and the future plans for this property.

Thank you,

Kate

You can forward this invitation to others.

**Katelynn Wintz invites you to join this Webex meeting.**

Meeting number (access code): 146 368 8191

Meeting password: VKm3tJJxj36

Wednesday, October 7, 2020

5:30 pm | (UTC-06:00) Mountain Time (US & Canada) | 2 hrs

[Join  
meeting](#)

**Tap to join from a mobile device (attendees only)**

[+1-408-418-9388](tel:+1-408-418-9388).,1463688191## United States Toll

**PUBLIC COMMENTS**

**Join by phone**

+1-408-418-9388 United States Toll

[Global call-in numbers](#)

Need help? Go to <http://help.webex.com>

**Join by video system, application or Skype for business**

Dial [1463688191@webex.com](tel:1463688191)

You can also dial 173.243.2.68 and enter your meeting number.

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**From:** sandy miller  
<[sandysmiller47@gmail.com](mailto:sandysmiller47@gmail.com)>  
**Sent:** Friday, October 2, 2020  
9:28 AM  
**To:** Wintz, Katelynn A

<[Katelynn.Wintz@coloradosprings.gov](mailto:Katelynn.Wintz@coloradosprings.gov)>

**Subject:** Proposed development at 2424 Garden of the Gods Rd.

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

Dear Katelynn,

I live on Granby Circle which is in very close proximity to 2424. I am opposed to this new development plan.

A traffic study was conducted but was done during a pandemic with many people working from home. This is NOT a true representation of future traffic volumes. We are already experiencing increased traffic and noise with the reopening of the Fyling W. Any increased traffic will further jeopardize the safety of the wildlife that lives in this area.

We have heard many times that our water supply source in this part of the state is at a critical low. Any increase in development puts additional strain in this vital resource.

I firmly believe this proposed development is not in the best interest of the current property owners, the wildlife, or the natural resources in this area.

I would very much like to attend the town meeting on 10/7.

Thank you,

Sandy Miller

**From:** Karen Hopper <hopperk36@gmail.com>  
**Sent:** Thursday, October 8, 2020 11:24 AM  
**To:** Wintz, Katelynn A  
**Subject:** Re-zoning 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Increasing traffic on N 30th St, Garden of the Gods Rd, and Flying W Ranch Rd will endanger wildlife, pedestrians, bicyclists, drivers, and residents especially school children.

A traffic study during COVID-19 is a travesty and should never have been conceived nor considered.

Karen Hopper

Sent from my iPhone

**From:** David Clarkson <dbclarkso@gmail.com>  
**Sent:** Wednesday, October 7, 2020 4:02 PM  
**To:** Wintz, Katelynn A  
**Cc:** Juliann Clarkson  
**Subject:** Regarding proposed Development at 2424 Garden of the Gods R

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**Categories:** Other stuff

**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!**

David B Clarkson  
4660 Centauri Rd  
Colorado Springs, Colorado, 80910

October 7th, 2020

Ms. Katelynn Wintz  
City Planner  
Colorado Springs, Colorado

Dear Ms. Wintz:

I am opposed to ALL NEW development at 2424 Garden of the Gods Rd at this time.

I am especially concerned with:

Traffic on N. 30th St., GOG Rd, and Flying W. Rd. will be a big problem as the approved traffic study was taken during Covid-19 when people were staying home and tourists were not visiting the area. In reality, traffic is a challenge especially on Garden of the Gods Rd as many people use 30<sup>th</sup> St to access Old Colorado, Manitou and Rt 24.

**PUBLIC COMMENTS**



Additional traffic through that intersection will have significant and detrimental impact to folks living in Mountain Shadows.

I am also concerned that the 45' all multi-family units along the proposed hillside will block the views of this natural extension of GOG and Navigator land, likely reducing the value of my home (which includes these views as part of it's appeal).

There is a sufficient mixture of single homes, patio homes and high-density housing in this area of Colorado Springs additional high-density housing will destroy the character of this part of Colorado Springs.

The proposal does not include recreational space for the residents. This will crowd the nearby parks. Garden of the Gods and Ute Valley will absorb hundreds of additional visitors impacting the ecological balance of these areas disturbing Wildlife, especially the bighorn sheep limiting their free-range area.

30<sup>th</sup> street and Centennial have become noisy motorcycle and auto racing magnets and are poorly patrolled by CSPD. Additional high-density housing will likely exacerbate this problem and noise levels will increase.

Sincerely,

David B. Clarkson  
719-532-1157

Regarding File Numbers  
CPC MP 06-00065-A1MJ20  
CPC ZC 22-00127  
CPC CP 20-00128

**From:** Kirby Hughes <kirbyhughes@mesanetworks.net>  
**Sent:** Wednesday, October 7, 2020 3:21 PM  
**To:** Wintz, Katelynn A  
**Subject:** Request to Rezone Verizon Property at 2424 Garden of the Gods Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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. Wintz,

I live on Colorado Springs' westside, with my property being immediately adjacent to the Garden of the Gods Park. I am opposed to ALL NEW development at 2424 Garden of the Gods Rd. primarily because of the huge amount of traffic congestion it will cause in this vicinity. We "Westiders" are in gridlock much of the time already! I am also concerned that the new development will negatively impact the local herd of bighorn sheep as the proposed development will be directly in their free range area. Further, the proposal does not include recreational space for new residents, where already crowded nearby parks, the Garden of the Gods Park and the Ute Valley Park, will be pressed to absorb thousands of additional visitors annually. The Garden of the Gods Park is already pressed to near its maximum capacity. I formally request the city to recommend a more complete assessment of this rezoning request regarding these specific concerns, while also including notification of residents within 2,000 feet of the development site of the intended rezoning, due to the large scope of this potential impact.

Yours,

*Kirby Hughes and Sara Crowner*  
2725 Black Canyon Rd., CSC 80904

**PUBLIC COMMENTS**

**From:** gregcawood@comcast.net  
**Sent:** Thursday, October 8, 2020 10:37 AM  
**To:** Wintz, Katelynn A  
**Subject:** Request to be included in the 2424 Garden of Gods development correspondence list

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 be included in the 2424 Garden of Gods development distribution list, in order to receive future correspondence.

Thank you,  
Greg Cawood

**From:** Martin France <mebrfrance@gmail.com>  
**Sent:** Wednesday, October 7, 2020 6:40 PM  
**To:** Wintz, Katelynn A  
**Subject:** Residential Variance on 30th and GofGods

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**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 strongly oppose the zoning change and construction proposed. This is not the location for high density housing. It will endanger children, families, walker, bikers, runners, wildlife, and the overall environment. I am opposed to the notification process that omitted many outside of the 1000 ft radius.

We live at the top of Flying W Ranch Rd at Wilson. We are particularly concerned about increased traffic going over Flying W Ranch Rd to the north as access to the north and northeast parts of the city.

Marty France

5835 Wilson Rd, Colorado Springs, CO 80919

## Wintz, Katelynn A

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**From:** Eileen Aire <ewaire@msn.com>  
**Sent:** Monday, September 14, 2020 2:44 PM  
**To:** Wintz, Katelynn A  
**Cc:** Friedman, Samuel  
**Subject:** Re: 2424 GOG

**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,

I wanted to provide some input as a resident of Mountain Shadows whose property is right next to 2424 GOG. (I live on 2435 Stoneridge Drive.) I reviewed the planning document to get acquainted with the proposed project.

I appreciate the opportunity to interject some of my conclusions and perceptions about the proposed building at this site. They are as follows:

- The proposed site along 30th has rolling hills and nice natural landscaping that blends in with the nearby beauty of the Navigator property and GOG park. Visitors approaching the park from GOG Road are able to experience this beauty that is a prelude and extension of the park. We need to protect this natural beauty. It is so precious and unreplaceable. My recommendation is to leave this property alone.
- I would focus on building affordable housing in another area of the city where there is no conflict with natural beauty, especially with COS's main attraction!
- If building were to go ahead at 2424 GOG despite local objections, then I would propose something very low density and that blends with the surroundings. I would prefer that it be tastefully done, even if it needs to be expensive to accomplish that. We want to make sure it is not an eyesore of high-density housing. Also, this isn't the right spot for Section 8 housing or to implement Affirmatively Furthering Fair Housing (AFFH) rules. We do not want to import crime into Mountain Shadows. We're already dealing with more crime since the pot laws were passed. And we are also dealing with much heavier traffic to and from GOG Park since it was voted #1 place to visit by Travel Advisor or similar outfit. Let's not create a nightmare of traffic and congestion for visitors to GOG and local residents.
- I prefer we continue to recruit businesses to 2424 GOG. How about Centura Health or UC Health? They are always looking for more office space.

- And lastly, I do appreciate the attempt by the author of the planning document to keep any building away from existing residential neighborhoods. That's key to any potential buy-in from residents.

Thank you for your time. I appreciate your consideration of my concerns.

Sincerely,

Eileen Aire

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**From:** Friedman, Samuel <Samuel.Friedman@coloradosprings.gov>  
**Sent:** Thursday, September 10, 2020 9:48 AM  
**To:** Eileen Aire <ewaire@msn.com>  
**Cc:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Subject:** RE: 2424 GOG

Hi Ms. Aire,

Thank you for contacting Council Member Wayne Williams regarding this project. As you may be aware, any land use proposal in the City of Colorado Springs must first complete an administrative review process with the Planning Department. If the project is approved administratively, the project will then be examined by the City Planning Commission. The Commission will make a recommendation and this recommendation would then come before the City Council on a Quasi-Judicial basis. As such, if Council Members had publicly commented on the proposal before this time, those comments could be interpreted as a conflict of interest and they would then be required to recuse themselves from the proceedings. This is why I am connecting with you instead of Council Member Williams emailing you directly.

Since it appears this particular proposal has yet to be administratively approved by the Planning Department, I would encourage to connect with Ms. Katelynn Wintz, who is the principal planner on the project and is CC'ed on this email. She can help guide you through the public engagement process that the Planning Department will undertake during their review process.

I hope she will be able to address some of your concerns and if you have any further questions regarding City Councils involvement, please contact me directly.

Warmest regards,

**Sam Friedman**

City Council Constituent Response Specialist  
City of Colorado Springs



(719) 385-5480 office

[Samuel.Friedman@coloradosprings.gov](mailto:Samuel.Friedman@coloradosprings.gov)



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**From:** Eileen Aire <ewaire@msn.com>

**Sent:** Wednesday, September 9, 2020 9:21 AM

**To:** Williams, Wayne <Wayne.Williams@coloradosprings.gov>; stephenmschleiker@yahoo.com

**Subject:** 2424 GOG

**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 Wayne and Steve,

I am a HD20, DivF leader and Precinct 102 leader under Kay Rendelman. I also live on a property that is directly next to 2424 GOG in Mountain Shadows. The pending development of 2424 GOG is starting to get some traction on Next Door as we are concerned about the rezoning efforts and what that means to the neighborhood. I am especially concerned that the Affirmatively Furthering Fair Housing (AFFH) rules will affect the development of this property and include Section 8 housing. Other communities that have experienced the AFFH application have experienced lower property values and increased crime. How can we in Mountain Shadows be assured that this will not happen here?

Thank you both for your input.

Eileen

***Eileen Aire***

*phone (719) 339-1130*

*ewaire@msn.com*

## Wintz, Katelynn A

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**From:** Sheryl Allred <sheryldowner@gmail.com>  
**Sent:** Wednesday, September 9, 2020 3:41 PM  
**To:** Wintz, Katelynn A  
**Subject:** Garden of the Gods zone changes

**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 wanted to voice my concerns regarding the zoning changes for the Verizon center at Garden of the Gods. I do not want it zoned for industrial use. There is plenty of industrial space down the Garden of the Gods corridor and I would not like it that close to the Mountain Shadows neighborhood. Please do not zone that area for industrial uses.

Thank you,  
Sheryl Allred



## Wintz, Katelynn A

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**From:** Lisa Anderson <lpd818@gmail.com>  
**Sent:** Monday, September 14, 2020 7:19 PM  
**To:** Wintz, Katelynn A  
**Subject:** Citizen Against 2424 Garden of Gods Rd Building 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!

I am a resident of 80919 and would like to voice my opinion against the building proposal for the 2424 GoG Road-I believe the proposed buildings would lead to undesirable traffic for what is now a peaceful part of town and would change the dynamic of the northwest Colorado Springs neighborhoods.

Thank you ,  
Lisa Anderson

Sent from my iPhone

## Wintz, Katelynn A

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**From:** Mark Bachman <bachmancos@msn.com>  
**Sent:** Sunday, September 13, 2020 6:06 AM  
**To:** Wintz, Katelynn A  
**Cc:** Knight, Don  
**Subject:** Opposed to Proposed Mountain Shadows Verizon Zoning Change

**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 opposed to the proposed zone change that the buyers of the Verizon property have asked for. As a 24 year resident of Mountain Shadows, this is the worst proposal I have heard.

Mark & Melissa Bachman  
2355 Ramsgate Terrace

## Wintz, Katelynn A

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**From:** David A. Baker <dave@bakers.com>  
**Sent:** Tuesday, September 15, 2020 7:51 PM  
**To:** Wintz, Katelynn A  
**Cc:** Suthers, John; Council Members - DO NOT USE - OLD GROUP; Avila, Yolanda; Gaebler, Jill; dgeislinger@coloradosprings.gov; Knight, Don; Skorman, Richard; Pico, Andy; tstrand@coloradosprings.gov; Williams, Wayne; 'Baker, Dave and Barb'; 'BAKER, DAVID A CTR DOD AFSPC NOPS/DE'  
**Subject:** Proposed Development at 2424 GoG Rd.

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1. A new apartment complex of 572 units is a huge number of apartments in either one of the proposed development spaces. Our home is just to the north of the northern perimeter fence on Cameo Way. I am concerned about potential increase in crime/vandalism in the northern section of the 2424 GoG parking lot. We've had trouble with people partying there in the past. In fact, we are convinced that someone threw some poisoned meat in our yard and our dog ate it, causing her severe liver distress. She had to go into the emergency vet for the weekend on IV drip. She eventually recovered after 4 months and one of her liver enzymes was never in normal range the rest of her life. Those parties quieted down after the 2424 GoG folks hired a roving security service but what's to say they will still provide that service after apartments fill up? Is that whole parking lot going to be available to the proposed new developments? And where's the detail about what is proposed to go where. All I could find was a map that showed two proposed development areas but no detail on what was proposed to go in.
2. Another issue is the very loud cooling tower that 2424 GoG installed in the back of their main building, adjacent to the loading docks. When MCI first built onto the original ROLM, then IBM, building, they did not install that cooling tower. They did seek public input for a height variance for the triangular skylights they included. Never was there a public announcement nor was public input sought, for the cooling tower. It just showed up one day. The way the back of that building reflects the roar from the fans like a megaphone toward the back of our house, it makes a very loud noise, usually above the city noise limits according to an app on my cell phone. We have gotten the engineer at 2424 GoG to set it to a "quiet" program from 7 pm to 7 am, but with increased building occupancy, will they continue to honor that agreement? Before they agreed to that, it was impossible to sleep in our bedroom with the windows open in the summer.
3. For these reasons, we oppose the proposed zoning change and the proposed development.

Respectfully submitted.

=====  
David A. Baker  
[dave@bakers.com](mailto:dave@bakers.com)

## Wintz, Katelynn A

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**From:** Friedman, Samuel  
**Sent:** Monday, September 14, 2020 8:22 AM  
**To:** Renee Barall  
**Cc:** Wintz, Katelynn A  
**Subject:** RE: Verizon proposed zoning changes concerns (30th St)

Hi Ms. Barrall,

Thank you for contacting the City Council of Colorado Springs regarding this project. As you may be aware, any land use proposal in the City of Colorado Springs must first complete an administrative review process with the Planning Department. If the project is approved administratively, the project will then be examined by the City Planning Commission. The Commission will make a recommendation and this recommendation would then come before the City Council on a Quasi-Judicial basis. As such, if Council Members had publicly commented on the proposal before this time, those comments could be interpreted as a conflict of interest and they would then be required to recuse themselves from the proceedings. This is why I am connecting with you instead of one of them emailing you directly.

Since it appears this particular proposal has yet to be administratively approved by the Planning Department, I would encourage to continue to engage with Ms. Katelynn Wintz, who is the principal planner on the project. She can help guide you through the public engagement process that the Planning Department will undertake during their review process.

I hope she will be able to address some of your concerns and if you have any further questions regarding City Councils involvement, please contact me directly.

Warmest regards,

### Sam Friedman

City Council Constituent Response Specialist  
City of Colorado Springs



(719) 385-5480 office

[Samuel.Friedman@coloradosprings.gov](mailto:Samuel.Friedman@coloradosprings.gov)



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**From:** Renee Barall <ruhmay58@hotmail.com>  
**Sent:** Monday, September 14, 2020 6:29 AM  
**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>; Knight, Don <Don.Knight@coloradosprings.gov>  
**Cc:** Suthers, John <John.Suthers@coloradosprings.gov>; Council Members - DO NOT USE - OLD GROUP <allcouncil@coloradosprings.gov>  
**Subject:** Verizon proposed zoning changes concerns (30th St)

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Have been reading snippets on Nextdoor, plus a neighbor came by to speak with me yesterday. Here are concerns about proposed multi family structures:

Home value could plummet

Noise, cyclists endangered from increased traffic, Traffic congestion on already busy small road, eyesore, views lost, height restrictions needed, increased crime

Respectfully submitted-

Renée Barall  
5415 Wilson Road, 80919

Sent from my iPad. Please forgive auto- correct errors!!

## Wintz, Katelynn A

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**From:** Linda Benz <benz3peak@msn.com>  
**Sent:** Tuesday, September 15, 2020 2:05 PM  
**To:** Wintz, Katelynn A  
**Subject:** Garden of the Gods

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 reconsider this master plan amendment. The facts in this proposal are very vague. Over the last 3-5 years this part of town has seen a large increase in high density housing and house that is blocky and closely spaced together. Looking a lot like the east side of Colorado Springs.

We need housing that is in character with the west side. Also the traffic congestion both on Rockrimmon/1-25 and Garden of the Gods/I-25 prior to COVID is crazy since the El Paso Government moved to Garden of the Gods. I no longer go out during morning rush hour or evening rush hour. It is so difficult to get out of the housing area, then the main streets are backed up through the lights, especially Garden of the Gods.

I was evacuated during the fire and it took hours to get everybody out, since then there is the high density/hi volume apartments built off of Delmonico. A tightly packed housing across the street from them, and around the corner, high density townhomes, with many students sharing homes. No increase in roads or lanes at all. This area is where we have separate building codes because of fire risk, why would you pack 'em in without a way to escape.

I really hope when you do approve more homes for this area, that you do consider all the above, plus the views (height restrictions). Recent decisions are destroying the character of the northwest side of Colorado Springs and destroying some of it's unique beauty. No one seems to have the residents back in the until they complain.

I don't understand why you would squeeze high density housing up against the foothills. Fire, city views, road congestion and giving premium land space to primarily short term renters makes no sense to me.

Sincerely,  
Linda Benz  
Current residence 818 Pebblewood Rd,  
Previous residence of 10 years 7438 Stoncecrop Ct.

## Wintz, Katelynn A

---

**From:** Marian Bukowski <marianpb@comcast.net>  
**Sent:** Monday, September 14, 2020 10:51 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W. Garden of the Gods

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 Katelynn,

I am writing to you in opposition to the proposed changes to 2424 W. Garden of the Gods. As a 30 year resident of Mountain Shadows I strongly oppose changes to the use of these lands. Primarily the dense multi family units being proposed. This will severely change the demographics of the area and will hurt our home prices and ability to maintain value in the neighborhood. This was never the intent for this land, it was specifically zoned for commercial, office and industrial. The proposal for apartments is also entirely too dense, 3000 units is more than the entire population of Mountain Shadows single family homes by 5 to 6 times. Garden of the Gods is already very over crowded and this will greatly add to the congestion.

I feel like as tax payers and residence of this neighborhood we are owed a public hearing when restrictions allow. The city cannot hide behind COVID and approve things like this in the shadows.

I sincerely hope that you will reconsider approving this plan and do right by the people who have made this a desirable neighborhood to live. It is time the city stand by the people not the developers.

Thank you for your time.

Respectfully,

Marian Bukowski

Sent From Marian's iPhone

## Wintz, Katelynn A

---

**From:** Laura Canini <lauracanini@icloud.com>  
**Sent:** Wednesday, September 9, 2020 5:43 PM  
**To:** Wintz, Katelynn A  
**Subject:** New development mountain shadows

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 oppose the new development at the Verizon complex. This is not a good location for apartments or multi family dwellings. This is a community of single family homes. The schools in the area are not able to handle more students, nor are the roads. The area does not need more traffic and is such a beautiful natural setting it should not be ruined with multiple dwellings.

This proposal is unfair to local homeowners who bought over the years never expecting an apartment complex in their backyards or vicinity. Traffic on Garden of the Gods and 30th is already terrible due to the park itself being ranked number 1.

Sincerely,  
Laura Canini  
1940 Avalon court



## Wintz, Katelynn A

---

**From:** Glenn Carlson <glenn.o.carlson@gmail.com>  
**Sent:** Monday, September 14, 2020 11:05 AM  
**To:** Wintz, Katelynn A  
**Subject:** Comments regarding Garden of Gods and 30th St proposal - CPC ZC 20-00127 (sorry, a little long)

**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. Wintz,

I wanted to share a few comments and concerns we have regarding the proposed redevelopment of the commercial space mentioned above. We live at 4910 Braeburn Way, which backs up to the property and is adjacent to the hillside.

This is a large space and as a native, I remember when GoG was a large tech hub with large buildings supporting large companies. Times have changed and understandably so, this building and plot has become hard to fill and utilize to its fullest extent. I also want to point out that we are a very pro-business household, owning several businesses ourselves, and not some angry homeowner shaking our fists.

We are very excited about recent developments at this intersection such as the new Red Leg Brewing space and the land next to them is ripe for a very cool, cozy development space.

The proposed zoning change would make sense from a business standpoint to allow different kinds of businesses to utilize the space and potentially redeveloped parking lots, especially along 30th st, but we do have a few concerns for the area.

- 1) Traffic along 30th street, especially exiting Garden of the Gods park, has increased dramatically in recent years and with limited space to expand key infrastructure, I could see this becoming a huge problem. Garden of the Gods Road is really the only major entrance/exit into the area. If the proposed redevelopment would include space for food, which is very parking dependent and brings lots of cars, this intersection would be difficult. In addition, this intersection sees a lot of bicycle and foot traffic, complicating things further.
- 2) The spaces backing up to the houses and along the hillside appear to be dedicated to open space, but we want to reiterate the need to keep all of the space on the west side of the Verizon building open space. There was major stormwater work done in recent years and this is a major runoff area along the hillside. Any attempt to put homes/buildings along the hillside will have issues including ground shifting causing major foundation damage (don't ask us how we know) and stormwater issues. The hillside area is also a major wildlife thoroughfare and provides beautiful sight lines to residents and tourists alike.
- 3) Our neighborhood has also expressed concern towards the idea of unlimited height multi-family. One of the reasons we love the area is that we can all work, live, and play here with views of the mountains, Garden of the Gods, Pikes Peak, Cheyenne Mountain, etc. A large, high, multifamily development would destroy most of those views and generally be out of place for the area as there is almost nothing more than three stories nearby. Again, the key concern is not redevelopment as a whole, but the height restriction. A cap on the height for any redevelopment would be a desired requirement from our standpoint.

In all, we would be supportive of a zoning change to allow for better use of the space as long as it's done with consideration for the views, culture, and infrastructure of the area.

--

Respectfully,  
Glenn Carlson

## Wintz, Katelynn A

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**From:** Theresa Cerciello <cotumbleweed@icloud.com>  
**Sent:** Monday, September 14, 2020 7:15 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed Zone change 2424 Garden of the Gods Rd

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Katelynn Wintz.

I would like to officially object to the proposed zone changes for the 2424 Garden of the Gods Rd property and the proposed amendment to the Mountain Shadows Master Plan City File # CPC CP 20 - 00128. We are long time residents of Mountain shadows and feel the proposed changes are not in the best interest for Mountain Shadows homeowners due to significant increases in traffic volume, noise, decreased real estate values, blocked views and potentially increased crime rates to our neighborhood. We have been through enough here in Mountain Shadows! Some are still recovering from the structural , landscaping and financial losses during the Waldo Canyon Fire and the increased crimes in the neighborhood ever since. We object to these plans!

Theresa & Anthony Cerciello  
Cotumbleweed@comcast.net  
5425 Wilson Rd  
Colorado Springs, CO 80919

Sent from my iPhone

## Wintz, Katelynn A

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**From:** Lou Choat <Lou.Choat@ChoatGlobal.com>  
**Sent:** Monday, September 14, 2020 10:37 PM  
**To:** Wintz, Katelynn A; Knight, Don; Knight, Don  
**Cc:** Avila, Yolanda; Gaebler, Jill; '\* David Geislinger, District 2:; Knight, Don; Murray, Bill; Pico, Andy; Skorman, Richard; '\* Tom Strand, At-Large:; Suthers, John  
**Subject:** Proposed Change in Zoning at 2424 W. Garden of the Gods Road

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September 13, 2020

Attention: Ms. Wintz and Councilman Knight,

We have just become aware of the proposed change in zoning at 2424 Garden of the Gods Road and we strongly oppose this proposal. As a citizen living just off Garden of Gods road in the Pine Cliff area of Colorado Springs, we are concerned about the proposed change in zoning of the Verizon complex at 2424 Garden of the Gods Road because of the following reasons:

1. Overall, the project will drastically alter the neighborhood & surrounding area - destroying much of the desired character that led many of us to purchased homes in this area.
2. Traffic at Garden of the Gods Rd and 30<sup>th</sup> Street is already much too heavy at peak traffic times and during summer tourist season. With the addition of 572 multifamily dwellings and whatever else is planned, the traffic will be even more slow and dangerous. They have just finished renovating most of Garden of Gods road, but it doesn't seem possible to widen the road to accommodate activity from such multifamily buildings.
3. There are not adequate services in the area to meet the needs of 572 multifamily dwellings.
4. The views will be destroyed by the increased height of structures proposed by the developer. They seek to change existing zoning rules to accomplish this. The potential construction of 572 multifamily dwelling building is far beyond reasonable for the area and the roadways.
5. Statistics bear out that criminal activity occurs in apartment complexes significantly more than in single family home residential areas. Subsequently, surrounding areas are also impacted.
6. We are concerned that our property and the others in the surrounding area will likely lose significant value.

Concerned citizens,  
Ken and Lou Choat  
Ljc002@gmail.com

## Wintz, Katelynn A

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**From:** Daniel Christie <slovakmk@gmail.com>  
**Sent:** Monday, September 14, 2020 10:54 AM  
**To:** Wintz, Katelynn A; Knight, Don; Knight, Don; Avila, Yolanda; Gaebler, Jill; dgeislinger@coloradosprings.gov; Murray, Bill; Pico, Andy; Skorman, Richard; tstrand@coloradosprings.gov; Williams, Wayne; Suthers, John  
**Subject:** OPPOSE Proposed Change in Zoning at 2424 W. Garden of the Gods Road

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

Dear Ms. Wintz and Councilman Knight,

As a citizen in the Mountain Shadows community of Colorado Springs, I'm concerned about and voice my opposition to the proposed change in zoning of the Verizon complex at 2424 Garden of the Gods Road because of the following reasons:

Overall, the project will drastically alter the neighborhood & surrounding area - destroying much of the desired character the led many of us to purchased homes here.

1. The views will be destroyed by the increased height of structures proposed by the developer. They seek to change existing zoning rules to accomplish this. The potential construction of 572 multifamily dwelling units is far beyond reasonable for the area and the roadways.
2. Traffic at Garden of the Gods Rd and 30<sup>th</sup> Street is already much too heavy at peak traffic times and during summer tourist season. I work at The Navigators and know firsthand how extremely difficult and unsafe it is to make a left turn out of the property around 5pm. With the addition of 572 multifamily dwellings and whatever else is planned, the traffic will be even more dangerous.
3. Statistics bear out that criminal activity occurs in apartment complexes significant more than in single family home residential areas. Subsequently, surrounding areas are also impacted.
4. Properties - especially those close to the development, may lose significant value.

Thank you for your time and consideration.

## **Wintz, Katelynn A**

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**From:** Lynn Clancy <lclancy@erashields.com>  
**Sent:** Monday, September 14, 2020 7:06 PM  
**To:** Wintz, Katelynn A  
**Subject:** New Mountain Shadows Dev

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I do not approve of the new plan to develop the existing commercial building into multi family units.

Sent from Lynn Clancy

## Wintz, Katelynn A

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**From:** Justin Courtier <joancourtier@hotmail.com>  
**Sent:** Tuesday, September 8, 2020 9:38 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

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 Katelynn,

I am of the understanding that there is a proposal to develop the area in which the Verizon Building is presently located. We do not need more apartments or any other kind of development in this area. We have all the government offices just blocks away, which has created more traffic than we have ever had before. We have more housing developments going on down the street on Centennial. Several more apartment buildings will soon be built there. I lived in the Mountain Shadows area during the Waldo Canyon Fire. The traffic trying to evacuate this area was terrifying. We weren't sure if we would get out alive. By bringing more people to this area we are just adding to the congestion that already exists here. I definitely do not want more housing or businesses coming into this area and I am absolutely sure that further development in this area would be opposed by other residents of this area.

Sincerely,

Joan Courtier

Sent from my iPad

## Wintz, Katelynn A

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**From:** Tracynda <tracynda@yahoo.com>  
**Sent:** Tuesday, September 15, 2020 9:48 AM  
**To:** Wintz, Katelynn A  
**Subject:** Re: development proposal 2424 GOG

**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 Katelynn,  
Thanks for the update.  
I am not in favor of the proposed development .  
Could you please keep us posted on the City's decision? Would it be posted on the website somewhere?  
Thank you,

Tracynda

On Thursday, September 10, 2020, 08:57:56 AM MDT, Wintz, Katelynn A <katelynn.wintz@coloradosprings.gov> wrote:

Hi Tracynda –

I have not yet reviewed the traffic assessment, those reports are ultimately approved by the City's Traffic Engineering Department. I am not aware of any stipulations under these circumstances that would force the applicants to postpone their requests until the pandemic is over to take new traffic counts.

The owners of the property are 2424GOTG LLC. Many of the parcels that make up this application have not been formally addressed, the TSNs are shown on the postcard & the project website which will be the most accurate way to identify the properties in question. At this stage the applicant is not proposing physical development of the property. There are no formal plans at this time that acknowledge unit counts for any potential residential development. The property is currently zoned as industrial, the request is to "downgrade" the intensity of the zoning from industrial to OC which allows for lighter commercial use and some types of residential development. The City Budget Office will complete a financial impact analysis of the proposed changes and how it will impact the city. In the concept plan & zone change request stages of the application we do not have explicit requirements for environmental protections because no physical development is proposed. Certain considerations will be made in a broad sense but the implementation of those considerations will not be realized until the applicants decide to move forward with development applications. Also, please keep in mind this area is part of the wildland urban interface and hillside overlays so any and all proposed developments must comply with additional requirements imposed by these overlay areas.

Thanks!



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**From:** Tracynda <tracynda@yahoo.com>  
**Sent:** Monday, September 7, 2020 7:20 PM  
**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Subject:** development proposal 2424 GOG

**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 Katelynn,

Thanks for reaching out on the proposal. The flyer I received briefly mentions the project and I see on the website the traffic assessment. This was done during a pandemic, where the majority of people are not traveling to work. Is the proposal on hold until the real time traffic conditions can be assessed?

Other comments and questions:

- What are the location addresses the plan covers, number of residential units, industrial allowances, and all impact assessments the city has done to address the proposal ?
- Who are the owners of the proposed property?
- The impact of the increased population, traffic( both 30th and Flying W are currently 2 lane roads) and the environmental impact on the land, flora, fauna and wildlife in the area are a major concern. What assessments have been done and what is proposed to protect the existing environmental conditions?

This information is needed to provide complete comments to you by the Sept 15th deadline.

Thank you,

Tracynda Davis

## Wintz, Katelynn A

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**From:** Denise Dawson <DeniseDawson@comcast.net>  
**Sent:** Tuesday, September 15, 2020 9:55 AM  
**To:** Wintz, Katelynn A  
**Subject:** Stop proposal for 2424 Garden of Gods--the Verizon complex

**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 Council Member,

Please don't turn 2424 Garden of God's, the Verizon complex into low-income housing.

You should turn this into a YMCA and or a Senior Center. There is none on this side of town. Making an additional recreation center would be great also. It would be great to have some pickleball courts and a running track and another pool on this side of town. All would create jobs also.

The proposed development is understood to reuse the existing office buildings, totaling approximately 700,000 square feet, and entail the new construction of approximately 572 multifamily dwelling units

This will undoubtedly add burdens to our neighborhood such as additional car and foot traffic, pollution, crime rate, road noise, obstruction of views, and decline in property value.

We don't need high density, low-income housing in this area. In areas where this was practiced, property values plummeted and crime increased.

I bought into a nice neighborhood in Rockrimmon, and have lived here just over 24 years.

I prefer a philosophy of building up poorer neighborhoods instead of forced zoning changes to people who invested their lives, financial investments, and sweat equity by working 2 and 3 jobs to be in nice neighborhoods.

Also, why pollute and further congest the Garden of the Gods area with these proposed changes?

My next concern is the intersection at 30th and GoG which already can't handle rush hour traffic or the summer tourist season with vehicles headed to GoG Park. Next on my list is 30th street from GoG Road to Colorado Avenue--this stretch of road already can't handle the traffic volume and with no shoulder is a huge safety hazard for all the cyclists riding this stretch.

This property leads to one of the greatest natural parks in the world, allowing over development or poorly planned development may jeopardize this local jewel.

Finally, I was here during the Waldo Canyon Fire and congestion created hazardous conditions during the evacuation. Very scary. Why do you want to increase congestion?

Please, turn the complex into something that can be enjoyed by all – such as a YMCA and or a Senior Center or a Recreation Center.

Help us all get healthy—that would also help fight Covid-19.

Take care & Stay safe,  
Denise Dawson  
719-354-9579



## Wintz, Katelynn A

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**From:** Denise Dawson <DeniseDawson@comcast.net>  
**Sent:** Tuesday, September 15, 2020 10:07 AM  
**To:** Wintz, Katelynn A; Avila, Yolanda; Gaebler, Jill; dgeislinger@coloradosprings.gov; Knight, Don; Murray, Bill; Pico, Andy; Skorman, Richard; tstrand@coloradosprings.gov; tstrand@coloradosprings.gov; Council Members - DO NOT USE - OLD GROUP; Suthers, John  
**Subject:** traffic Impact Study for 2424 Garden of Gods--the Verizon complex

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Dear Council Member,

Reference

<https://web1.coloradosprings.gov/LUISPlanner/uploaded/LUISPlanner/Documents/Study/132694.pdf>

I can't believe you are using traffic data from a "one-day" study on Wed July 1st, 2020 for a traffic report during covid19??

Hardly anyone was out driving--that's why car insurance companies are giving money back to us.

How is that accurate data that truly reflects how bad traffic already is.

They are bogus numbers. Go back to a time prior to Covid19.

Take care & Stay safe,  
Denise Dawson  
719-354-9579

## Wintz, Katelynn A

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**From:** Sharon de Halas <sdehalas@gmail.com>  
**Sent:** Tuesday, September 15, 2020 10:41 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 West Garden of Gods Road

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

September 15, 2020

I am very much against the rezoning of 2424 Garden of Gods Road. The list of problems is endless.

1. Traffic is already backed up. Trying driving any of the three major roads near rush hour or during tourist season. When Flying W dinner club and the new Brew Pub and entertainment venue open, the traffic will be even worse. I read that the count was taken on July 1<sup>st</sup>. You need to go back to 2011 to see what Flying W Ranch brought in and back then it was a much smaller venue. 30<sup>th</sup> street from Garden of the Gods to Highway 24 is one lane. It gets backed up every day. Plus, we have three elementary schools in the area with children walking to and from.
2. In the early 1990's Mountain Shadows won a zoning change on building height, landscaping and lighting for MCI. I see no mention of this and needs to be addressed. 45 feet will be above the height limit allowed by that zoning. The views were the main reason Mountain Shadows was created. I want this height limit addressed and all the changes that were required so that MCI/Verizon blended into our neighborhood.
3. 1515 Garden of Gods Rd and the empty lot next to Keysite is much better suited for this project than building on unstable ground. You can bring in any engineer to say it is stable, but we all know better. Take a hike in there and look at the unstable crevasses. Take a second hike after a heavy rain. You will be able to see the mud slides. Taking a sample here and there is a joke. How many times have you pushed in a shovel and hit a rock, moved over two inches and it was completely different? Same at that site. The city tends to hurry up and approve zoning or buying equipment without thinking things through. I am still waiting to see how the no bid utilities scrubbers are doing a great job and how they paid for themselves. Imagine if that money went to low income housing. Everyone would live in a mansion.
4. Apartment buildings! What fool thought of that? We have two very large apartment complexes near the corner of 2424 Garden of the Gods. They are building apartment buildings along Nevada, Rockrimmon, Filmore and probably when they extend Centennial to Fontanero, along there. I thought we had a homeless problem so we were forced into ADU's. Now you tell us we need these apartments. Schools and roads just cannot handle the increase in population. Statistics bear out that criminal activity occurs in apartment complexes significantly more than in single family home residential areas. Subsequently, surrounding areas are also impacted. We noticed this as soon as the two complexes came up. We have enough trouble with dog waste, poop bags left on trails, garbage, harassment plus dangerous crime including break in's, car theft, a neighbor was shot, another neighbor was robbed and jewelry was stolen. Again, take a walk on the trails and through the neighborhood and look. Everything looks different when you are out there walking and seeing it versus reading about it. This neighborhood is an upscale single-family home neighborhood. It was designed and sold as such according to Wolf's long-term plans. Many families, ourselves included, worked two and three jobs to afford a home here. Let us have the home and neighborhood we all worked for.
5. Garden of the Gods is America's #1 must see park. Traffic is already way more than 30th can handle. Now the city wants to allow some industrial buildings with apartments at the gateway to the park. We know apartments only go one way, down, especially when they lack maintenance after a few years. Now the people who bring money to the Springs, the tourists, are going to drive by this industrial center with apartments and have a negative opinion and maybe head to other cities to spend money. I can see the headline "America's park is now in the industrial zone and apartment blocks. You know these buildings will not be award winning architectural gems lasting over 100 years. Cheap sheet metal or concrete slab is probably the best we'll get. If it was something special, the developer would have proudly displayed his architectural drawings in the proposal. Instead he used vague words that allow him to do anything he wishes,

6. What about the rock formations, hog backs, wild flowers, deer, mountain goat and sheep and all the other animals that eat and thrive there. Do we lose that? How do we replace hogbacks? Remember Flying W Ranch already fenced off a large chunk of the animals grazing area. With no place for animals to go, car accidents and animal human interactions that could be dangerous are going to go up. We see it already. I had 23 deer in my yard several times this summer, that is not counting the neighbor's yards.

7. What is going in there? We are suffering noise pollution from generators that were guaranteed to be fixed months ago. Bit Coin mining? They love our low utilities and the noise is baffled with wrecked old trailers that doesn't baffle a bird tweet. Welcome to America's Park and Mountain. Take a picture of America's park and mountain with the run-down trailers.

8. I was under the impression this area was part of sacred Native American grounds. Why doesn't the city work with Native Americans and have an education center there explaining how important this site is to their culture. We could have information on how they lived, travelled, what they ate and how they preserve food. I think this would be a big draw in the correct spot in the city. Come on Colorado Springs, we can do better than industrial and apartments.

9. How many industrial buildings along Garden of God's corridor and the streets off of the corridor are full? I want to know what percentage are in use? Provide us proof that we need these industrial buildings. I drive by every day and the for-lease signs are on every building. List, Elkton, Forge are just some of the many empty industrial sites.

10. I want to see detailed landscape, building, water, traffic and fire plans. I want all Mountain Shadows, Kissing Camels, homes along 30<sup>th</sup> and 31<sup>st</sup>, and Pleasant Valley residents 90 days to look over plans and make suggestions. This is going to impact all these neighborhoods. We can work together if the developer is honest and open with what his plans are. The entire west side was pleased with the way MCI worked with us and their campus is lovely.

Until we see complete plans with detailed drawings of all buildings and landscaping, this project should be shut down. We need more information. Again, I think doing something to tie in with America the Beautiful, Native Americans, Garden of Gods and Pikes Peak and the Olympic museum would be a much better idea, plus it will pull in tourist dollars.

Sharon de Halas  
4925 Champagne Drive  
Colorado Springs, CO 80919  
[sdehalas@gmail.com](mailto:sdehalas@gmail.com)

## Wintz, Katelynn A

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**From:** Mary DeLollis <mary@delollis.com>  
**Sent:** Tuesday, September 15, 2020 12:21 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to File Numbers Below

**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 22 year resident of Mountain Shadows, I oppose the following projects:

CPC MP 06-00065-A1MJ20  
CPC AC 20-00127  
CPC CP 20-00128

## Wintz, Katelynn A

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**From:** Srikirana Dravida <srikirana.dravida@gmail.com>  
**Sent:** Tuesday, September 15, 2020 8:12 PM  
**To:** Wintz, Katelynn A  
**Subject:** Development Proposal @2424 Garden of Gods

**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 Katelynn,

This is to inform you that I vehemently object to the developmental proposal being sent to mountain shadows neighborhood. As a resident of the area and as someone who works on Garden of Gods road, I believe the traffic in the area will increase immensely in the coming months and years due to construction and then occupation. We are already seeing an increased traffic during works days and weekends enroute the Garden of God rd as number of visitors to the park are increasing. With the new construction, those of us who paid a premium to enjoy the view of the surrounding area to the park, will have an obstructed view from now on. The free movement of the wildlife that we are able to enjoy now will also cut down. I also believe the increased traffic will see an increased crime rate too in the area.

Garden of Gods rd and Centennial are seeing increased construction and my family and I are already adjusting to the new situation. We do not think this new construction should be allowed in the section proposed - 2424 Garden of Gods.

Looking forward to a positive outcome with proposal in our community's favor.

Thanks,  
Srikirana Dravida



## Wintz, Katelynn A

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**From:** Denise Farrar <dwfarrar1@gmail.com>  
**Sent:** Tuesday, September 15, 2020 10:26 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

**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 new rezoning is causing quite a concern in The Mountain Shadows neighborhood. We live on Braeburn Way, The Cul de Sac situated against the foothill to the West...and back of Verizon parking lot and buildings to the south. Surrounded on 2 sides by this land in question.

We have been very careful to follow all rules concerning keeping the hillside as natural as possible, not impeding any homeowners view and following all noise policies. I can't imagine this new zoning following the guidelines told to us when we even were building decks, patios or landscaping.

Hopefully strict height guidelines would be followed and a low density zoning would be added to this new regulation. The land has constantly been shifting in our area, I'm sure that will be considered as well with any new construction.

There is a plethora of wildlife that has finally returned after the Waldo Canyon fire. It has been home to a local herd of bighorn sheep, bears, bobcats, coyotes, squirrels, rabbits, deer, owls and other birds of prey and an occasional cougar. This is one of the few hillside neighborhoods that has preserved a natural wild habitat. This is so disappointing that the city will not help preserve it.

Please consider these concerns when deciding the final zone changes.

Thank You,  
Denise and Norm Farrar  
4935 Braeburn Way  
CS CO 80919

**Denise Farrar, BS RDH**  
Licensed Dental Hygienist  
DaVinci Whitening by Denise



t.(719) 510-0768  
e.dwfarrar1@gmail.com

## Wintz, Katelynn A

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**From:** Susan Foster <sqfoster2016@gmail.com>  
**Sent:** Tuesday, September 15, 2020 1:57 PM  
**To:** Wintz, Katelynn A; Council Members - DO NOT USE - OLD GROUP;  
dan.knight@coloradosprings.gov; Suthers, John  
**Subject:** Re: Information Request: 2424 Garden of the Gods/Verizon Complex 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 Wintz, Mayor Struthers, and Colorado Springs City Council: As an addition to my email below, now that I have had the opportunity to read the proposal, I am formally submitting an objection to you, the mayor, and the city council, on the proposed re-zoning of the property at 2424 Garden of the Gods/Verizon Complex as it is proposed today. Below are my main concerns:

- This proposal was not fully posted to the surrounding community - there is one small sign near the intersection of 30th street and GOG, nothing more.
- We did not get a letter or postcard on the proposed changes that would have allowed us to review the proposal and respond in a timely manner.
- This proposal does not have enough detail to make an informed decision before the zoning is changed.
- 550 plus multi family housing units end state in the area is not insignificant, this is a huge impact. The conceptual proposal does not identify these as rentals - is that what they are proposing? That is much different from single family home or townhome or condo ownership.
- The proposal states some of the buildings would be "45' max" that is a very tall building. Will there be "line of sight" evaluations with impacted homeowner approvals required by the proposed buildings? How will these buildings impact the neighborhoods near the development in addition to not harmonizing with the community as a whole.

The community needs meetings and discussions before the city council approves this request.

Thank you,

Susan Foster  
2620 Tamora Way, Colorado Springs, CO 80919  
719-725-1293

On Fri, Sep 11, 2020 at 1:44 PM Susan Foster <[sqfoster2016@gmail.com](mailto:sqfoster2016@gmail.com)> wrote:

Ms Wintz: I am looking for information on what I understand is a proposal to change zoning and housing in our neighborhood - specifically 2424 Garden of the Gods/Verizon Complex property. I understand that you are the lead point of contact for this effort.

Please forward to me a link on where I can read the proposal. I am very concerned about this type of change, if approved, in our Mountain Shadows neighborhood without neighborhood input and agreement on the project and changes that would ensure we do not create huge traffic problems and congestion in this part of Colorado Springs.

I would also like to know when the neighborhood meetings would be held plus any additional information you can provide me.

Thank you,

Susan Foster

2620 Tamora Way

Colorado Springs, CO 80919

Sent from my iPad

## Wintz, Katelynn A

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**From:** Jim Guerami <jcguerami@me.com>  
**Sent:** Monday, September 14, 2020 9:26 AM  
**To:** Wintz, Katelynn A  
**Subject:** MCI Bldg

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!

Katelynn, please note that my wife and I oppose re-zoning and re-purposing of the area that will bring multi family housing, more traffic and more congestion to Garden of the Gods area. It's bad enough as is and your proposal will make it even worse destroying the natural tranquility and beauty of the area, not to mention the additional crime, noise congestion and litter that comes along with multi apartment residential.

This is not an area that should be used for experiments in social justice or given to developers as gifts to add to their bank accounts.

This area is our heritage, handed to us, for all to enjoy and personally I abhor the thought of a future government fix to ease the traffic— a four lane HWY replacing the current road.

## Wintz, Katelynn A

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**From:** kitty\_hall@comcast.net  
**Sent:** Tuesday, September 15, 2020 3:02 PM  
**To:** Wintz, Katelynn A  
**Cc:** Suthers, John; Council Members - DO NOT USE - OLD GROUP  
**Subject:** 2424 Garden of the Gods Road

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Ms. Katelynn Wintz, Senior Planner  
Planning Community Development  
Colorado Springs

RE: 2424 W. Garden of the Gods Road  
City File Number(s): CPC CP 20-00128; CPC ZC 20-00127; CPC MP 06-00065-A1MJ20

Dear Ms. Wintz,

The purpose of this correspondence is to oppose both the proposed zoning change and the proposed amendment to the Mountain Shadows Master Plan as proposed in the City File Number(s) CPC CP 20-00128; CPC ZC 20-00127; CPC MP 06-00065-A1MJ20 regarding 2424 W. Garden of the Gods Road. ("It is proposed to amend the Mountain Shadows Master Plan from "MCI" and OIP (Office Industrial Park) to Office/Industrial/Commercial/Residential, with an allowance of up to 30 dwelling units per acre for the residential to facilitate multifamily units." P. 8).

Note: The traffic study reports the request of 572 multi-family dwelling units.

Overall, the project will drastically alter the neighborhood and surrounding area, destroying much of the desired character that led many of the homeowners to settle in Mountain Shadows.

- The views will be adversely affected by the increased height of the structures proposed by the developer.
- Statistics bear out that criminal activity occurs in apartment complexes significantly more than in single family home residential areas. Subsequently, surrounding areas are also impacted.
- The added development will increase noise and create higher volume of vehicular traffic along not only Garden of the Gods Road but also 30<sup>th</sup> street, Flying W Ranch Road, and Centennial, which is a safety hazard for pedestrians and cyclists.
- This also directly impacts property values in the area, particularly those close to the development.

Please consider these points in opposition to the proposed development.

Respectfully,

Steven and Katherine Hall  
5732 Via Verona View  
Colorado Springs, CO 80919

## Wintz, Katelynn A

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**From:** Michael Hanratty <mh80919@gmail.com>  
**Sent:** Thursday, September 10, 2020 2:39 PM  
**To:** Wintz, Katelynn A  
**Subject:** Zoning change at GoG and 30th

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Ms. Wintz,

I wanted to write to say that I'm in favor of the zoning change for the Verizon campus. Some folks in the neighborhood are complaining about it, but the plan provides more flexibility for the property and could bring in desperately needed apartments for young professionals in our city. The complaints I'm hearing sound like resistance to any change and NIMBY.

Mike Hanratty  
2725 Natchez Pl  
80919  
719-352-8537

## Wintz, Katelynn A

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**From:** Annette Hildebrand <annette.hildebrand.1@gmail.com>  
**Sent:** Monday, September 14, 2020 9:31 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W. Garden of the Gods, 80919

**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 Katelynn,

I am a resident, adjacent to the property requesting the rezoning. My property borders the parking lot. As such I am walking, driving, riding through the 30th, Flying W, GOG corridor on a daily basis. I do not believe a zoning change will enhance the neighborhood. On the contrary, building out that location will result in more cars, more ppl, more noise, lower air quality, lower convenience (congestion!), and a drop in general welfare. I am asking for a denial of the rezoning request.

I was already unhappy with the existing structure. It is a huge eye sore, but more importantly the noise alone produced by the HVAC system permeates our neighborhood. When that system is running, my walls, windows and doors do nothing to overcome that noise. Enjoying my backyard is impossible during those times. Quality of life associated with owning property is limited when the HVAC system runs. Until this summer, that was all day/every day. Although the HVAC system is not running as much this summer, for the first time in years, an increase in occupants (residential or commercial) will clearly bring that nuisance back.

Furthermore, the GOG/30th corridor is already difficult to maneuver during 9-months of the year. Tourism and the sheer volume of residents who use that roads to go outdoors make it a bumper-to-bumper commute to school and daily shopping. The area is too congested to add additional ppl, w/out also considering the roads leading out/into the complex. Winter time - when weather turns the roads difficult - we can get stuck on a 2-lane road (30th) with no alternative ways to get around stalled vehicles.

Colo.Springs police lowered the speed limit on Flying W and some neighboring roads about a year ago, to address 'safety' issues. Was not consulted, but seems to be this directly contradicts the property owners claim about safety not being impacted.

Colo.Springs police coordinates traffic patterns in/out of GOG and during high traffic times limits the exit to right turns only. This alone should be an indication that traffic volume is becoming unsafe, and difficult to manage under current circumstances.

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Changing the zoning of that property has a negative impact on the surrounding neighborhood and I am asking for this request to be denied at this time and until these concerns can be addressed.

Thanks,  
Annette

## Wintz, Katelynn A

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**From:** Lacey Huffman <huffman.lacey@gmail.com>  
**Sent:** Tuesday, September 15, 2020 10:20 PM  
**To:** Wintz, Katelynn A  
**Cc:** Knight, Don  
**Subject:** 2424 Garden of the Gods

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Hello Ms. Wintz,

We recently received a notification of an obscure development project at 2424 GOG. The notification was confusing, because it said the development, "proposes a master plan amendment to allow a mix of new land uses including Office, Commercial, Residential and Industrial." This statement provides no indication of what would actually be constructed. Please provide a transparent proposal of current considerations for this property so that the residents of the the adjacent Mountain Shadows residential community can make an appropriate response to this development proposal. We are especially concerned on how additional residents in the immediate area would impact the local school system. Additionally, the concept of industrial properties does not seem to fit this area.

Respectfully,

The Huffman's  
2520 Stoneridge Dr



## Wintz, Katelynn A

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**From:** marty kelch <martykelch@yahoo.com>  
**Sent:** Monday, September 14, 2020 10:06 AM  
**To:** Wintz, Katelynn A  
**Subject:** Re zoning 2424 GOG

**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 Wintz,

I am writing to you to voice my concerns about the proposed zoning changes at 2424 Garden of the Gods Road which includes 125 acres. I am a resident on the west side of Colorado Springs on Braeburn Way, just steps away from the Verizon building. This property actually meets my back yard. In fact, part of my property is considered an Urban Wildlife Interface and we are not allowed to build anything on it.

Please take into consideration several items of concern:

1. Wildlife. We must have respect for our wildlife and provide them with space. We have the most beautiful herd of big horn sheep which roam this area. I will also mention the mule deer, bears, and bobcats, all of which we enjoy observing.
2. Increased Traffic Congestion. I'm concerned about the traffic study which was submitted to you. I am concerned the study was conducted during COVID, and traffic patterns were not normal, as many people are/were working from home. Gardens of the Gods park has an estimated six million visitors per year, that's already an abundance of traffic. I will also mention that 30th Street is a major thoroughfare to Manitou Springs, Old Colorado City, and Route 24. Tourist season traffic increases immensely on 30th Street during that time of year. In addition to these concerns, I'd also like to bring to your attention the difficulty of the evacuation during the Waldo Canyon fire. As we know, this area is exposed to fire disasters, and adding additional traffic would impede the safe and timely evacuation of residents.
3. Schools. Overcrowding schools must be taken into consideration when a 272 multi-family complex directed towards young adults is proposed. There will be children, eventually. Where will they go to school?
4. Crime. We must consider the statistical relationship between crime rate and population size, its impact and implications.
5. Property Values. Most of the homeowners in this area have spent their life savings on purchasing these properties. The value of my home is its value as life insurance for my children and retirement fund. If it declines in value, so does the security of my family. Please be sensitive to the preservation of the unique character of our neighborhoods and maintaining the family strengths of our community. High density housing will force property values down.

Zoning in Mountain Shadows at 2424 Garden of the Gods Road should remain as it is. I urge you to decline this proposed zoning issue. Those wishing to build apartments, rather than new homes, have many alternatives more appropriate than this from which to choose.

If I can help in any way to defeat this proposal, please let me know. Thank you.

With respect,

Martha Jennings  
4970 Braeburn Way  
Colorado Springs, CO  
martykelch@yahoo.com  
309-645-6630

## Wintz, Katelynn A

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**From:** Jeff Jennings <jeffj5754@yahoo.com>  
**Sent:** Monday, September 14, 2020 5:28 PM  
**To:** Wintz, Katelynn A  
**Subject:** Zoning changes to 2424 Garden of the Gods Road

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

Dear Ms Wintz,

I'm concerned about the proposal to rezone the 125 acre tract at 2424 Garden of the Gods Road, for the following reasons.

1. Traffic congestion is already an issue, albeit the COVID-19 has temporarily changed the number of tourists and commuters this year.
2. I understand Colorado Springs needs affordable housing, but the proposed site has the potential to reduce the property values of the surrounding neighborhood. If the multi family dwellings are well maintained it can be acceptable. What guarantee can the city give us neighbors that this property will be kept up?
3. My house at 4970 Braeburn Way backs up to the property in question, and being an urban wildlife interface we are not allowed to build any additional structures on our property.
4. Crime is also one of my concerns, because statistically, denser populations have a greater rate of crime.

Thank you for allowing me to express my fears, and let you know I am opposed to the proposed development.

Sincerely,  
Jeff Jennings

Sent from my iPhone

## Wintz, Katelynn A

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**From:** Dan & Maureen <joyx4@comcast.net>  
**Sent:** Thursday, September 10, 2020 11:24 AM  
**To:** Wintz, Katelynn A; Suthers, John; Council Members - DO NOT USE - OLD GROUP  
**Subject:** Proposed zoning changes at 2424 Garden of the Gods Rd

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

Dear Ms. Wintz, Mayor Suthers, and City Council:

I'm very concerned about proposed zoning changes and development plans for the MCI complex at 2424 Garden of the Gods Rd.

1. Commercial development was allowed there in the first place via a zoning change that was negotiated with the residential neighbors in Mountain Shadows, many of whom still live there. You shouldn't get to change it without going through the same negotiation process again.
2. Mountain Shadows is a safe and low crime neighborhood. The proposed mixed density development is likely to bring in criminal elements which will degrade the current safety of the neighborhood and increase crime. This is stealing property value and peace of mind from the current residents and is unethical and dead wrong.
3. It's unfortunate that the processes of acquisitions and bankruptcy caused MCI's commercial property to be underutilized, but that's a risk they took when they built the property. Commercial fortunes go up and down. and I'm sure there will be a time again when that property can be utilized to its full capacity again. The current owner should wait until that happens or sell the property to someone who is willing to do that.
4. Traffic at Garden of the Gods and 30th St is already heavy, especially during tourist season. If you allow further development of 2424 Garden of the Gods Rd, you should require upgrades to the intersection and widening of 30th St to Fontmore/Fontenero as part of the construction plan.

It appears you and the developers are trying to rush this one through without proper input from the public, and especially from Mountain Shadows residents and west-siders who will be affected by this. Stop it! Take time to do this right.

Sincerely,

Dan Joynton  
1220 Amstel Dr  
Colorado Springs, CO 80907  
[joyx4@comcast.net](mailto:joyx4@comcast.net)

## Wintz, Katelynn A

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**From:** Valerie Jungck <vjjungck@gmail.com>  
**Sent:** Thursday, September 17, 2020 11:32 PM  
**To:** Wintz, Katelynn A  
**Cc:** Knight, Don; Suthers, John  
**Subject:** 2424 Garden of the Gods Road Zoning Amended 9/15 Comment Letter

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Dear Ms. Wintz:

Here are my amended comments. I should never write anything so important in such a hurry. Thank you so much for allowing me to correct my errors. This combines my comments appropriately.

I am writing to protest the rezoning of 2424 Garden of the Gods Road to allow for high-density housing anywhere on the property. There are several problems with this plan:

1. The traffic study was done during COVID shutdowns. What a ridiculous time to hold the study if you want accurate information, but it was a very favorable time to ignore reality for this area. Reality is that both Garden of the Gods Road and 30th are frequently congested. During tourist season, which almost seems to be all year long, but especially Thanksgiving and Christmas holidays, spring and winter school breaks and all summer long, 30th Street has lines of cars snaking up and down during daylight hours. It's the worst on weekends. Turning onto Highway 24 from 30th can take a while during such times. Turning left onto 30th from Highway 24 is also a wait. We've already lost a large section of the dog park along 30th to an ugly parking lot because of increased tourists to Garden of the Gods and this increase has been in the news.

During the Waldo Canyon Fire, residents could not get out of the area to flee the fire. My husband and son sat on Centennial with the field burning next to them because Garden of the Gods was backed up. My son's panic was heartbreaking. I tried to get into the area to help them, but soon realized that with every thoroughfare packed with vehicles trying to leave, it was pointless.

It's noteworthy that all of the residents south of Chuckwagon and west of 30th had been evacuated 3 days earlier, so the only residents trying to get out were north of Chuckwagon and east of Centennial and 30th. I don't remember if the big apartment complex on 30th and Garden of the Gods evacuated earlier. I also don't remember if Pleasant Valley evacuated earlier. I believe they did. If so, those roads were at a standstill because the remaining residents in the area, who were not at work or on vacation, were trying to leave an inferno. It was truly terrifying.

The Rockrimmon and Big Valley residents clogged Woodmen and Rockrimmon as they were trying to flee. None of those homes had been evacuated prior, so it was truly a mess. The roadways were absolutely full, putting many lives in danger where the fire was raging.

I believe when the available exits from an area are not able to safely allow the residents to escape in such an emergency, those roadways are above capacity for that area. Adding more high-density housing creates more dangerous conditions for everyone.

2. Moving El Paso County government services to Garden of the Gods changed our community. It brought a population to the west side that decided to explore further into the western and northwestern neighborhoods of Colorado Springs. We've lived here 17 years. The crime rate changed dramatically after county services opened on Garden of the Gods. There was a significant increase in daytime break-ins and vehicle thefts. Multi-family housing is notorious for higher crime, and 500 units of multi-family housing near Garden of the Gods, near Glen Eyrie, near all of the other parks in this area, and in a lovely residential area of single family homes, is extremely unwise. Why destroy property values and natural beauty with high-density housing? Money is a terrible reason. We arose from the ashes of the Waldo Canyon Fire. We can't raise home values once they are lost to high crime rates and too much high-density housing.

3. The cost of putting more high-density housing near Garden of the Gods Park, Ute Valley Park, Blodgett Open Space, and Glen Eyrie is environmentally destructive. With the exception of Glen Eyrie, which is privately owned, these gorgeous priceless treasures are already suffering intensely from too many visitors who do not respect or seek to preserve the beauty of we've been given. Trash and erosion is a growing problem in these parks. I've been picking paint off large rocks that were defaced at Blodgett. We've already had to deal with a fire that ravaged this area and destroyed our forests. Thankfully some of these treasures were spared, but more high-density housing is another assault on this area. It will draw users who have no investment in our beautiful parks and don't care how they damage them. It may also draw more criminal activity to the parks and trailheads.

4. We already have more than our share of high and medium-density housing on the northwest side of town. We do not want or need more, for all of the reasons I've mentioned. It truly is another assault. The area where these apartments or condominiums are being proposed is in a beautiful setting. Homes built in that area should fit the scenery and add to the natural beauty of the area, and not cheapen or destroy it or overburden our roads and parks.

I do not want to see medium-density housing at 12 units per acre as new buildings. With the number of acres involved, that is still too many units for that area except in existing buildings. Any new buildings should be beautiful single family homes that fit nicely into the terrain. If this property is rezoned for high-density housing, it will be readily apparent to those who own homes in the Mountain Shadows, Peregrine, Oak Valley and Pinecliff area that money is all that matters to those who run this city.

Please care about the residents of this area who already live here, who survived the fire, and who have taken good care of our homes and neighborhood, and who need to be able to flee to safety in another natural or manmade disaster. Please care about the parks around us that are already overstressed and do not have enough park rangers to protect them. Please require only beautiful single family homes at 2424 Garden of the Gods Road for all new buildings. We have too much highly valuable beauty in this area that survived the fire and is enjoyed by many who come from all over the region, state and country.  
Thank you for listening and caring.

Sincerely,  
Valerie Jungck

## Wintz, Katelynn A

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**From:** Paul Jungck <getihr@gmail.com>  
**Sent:** Tuesday, September 15, 2020 10:54 PM  
**To:** Wintz, Katelynn A; Council Members - DO NOT USE - OLD GROUP; Suthers, John  
**Subject:** Proposed development on Garden of Gods Rd

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

Greetings,

I'm writing to express my grave concern over the proposed zoning changes to the property at 2424 W. Garden of the Gods Road, especially the massive number of residential units. Garden of the Gods and 30<sup>th</sup> are already packed and the traffic study that was done was hardly a study, having been done during covid restrictions and a shut down of much of our normal activities. I'm also disturbed that something this important to our community and way of life as residents was given so little time for comment and response.

It is obvious to even the casual observer that the changes would greatly increase the congestion on 30<sup>th</sup> and Garden of the Gods Rd which in high times is already bad. There is plenty that the owners of the property can do to repurpose it under the current zoning and the responsibility to creatively deal with that is theirs. The solution should not be to lower the quality of life for the areas residents and to negatively impact the attractions nearby by jamming up the visitors ability to access. 572 residential units is massive and the change would produce an unacceptable impact to the area. The likely claim that changing the zoning does not mean that all the proposed changes would happen is an empty. Once the zoning is changed there is much less leverage available to oppose development that overwhelms the infrastructure.

How about we value and protect what we have and how about the members of the city council stand with and represent our interests as the citizens that elected them? The idea of representative government is one that looks out for the interests of the people they serve rather than bowing to pressure from special interest groups or individuals.

Thank you for your thoughtful consideration of the concerns of your constituents,  
Paul Jungck  
Mountain Shadows resident of 17 years.

Sent from [Mail](#) for Windows 10

## Wintz, Katelynn A

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**From:** Justin Kelch <jkelch99@yahoo.com>  
**Sent:** Monday, September 14, 2020 4:53 PM  
**To:** Wintz, Katelynn A  
**Subject:** Property rezoning at 2424 garden of the gods

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Ms. Wintz,

I am writing in regards to the proposed rezoning of the verizon building and associated property at 2424 Garden of the Gods. My family and I just purchased a property on Braeburn way near the proposed rezoning area, with the hopes of raising our son in a quiet and safe neighborhood. The proposed rezoning introduces noise and traffic issues that we are gravely concerned about. The introduction of multifamily living just steps away from our property is disheartening on many levels.

My family and I have spent our life savings to buy a house in this neighborhood and do not want to see property values go down. We have worked really hard to purchase our home in this dream neighborhood and we would hate to see that affected by the increase in traffic, noise, and the inevitable higher crime. The traffic study was conducted during the lockdown due to covid-19 and therefore, does not give a true representation of the traffic issues that already exist in the area.

As a Colorado Springs resident, I feel that we should preserve this land for our beautiful wildlife and not destroy it with more apartments. Two million visitors vacation and visit Garden of the Gods every year. Many of them take this road to access Garden of the Gods park. Developing this land further is a great disservice to our city, businesses, and our cherished visitors.

I urge you to deny the development and rezoning of this land that is so important to our neighborhood, city, and visitors. Thank you for your time and consideration.

Thanks,

Justin Kelch  
4970 Braeburn way  
(309)678-6114

## Wintz, Katelynn A

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**From:** Kara Kelch <echoriann@gmail.com>  
**Sent:** Monday, September 14, 2020 5:58 PM  
**To:** Wintz, Katelynn A  
**Subject:** rezoning 2424 GOG

**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 Wintz,

I am writing to express my concerns regarding the proposed plans to change the zoning at 2424 Garden of the Gods. Myself, my husband and our seven year old son are residents in the neighborhood adjoining this land, and therefore would be directly affected. Our concerns are as follows:

1. As the plan indicates, 272 multi-family units are to occupy this land, creating a significant increase in traffic to our residential area.
2. With increase in population, unfortunately comes an increase in crime.
3. There is a strong population of wildlife residing in this exact area, including, but not limited to deer, big horn sheep, bears, coyotes and bobcats. Such an infrastructure would no doubt impede traffic patterns of wildlife and cause other stressors for them.
4. An increase of population will bring an increase in light and noise pollution. This intrusion would not only affect our neighborhood, but these factors will also have a negative impact on wildlife.
5. My family poured our life savings into our beautiful Colorado home, as have many residents of our neighborhood have. The proposed rezoning and building structures would force our home values down and may result in many hardworking citizens losing money in their greatest investment. This will not only will it affect our families, but potentially future generations as well.

I urge you to please decline the proposed plans to rezone this land for all reasons indicated above. We love and value our quaint neighborhood and it's abundant wildlife as it is and loathe the thought of such intrusive changes taking place.

Thank you for taking the time to read and consider this.

Best Regards,

Kara Kelch  
4945 Braeburn Way  
Colorado Springs CO  
80919



## Wintz, Katelynn A

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**From:** David Keller <dakeller99@gmail.com>  
**Sent:** Friday, September 4, 2020 11:41 AM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed zoning changes for the Verizon Complex alongside 30th street

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I know little about zoning or the effort and concerns that go into it, but having worked in the complex for several years, and having traveled 30th street and GoG for the last 20 plus years, I have an opinion based on experience.

What the plans do not address are the increase in traffic on Garden of the Gods road and on 30th toward the Garden of the Gods. Under the current configuration, I have experienced significant congestion from GoG Rd towards the GoG and Mesa Road. If the additional residential units are built the city will need to expand 30th from two lanes to four lanes. Traffic past the entrance to GoG will increase significantly, as will traffic along Mesa Road. The availability of six lanes along the Garden of the Gods Road will be insufficient as new residents will try to avoid that road.

The reason most people bought in Pleasant Valley and Mountain Shadows was because of reduced traffic and congestion. The city had to expand to the east. Then the fire came over the ridge and exposed us to the fact that access in and out of the area was restricted.

Unless the city is going to expand 30th and Mesa, to the south, please don't allow this added congestion. I know, most of us will stop taking 30th to get to Manitou or south in general, but then we'll have to take 25. And we all know how light the traffic is there, especially now that merge lights are being added!

Thanks.

Dave Keller

It is the mark of an educated mind to be able to entertain a thought without accepting it. *-Aristotle*



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## Wintz, Katelynn A

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**From:** GAYLE KRZEMIEN <gaylekrzemien@comcast.net>  
**Sent:** Tuesday, September 15, 2020 7:33 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Zoning

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

I live near where this new zoning is being considered and I do NOT favor it as written. It is too vague about exactly what types of structures would be permitted nor, and especially, how high they can be. Those of us who live in this area chose to live here partly because of the great views and do not want high structures.

There are MANY comments posted on our Nextdoor Neighbor website with concerns about not knowing what might be built there.

City planners need to revise this to make it clear, specific, and detailed, **AND all of us living in zipcode 80919 need to be given this information either by mail or by e-mail BEFORE any zoning changes are approved and implemented.**

*Gayle Krzemien*

## **Wintz, Katelynn A**

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**From:** lasswell3@hotmail.com  
**Sent:** Monday, September 14, 2020 8:37 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden Of The Gods Rd.

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

Dear Ms. Wintz:

My name is Christine Lasswell and I reside in Mountain Shadows at 5755 Regal View Rd., C/S, 80919.

I am writing this email to state I oppose the proposed zoning change, and the proposed amendment to the Mountain Shadows Master Plan as proposed in the City File Number CPC CP 20-00128, 2424 Garden of the Gods Rd.

The proposed changes will be detrimental to the area for a number of reasons. Additional traffic -which the road already can't handle - is a big cause of concern. A one-day traffic study -completed on a weekday during a pandemic - is not a very reliable source of information. Also, the additional noise is another cause for concern. The Verizon Wireless complex is already, in my opinion, not a very good neighbor to Mountain Shadows. There have been multiple noise complaints about the ventilation system, which has gone unresolved. Additionally, these changes will result in increased pollution, obstruction of views and an increased crime rate. Overdevelopment or a poorly planned development would jeopardize this beautiful area of town and the Garden Of The Gods National Landmark.

I urge you to deny these proposed changes.

Respectfully,

Christine Lasswell

## Wintz, Katelynn A

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**From:** Lester <llimbo@comcast.net>  
**Sent:** Wednesday, September 9, 2020 5:08 PM  
**To:** Wintz, Katelynn A; katelynn@coloradosprings.gov  
**Subject:** 2424 Garden of the Gods Road

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

Here are my objections to the changing of the zoning and planned project on 2424 Garden of the Gods Road. If this goes through this will be the first thing visitors will see before turning left to Garden of the Gods. What an eyesore.....

Overall, the project will drastically alter the neighborhood & surrounding area - destroying much of the desired character the led many of us to purchased homes here.

1. The views will be destroyed by the increased height of structures proposed by the developer. They seek to change existing zoning rules to accomplish this.
2. Statistics bear out that criminal activity occurs in apartment complexes significant more than in single family home residential areas. Subsequently, surrounding areas are also impacted.
3. And, the above paragraph directly affects this major problem us homeowners potentially face. Properties - especially those close to the development, may lose significant value.

Regards,  
Lester Lim  
719.592.1803

Sent from my T-Mobile 4G LTE Device

## Wintz, Katelynn A

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**From:** Claudine Kaaihue-Lujan <acklujan@yahoo.com>  
**Sent:** Monday, September 14, 2020 6:12 PM  
**To:** Wintz, Katelynn A  
**Subject:** Potential Development Project #CPC MP 06-00065-A1MJ20

**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!**

Katelynn Wintz,

After being notified about the development proposal for 2424 W. Garden of the Gods Rd, Colorado Springs, CO 80919, I felt obligated to inform you about the many objections that we residents have concerning this project in the Mountain Shadow community. First and foremost, the residents of this community moved to the northwest side of the city to enjoy the views of both Pikes Peak and the Garden of the Gods. Bringing in a 572 multifamily complex will not only obstruct the beautiful view of our neighborhood but congest the traffic flow that is already burdening our streets and endangering our children. An assessment of the present traffic flow conditions during a health pandemic is not an accurate assessment. Most residents are now working from home and the school aged children are not being bused or driven to the area schools. It has been a nice hiatus from the busy traffic and speeding cars which are usually not policed enough. The 30-35 mph speed limit is constantly ignored by those who are trying to find shortcuts from Rockrimmon through 30th or Mesa Drive, thereby avoiding I25. This project proposal will add more fumes, more cars, and a stronger need for controlled traffic signals which will also subtract from the natural beauty of the neighborhood.

The noise pollution will also increase with the proposed commercial office and industrial space thereby stealing the residents solitude and safety and adversely affecting the property values of our homes. These large buildings will undoubtedly strain the utilities and resources in the area including the existing school, Chipeta Elementary.

After serving in the United States Air Force for over 23 years, and traveling all over the world, we have finally found our forever home in which to retire here in Colorado Springs. This project is not an asset to this community and when tourist arrive it is not the view that this city should aspire to place on a postcard. I strongly encourage you to object this proposal and consider the preservation of the area and the conservation of the terrain.

Respectfully,  
Claudine Kaaihue-Lujan and Anthony Lujan

## Wintz, Katelynn A

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**From:** Dorothy Macnak <dottt1@comcast.net>  
**Sent:** Tuesday, September 15, 2020 3:08 PM  
**To:** Wintz, Katelynn A  
**Cc:** Knight, Don  
**Subject:** 2424 Garden of the Gods Road

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Dear Ms. Wintz,

I'm writing to you because I'm very concerned about the plans for 2424 Garden of the Gods Road. First, please tell me where the open space money is going to because it certainly isn't going to the north west side of Colorado Springs! We just get buildings. More and more buildings. The governor has given the Colorado Parks a Wildlife (CPW) a directive to identify wildlife corridor areas so that deer and other wildlife can move without harm to drivers and/or themselves. Yet it seems that Colorado Springs Planning Department completely excludes wildlife from any consideration in the planning process. There is a beautiful, historic bridge on 30th right around the corner from Garden of the Gods Road. The city approved development, and now huge homes / mansions loom above that area and above a wetland habitat. Now lawn chemicals can pour down the hill into the wetland besides the homes themselves destroying an historic view. I am heartbroken at the lack of environmental consideration being given to the development of the west side and elsewhere in the Springs. What is proposed for 2424 Garden of the God's Road not only excludes consideration for wildlife, it also excludes common sense! Have you ever sat in traffic on Garden of the Gods around 5 p.m.? And yet you propose even more traffic? Ludicrous! Please dial down your plans for this area to something far more sensible.

Thank you.

Dorothy Macnak  
1135 Point of the Pines Drive  
CSC 80919

## Wintz, Katelynn A

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**From:** Tina Martell <tinamartell75@yahoo.com>  
**Sent:** Wednesday, September 9, 2020 3:31 PM  
**To:** Wintz, Katelynn A  
**Subject:** OPPOSE the re zoning @ 2424 Garden of the Gods

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Hello-

I am sending my voice via e-mail to OPPOSE the re zoning at the Verizon building and around. Seriously??? Can we get any more buildings squeezed in?? I see that the location was deemed good because of accessibility to 30th and Garden of the Gods Rd. So we really want to add more traffic to the one lanes each way on 30th street that can become congested already because of Garden of the Gods park and especially if someone decides to ride their bicycle on 30th St. You would be disrupting the beauty of the area and congesting the area. We who live in this area do so because of the beauty and I think it is ridiculous that a money hungry investor wants to destroy this beauty and increase traffic and noise in this area...

WE DON'T NEED IT!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Go build somewhere else!

Tina B.

## Wintz, Katelynn A

---

**From:** Jenna McCallum <jenna.mccallumco@gmail.com>  
**Sent:** Saturday, September 12, 2020 12:11 PM  
**To:** Wintz, Katelynn A  
**Subject:** Opposition to 30th/GoG development

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Good afternoon Ms. Wintz,

My name is Jenna McCallum, and my family and I have been residents of Mountain Shadows since 1997. After reviewing the proposed rezoning of the Verizon complex at 30th Street and Garden of the Gods Road, I would like to share some of my concerns as a long-time resident of the area:

1. First and foremost, congestion and traffic. The stoplight at 30th and GoG has already experienced a marked increase in traffic collisions and pedestrian injuries as the city's population has grown. In addition, 30th Street is only a 2-lane road going to and from the direction of the Garden. When the Waldo Canyon fire erupted in 2012, the entire neighborhood dissolved into gridlock conditions that threatened the lives of hundreds of people. Building a multifamily housing complex, in which additional dozens of other people will be living, is not conducive to safe and timely evacuation, if the need ever arises again.

2. Crime rate. I am incredibly grateful for the safety I have always felt in my neighborhood. I was 7 years old when we moved here, and I never felt unsafe. While I appreciate and respect the need for additional housing, I do not believe squeezing apartments into the limited space left available on this side of town is appropriate, especially since it will undoubtedly convert a safe, welcoming neighborhood into something other than.

3. Desirability of living in the neighborhood will decrease, greatly affecting the values of these homes. My parents worked tirelessly and lived paycheck-to-paycheck well into my teens in order to provide a safe area for us to grow up in. My early childhood was spent near Pioneer Park, also on the westside, but a vastly different kind of neighborhood due to the several multifamily units up and down King Street.

4. Sensibility of apartments in that area. While I understand there's a large complex just across the way on GoG Road, I've personally never understood why large developments as such are built in areas without easy access to amenities. I lived in an apartment for 7 years while in Denver, and the determining factor for my choice was the fact that it was a simple walk to the grocery store, restaurants, laundromat, etc. While we do have these services down the road, it is not an easy walk/bike ride. This neighborhood, and the businesses around it, were not built with the intention of multifamily units being nearby. For all of the new developments and ease of access the city has invested in and created, I do not think this site provides the accessibility a multifamily housing development requires.

In conclusion, I hope you will reconsider approving the rezoning at this planned development. I genuinely believe this is not the right project for this area, and would much appreciate and/or prefer the land being designated as open-space or developed into hiking trails and a possible dog park - anything that helps conserve the beauty that is the westside of this city. It is our claim-to-fame, and I would hate to see our neighborhood's identity lost in the name of business.

Thank you kindly,



Jenna McCallum  
5215 Champagne Drive  
Colorado Springs, CO 80919

## Wintz, Katelynn A

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**From:** Teresa McMullin <te345mc@gmail.com>  
**Sent:** Thursday, September 3, 2020 11:49 AM  
**To:** Wintz, Katelynn A  
**Subject:** Garden of Gods development project

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Hello,

This is in response to the notice we received re: a master plan amendment at 2424 W Garden of the Gods Rd. It is inevitable that something would be built there. However, my concern is that whatever goes there be NO MORE than the height of the current commercial building north of that address (Verizon, or whatever company currently occupies it). In other words, don't block the beauty of the foothills and Pikes Peak behind it. Also, the project description includes a land mix including industrial use. As you must know, the residents who live south of the bitcoin operation in the old Intel building have been plagued for months, perhaps two years, by the noise produced by that industry. And, as well, the city has always sided with the business and against the residents. This is NOT an area that should have industrial businesses!! Not in an area which is a gateway to the Garden of the Gods Park, not an area that sees a lot of tourists in a normal year. Not in an area which comprises homes as well as businesses.

Respectfully,  
Teresa McMullin  
4702 Holister Ct  
80919

## Wintz, Katelynn A

---

**From:** Teresa McMullin <te345mc@gmail.com>  
**Sent:** Friday, September 11, 2020 11:11 AM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 G of G Rd

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

Dear Ms Wintz,

This is my second letter to you. On the day I received the mail regarding the proposed development of this property, I wrote it on impulse. After speaking with neighbors, many more concerns were brought to my attention. They are now my concerns.

As discussed in my first email, the Garden of the Gods corridor is the route many citizens AND tourists drive to Garden of the Gods Park. One would think a city would want that drive to be as beautiful as the garden itself, with the foothills and Pikes Peak beckoning travelers toward its beauty. It is beyond me why a city would allow such a special area to be diminished with any development, much less industrial and high rise buildings! There is already too much of the same on Garden of the Gods Rd. And there are still empty lots or buildings for lease there that could/should be converted, instead. The city has many areas in need of development for all purposes for which this area is zoned. It seems this should be the last area to be considered. Also, on a Colorado Springs landslide map, the area in question (at the very top of the map) is highlighted as a landslide area, albeit more narrow than other areas. But, it is still marked as unstable land.

And, let us not forget the bitcoin operation in the old Intel building. The residents south of that building are still having issues with noise pollution. Yet the city seems to have sided with the business, not the residents. And, last I heard, the city is not enforcing the noise limits allowed to the company. Sometimes, as industry desires to move into a city because of low utilities, the benefits are more to the advantage of the company, than the city which wants the revenue the company provides. See Washington state bitcoin operations as an example.

The area, at worst, should be zoned as a low density area. There are already multifamily apartments across from the Verizon building, and along Centennial Blvd. This is an area of predominantly single family houses. These apartments with their density of occupants already challenge the traffic infrastructure, and would only make traffic conditions worse. This is evident especially during morning and evening rush hour traffic, when east- west traffic extends bumper to bumper from 30th St almost to I-25.

I am very much opposed to any change in zoning of the area in question.

Teresa McMullin  
Mt Shadows

## Wintz, Katelynn A

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**From:** Susan Nikaido <nikaidofam@gmail.com>  
**Sent:** Monday, September 14, 2020 9:04 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning

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Ms. Wintz,

Please do not allow the area of the Verizon complex at 30th and Garden of the Gods to be rezoned for multi-family housing.

As a resident of Mountain Shadows, I know that traffic on Garden of the Gods is already at a crawl at certain times of day. Adding more housing to the area would certainly exacerbate the problem. In addition, as an employee of The Navigators I'm concerned that the existing challenge of turning left out of the property onto 30th would become even more dangerous.

I also wonder about the impact on Chipeta Elementary School.

Very few neighbors here seem to know about the proposed change. Might we be given a chance to review the plans and speak into the issue?

Thank you.

Susan Nikaido  
2240 Capra Way since 1998

## Wintz, Katelynn A

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**From:** Sarah Noman <sarahnoman@ymail.com>  
**Sent:** Tuesday, September 15, 2020 2:19 PM  
**To:** Wintz, Katelynn A  
**Cc:** Hisham Noman  
**Subject:** 2424 Garden of the Gods

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Hello Ms. Wintz,

I am writing to voice my concern about the development proposal for 2424 Garden of the Gods Road. My family and I live on Granby Circle, and our house backs to Flying W, just across from the "Verizon" side of the 2424 building. Our family, and many neighbors, have already had concerns about the noise and light pollution from the building. Several, including myself, have submitted complaints to the city. With the lack of care that has already been given to the current use of the building, we do not approve of the potential changes we have read about. The parameters for building use are too broad, and not enough information has been given to the community, in far too short an amount of time. Please consider this our official objection to moving forward with any developmental planning at this time.

Thank you for your time,

Sarah and Hisham Noman  
(and our children, Sofia, Salma, Soraya, and Haitham)  
4940 Granby Circle  
314-406-6218

## Wintz, Katelynn A

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**From:** Julia O <julia777@gmail.com>  
**Sent:** Monday, September 14, 2020 7:54 PM  
**To:** Wintz, Katelynn A  
**Cc:** Avila, Yolanda; Knight, Don; Murray, Bill; Pico, Andy; Skorman, Richard; Strand, Tom; Williams, Wayne; Suthers, John; Gaebler, Jill; Geislinger, David  
**Subject:** Re: 2424 W. Garden of the Gods Road; City File Numbers: CPC CP 20-00128; CPC ZC 20-00127; CPC MP 06-00065-A1MJ20

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Ms. Katelynn Wintz, Senior Planner, Planning Community Development,  
Colorado Springs

Re: 2424 W. Garden of the Gods Road; City File Number (s): CPC CP 20-00128  
CPC ZC 20-00127; CPC MP 06-00065-A1MJ20.

Dear Ms. Wintz,

The purpose of this correspondence is to oppose both the proposed zoning change, and the proposed amendment to the Mountain Shadows Master Plan as proposed in the City File Number(s) CPC CP 20-00128; CPC ZC 20-00127

CPC MP 06-00065-A1MJ20 2424 regarding W. Garden of the Gods Rd.

(“It is proposed to amend the Mountain Shadows Master Plan from “MCI” and OIP (Office Industrial Park) to Office/Industrial/Commercial/Residential, with an allowance of up to 30 dwelling units per acre for the residential to facilitate multifamily units.” P.8). Note: The traffic study reports the request of 572 multi-family dwelling units.

The current City Planning Department, along with our elected council members, must leave a legacy to protect the character, views, and beauty of this area, which is located adjacent to the Navigators, and Garden of the Gods, a National Natural Landmark that attracts world wide visitors. This is an entryway to a gorgeous, priceless location. I encourage you to value this irreplaceable jewel by adhering to the current zoning and master plan, and not succumbing to corporate pressure, or a poor planning ideology. Furthermore, is it true that this area was already previously rezoned to accommodate the creation of the current Business Park?

Turning such a location into another strip of commercial businesses with multi-family housing is a horrendous concept, and a proposal that should not even be on the table.

Moreover, the “traffic study” that accompanied this proposed zoning change, and Mountain Shadows Master Plan amendment, is disingenuous to say the least.

<https://web1.coloradosprings.gov/LUISPlanner/uploaded/LUISPlanner/Documents/Study/132694.pdf> It is a “one” day study conducted on Wednesday, July 1st, of 2020, during our Covid-19

pandemic, not on high traffic weekend tourism days. Note the following: The number of visitors this year at the Garden of the Gods Visitor and Nature Center is way down because of COVID-19. “Right now, we are down about 64% of our normal visits,” said Director of Operations, Christina

Hayward,” (<https://www.koaa.com/news/covering-colorado/visitors-down-nearly-65-at-garden-of-the-gods-visitor-and-nature-center>).

Nor did this traffic study consider events, and also the past evacuation issues reported as a result of the hazardous conditions during the Waldo Canyon fires. While page 5 of the traffic study states that they factored in an increase of 50% of trip generations calculated from the existing 700,000 sq. feet of office buildings for the Garden of the Gods Business Park, (current occupancy at approximately 50%), I do not see consideration for current diminished tourism traffic.

Additionally, there was not any consideration of the increased coming traffic for the (under construction) Red Leg Brewing Co., a new \$8 million brewery, food and event complex near the west end of Garden of the Gods Road near the proposed development.

Also, according to the traffic report, “...The proposed development is understood to reuse the existing office buildings, totaling approximately 700,000 square feet, and entail the new construction of approximately 572 multi-family dwelling units.”

Those that wish to argue “affordable housing” need to understand that this proposal is not the right solution to the question, “What is the correct methodology to accomplish affordable housing?”

<https://americanpolicy.org/2019/03/07/the-growing-assault-on-private-property-are-single-family-homes-racist/> It appears that there is an agenda by some to do away with single family housing zoning in Colorado Springs, and nationally, as well. Our city planners should consider building up poorer neighborhoods, instead of destroying the American Dream with forced zoning changes to those people who invested their lives, financial investments, and sweat equity by working 2 and 3 jobs to be in nice neighborhoods where people are not crammed together. There are also additional issues regarding 572 additional multi family dwelling units, such as their impact on schools, added pollution, congestion, and crime near a national tourism site.

Perhaps, instead of a zoning change and master plan amendment, consider working with the property owner to ascertain why there is only a 50% occupancy rate of the existing buildings, and then assist with mitigating those issues.

Again, I request that you do not adhere to corporate pressures at the expense of local citizenry. The corporate leadership knew the zoning rules, as well as the Mountain Shadows Master Plan, when originally investing in that location; and they should not expect to profit at the expense of the working class.

Will you be long remembered as preserving a treasure to this community, along with keeping the trust of the citizens who chose this area as a direct result of the zoning and master plan? Please do the right thing, leave a legacy of preservation of this magnificent area.

Thank you for receiving public input and for your consideration.

Respectfully,

Julia Owens  
Colorado Springs

## Wintz, Katelynn A

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**From:** Lynne Ranson <lynne.ranson@gmail.com>  
**Sent:** Thursday, September 10, 2020 8:53 PM  
**To:** Suthers, John; Wintz, Katelynn A

**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 Sir, Madam,

I live in the Mountain Shadows neighborhood and oppose the proposed plan for multi-family homes (apartments) and associated zoning changes at 30th Street and Flying W Road for the following reasons:

1. We are a community of single family homes, which retain a higher housing value for the neighborhood than multi family homes. I believe our homes will decrease in value if this measure passes. This is partly due to the transient nature (rentals) and higher crime rate among multi family communities.
2. The zoning change allowing higher structure height will block current views of many homes. This will also decrease the value of the homes and more importantly the quality of living for current homeowners.
3. Traffic at 30th street and Garden of the Gods is often congested due to tourism at Garden of the Gods park.

At a bare minimum, there should be a large buffer zone between the houses and the proposed apartments. The structure height restrictions should remain so as not to decrease the mountain views of the current houses.

Thank you for your consideration in this matter.

Respectfully,  
Lynne Ranson-Meister



## Wintz, Katelynn A

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**From:** Jim Schneiter <james.schneiter@gmail.com>  
**Sent:** Tuesday, September 15, 2020 6:04 PM  
**To:** Wintz, Katelynn A  
**Subject:** Housing development near Verizon

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Dear Ms. Wintz,

A neighbor told me about a planned development near the Verizon building that may affect our Mountain Shadows neighborhood. I would greatly appreciate information about specifically where this development will be and about the kind of dwellings that are planned there.

My neighbor seemed most concerned about increased traffic in our area and about how this will affect Chipeta Elementary and our property values. I live on Capra Way east of Champagne and just east of Mountain Shadows Park and the school. Should I be concerned about this?

Thanks. James Schneiter

## Wintz, Katelynn A

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**From:** Kelly Skinner <kmskinner98@hotmail.com>  
**Sent:** Tuesday, September 15, 2020 9:49 PM  
**To:** Wintz, Katelynn A  
**Subject:** CPC MP 06-00065-A1MJ20

**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. Wintz.

Thank you for the opportunity to comment on the proposal for the development at 2424 W. Garden of the Gods.

I would like to encourage the city to not approve this proposal. The reasons I feel this was are as follows:

- The intersection at Garden of Gods and 30th is already overly congested and a development of this size would significantly add to that challenge.
- 30th (and Mesa) are one lane roads leading in and out of that area (heading towards Garden of Gods) and the traffic is already not well managed. It would not seem to be right to exponentially increase usage.
- Chipeta Elementary is already full and the potential for an influx of kids will challenge an already stretched D11.
- The apartment complex at Garden of the Gods and 30th (Artemis at Spring Canyon) has a crime problem and adding significantly more residents in an apartment complex as a part of this development could add to that.
- We have concerns about the noise from the development and its impact on our neighborhood.
- We do not have the services (police, fire, etc) in this area to support a development of this magnitude.
- The destruction of what is right now, a fantastic natural area, is concerning.
- We have concerns over reduced property values.

Your accepting comments is appreciated. Completely understand the desire to expand and grow; however, I do not feel a project of this magnitude should be placed right up next to a neighborhood and at an already overcrowded intersection. The impact on the community and local schools is also a concern. Overall I have significant concerns about all of these items.

Thank you.  
Kelly Skinner

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## Wintz, Katelynn A

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**From:** Marcena Springer <marcena@springer.net>  
**Sent:** Wednesday, September 9, 2020 10:09 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods Road property zone change

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I am writing to let you know that I strongly object to the proposed zone change to the property at 2424 Garden of the Gods Road.

The new zoning would open that property to all kinds of possible development that would be detrimental to the Mountain Shadows subdivision collectively and individually.

Housing values will drop for all of us with a development that would allow any industrial anything, and any buildings taller than the Verizon building that is already there. The views of Pikes Peak from our homes adds thousands of dollars to market value. The surrounding area kept with lots of open space as it is now adds market value to all homes in the subdivision.

I am sure that these new buyers can develop this property under the present zoning and the thousands of dollars in property values, and therefore tax dollars on all these homes will more than make up for something unpleasant being built that will deteriorate and lose value over time. I am asking you to deny this request for change in zoning. Marcena Springer, Mountain Shadows

## Wintz, Katelynn A

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**From:** happytrails88 <happytrails88@q.com>  
**Sent:** Friday, September 11, 2020 2:26 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re: Zoning changes for the old Verizon building at 30th & G of the G Road

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Hello Katelynn-

This is Steve Swart. Thank you for your response to Kathleen. I have some additional comments.

The PDF we were able to access for the submitted plan includes more than a zone change from PIP1 to OC. It specifically states the intent of future residential zoning as part of the plan, which we definitely oppose. "The amendment to the Master Plan revises these land use designations to Office/Industrial/Commercial/Residential for the entire 125-acres, with an allowance of up to 30 dwelling units per acre for the residential to facilitate multifamily units. This land use designation is more consistent with the range of uses permitted under the proposed OC zoning." Taken literally, that could generate up to 3,750 dwelling units if this were to go unchecked. That is NOT office/commercial.

The 40 acres "open space" is a red herring. That is unusable space for any purpose, so trying to pretty that up is silly. Name it as garbage land and leave it at that.

There are also some assumptions made in the wording of the owners proposal regarding the pedestrian and cycling corridors and connections. None of those are true currently, as we have run and ridden past this property frequently over the 30 years we have lived here. Their security frequently stops people near their property to inform them the entire site is private property. This includes several times they have had their rent a cop at the stop light entrance that is in line with Garden of The Gods road. So there is zero credibility in any claim to "improve pedestrian and cycling" throughput. Their entire land use relationship section is a slap in the face to our community.

In short, there is a lot of smokescreen here to give cover for the owner to write a blank check for development of this property. It is clear the owners are attempting to be as vague as possible, which in this town has always been a red flag in all the years we have lived here.

Colorado Springs residents' overall quality of life has suffered at the hands of unchecked development for decades. We are so far behind other cities our size at forcing greedy developers to pay for open space corridors, critical infrastructure, and general community enhancements. Because of that, development needs to be brutally scrutinized until that changes in favor of the people who have put down their roots here.

Thank you for your time. We look forward to receiving updates.

Please add these comments to your documentation.

Thank you,  
Steve

*Sent from my Verizon LG Smartphone*

----- Original message-----

**From:** Wintz, Katelynn A  
**Date:** Fri, Sep 11, 2020 1:05 PM  
**To:** Steve & Kathleen;  
**Cc:** Friedman, Samuel;  
**Subject:** RE: Zoning changes for the old Verizon building at 30th & G of the G Road

Hi Kathleen –

Thank you for taking the time to comment on this application. I can certainly understand your concerns as a property owner in the neighborhood wanting to better understand the proposed zone change applications and what that might mean for future development. The property is currently zoned PIP1 (Industrial) and the property owners are requesting a zone change to OC (office/commercial). I will paste a link below to a section of our City Zoning Code that includes a table of permitted and conditionally permitted uses in that zone district for your review. This will show you all the uses that would be allowed in the new zone. Please note that even permitted uses will still require another planning application and public comment process when the property owner decides to develop the site. At this point in time the developer has submitted a concept plan with the zone change request that delineates the areas of potential future development and also shows nearly 40+ acres of property on the west side of the project site they intend to keep as open space due to its location and the very unique & difficult topography. I've attached the concept plan as a PDF for you to view. I would also encourage you to use the link as noted on the postcard and the project numbers identified to review all the materials submitted for each of the three applications that are currently under review.

I want to stress that no decisions have been made at this time. The application is under review by staff, and will also be heard in a public hearing setting on two separate occasions (once with Planning Commission and once with City Council) with the ability for residents to speak to the Commissioners and Council members before any decisions are made.

I will be forwarding all the public comments I receive to the applicant for their review. They will be required to provide written response to the concerns raised by the residents and I will share that response with you and all commenters when that information is provided.

If you have any other questions, please feel free to contact me.



**Katelynn Wintz, AICP**

*Senior Planner*

Phone: [\(719\) 385-5192](tel:7193855192)

Email: [katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)

**Land Use Review Division**

City of Colorado Springs

30 S Nevada Avenue, Suite  
701

Colorado Springs, CO 80903

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**From:** Steve & Kathleen <[happytrails88@q.com](mailto:happytrails88@q.com)< a="">> </happytrails88@q.com<>

**Sent:** Friday, September 11, 2020 9:47 AM

**To:** Wintz, Katelynn A <[katelynn.wintz@coloradosprings.gov](mailto:katelynn.wintz@coloradosprings.gov)< a="">></katelynn.wintz@coloradosprings.gov<>

**Subject:** Zoning changes for the old Verizon building at 30th & G of the G Road

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Good morning,

I am writing to you to OBJECT to the proposed zoning changes for the old Verizon building property on 30th and G of the G Road. At this point, my main objection is to the very vague explanation of what the zoning change would truly entail. We need SPECIFIC details as to what the zoning changes include. As it stands, it is vague and wide open to a developer's interpretation, whims, and changes. I hope the city is not viewing this as a "done" deal. People are suspicious due to other "back door" deals that have ruined neighborhoods in town. Bringing our area specific details about the project may help ease residents concerns.

Sincerely,

Kathleen Swart

## **Wintz, Katelynn A**

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**From:** Steve & Kathleen <happytrails88@q.com>  
**Sent:** Friday, September 11, 2020 9:47 AM  
**To:** Wintz, Katelynn A  
**Subject:** Zoning changes for the old Verizon building at 30th & G of the G Road

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Good morning,

I am writing to you to **OBJECT** to the proposed zoning changes for the old Verizon building property on 30th and G of the G Road. At this point, my main objection is to the very vague explanation of what the zoning change would truly entail. We need **SPECIFIC** details as to what the zoning changes include. As it stands, it is vague and wide open to a developer's interpretation, whims, and changes. I hope the city is not viewing this as a "done" deal. People are suspicious due to other "back door" deals that have ruined neighborhoods in town. Bringing our area specific details about the project may help ease residents concerns.

Sincerely,

Kathleen Swart

**Wintz, Katelynn A**

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**From:** Chris Volberding <cvolberding@gmail.com>  
**Sent:** Thursday, September 3, 2020 5:10 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 W. Garden of the Gods Rd 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!**

Hello Katelynn,

I am Chris Volberding at 4995 Braeburn Way, Colorado Springs, CO 80919.

We just received this development card from the City of Colorado Springs.

I did go onto the web site to see what I could. Hard to see the plans.

Yes I am very concerned for the homes and wildlife in this area.

Is there a way you could help me understand if the hill above us is this plan to develop it?

Many of the Big Horn Sheep are up there all the time.

This ridge overlooks our home.

Please tell me this area above us is not going to be developed .

Can you call me at : 719-238-3387

Chris Volberding





*Thank You,  
Chris Volberding  
Tiffani & Stephens Designs*

## **Wintz, Katelynn A**

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**From:** The Walkers <jjjwalker@msn.com>  
**Sent:** Thursday, September 10, 2020 12:56 PM  
**To:** Wintz, Katelynn A  
**Subject:** Rezoning of MCI property

**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. Wintz:

My name is John Walker. My home is in Mountain Shadows at the corner of Fieldstone Rd and Braeburn. (2745 Fieldstone Rd) I returned late last night from a 10 day trip to Mexico and had mail waiting that described the rezoning of the MCI property.

I am immediately adjacent to the Alpine Autism Center (formerly the Renaissance Academy). We were negatively affected when the Renaissance Academy was built, not so much by the building itself but by the changes to the drainage that ruined my backyard landscaping. I have looked at the maps of the proposed rezoning but it is hard to tell what is being proposed. I have a hillside lot that is contiguous to the MCI property and I would like information on what is being contemplated immediately adjacent to my lot.

Is there a way we can chat by phone? Please let me know. I know there is a deadline for public comment and I would like to have time to respond.

Thanks!

**John Walker**  
**Primary Residential Mortgage**  
**Office 719-596-1020 ext 1001**  
**Fax 719-596-1440**  
**Toll Free 800-989-7302**

## Wintz, Katelynn A

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**From:** Karla Warnecke <kwarnecke8@gmail.com>  
**Sent:** Friday, September 4, 2020 3:57 PM  
**To:** Wintz, Katelynn A  
**Subject:** Verizon Complex Westside

**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 the zoning change. I have lived in Mountain Shadows since 2001. The one reason I love it is because it is under developed. We have residential buildings being developed to provide more homes. This needs to stay outdoor recreation focused. Please don't ruin this area.

Thank You,  
Karla Warnecke

## Wintz, Katelynn A

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**From:** Salli Whitaker <salwhitaker@sbcglobal.net>  
**Sent:** Wednesday, September 16, 2020 12:34 PM  
**To:** Wintz, Katelynn A; Suthers, John; Council Members - DO NOT USE - OLD GROUP  
**Subject:** 2424 W. Garden of the Gods Road - 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!**

Ms. Katelynn Wintz, Senior Planner, Planning Community Development, Colorado Springs Re: 2424 W. Garden of the Gods Road;

City File Number (s): CPC CP 20-00128; CPC ZC 20-00127; CPC MP 06-00065-A1MJ20. Dear Ms. Wintz, I know I wrote earlier, but I wanted to make sure that you knew that I oppose both the proposed zoning change and the proposed amendment to the Mountain Shadows Master Plan as proposed in the City File Number(s) CPC CP 20-00128; CPC ZC 20-00127 CPC MP 06-00065-A1MJ20 regarding 2424 W. Garden of the Gods Rd.

("It is proposed to amend the Mountain Shadows Master Plan from "MCI" and OIP (Office Industrial Park) to Office/Industrial/Commercial/Residential, with an allowance of up to 30 dwelling units per acre for the residential to facilitate multifamily units." P.8). Note: The traffic study reports the request of 572 multi-family dwelling units.

I do not support nor agree with the addition of 572 multi-family dwelling units/ 30 dwelling units per acre. Plus the height of larger office buildings would change the site line of the mountains especially so close to Garden of Gods. I would be more supportive of regular homes being built or even patio homes or condos. Please do not mess up our special Mountain Shadows neighborhood by putting in eye sores and apartments.

Thank you, Salli Whitaker of Parkside

## Wintz, Katelynn A

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**From:** Salli Whitaker <redheads@sbglobal.net>  
**Sent:** Sunday, September 13, 2020 4:10 PM  
**To:** Wintz, Katelynn A  
**Subject:** Proposed zoning changes for 2424 Garden of Gods - verizon complex

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 Katelynn,

As an owner of a house in Parkside at Mountain Shadows, I want to make sure that the rezoning of the Verizon Complex area would be in the best interest of the neighbors and our neighborhood without causing additional congestion and overcrowding. Garden of the Gods road and 30 are already super congested. I don't want to see the beauty of the west side and the Garden of the Gods to be sacrificed for more buildings. If more residential homes are to be placed here, I ask that you all consider low density ones and NOT moderate or high density. I also do not want to see apartments. We value and pay for the neighborhood feel and don't want our property values to take a hit based on what you allow to go in that area. We also don't want increased congestion as you can imagine if another fire presents itself, how much more difficult it would be to evacuate especially if you had high density living arrangements. Please ask the developer to work with our neighbors and the neighborhoods around this area so that the majority can be on the same page and be excited about the new developments. I also think the developer should be required to have very specific plans and meet with the immediate neighborhood. We wouldn't want this development to jeopardize one of the greatest natural parks as well as the special feel of the West Side area.

Thank you, Salli Whitaker from Parkside

## **Wintz, Katelynn A**

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**From:** Victoria Winn <Victory31@comcast.net>  
**Sent:** Sunday, September 13, 2020 4:45 PM  
**To:** Wintz, Katelynn A  
**Subject:** 2424 Garden of the Gods

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 am writing to tell you that I am opposed to the proposal for 2424 Garden Of the Gods. I am requesting a meeting with the developers and the homeowners of the Mountain Shadows area. Please let me know what else I need to do to be heard.

Sincerely,

Victoria Winn  
(719)761-6343

## Wintz, Katelynn A

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**From:** John Winn <john@greenscapescos.com>  
**Sent:** Sunday, September 13, 2020 8:23 PM  
**To:** Wintz, Katelynn A  
**Subject:** Re Development of 2424 Garden of the Gods Road.

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

I am writing to you because I am opposed to the proposal for 2424 Garden of the Gods Road. The developers and the homeowners in Mountain Shadows should have a meeting. Please let me know what else I can do on this matter.

*John Winn*



719-520-9656

[www.greenscapescolorado.com](http://www.greenscapescolorado.com)

## Wintz, Katelynn A

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**From:** Shar Zallar <chocolateskye77@yahoo.com>  
**Sent:** Tuesday, September 8, 2020 8:45 PM  
**To:** Wintz, Katelynn A  
**Subject:** MCI building

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 Katelynn, I live at 5195 Granby Cir. And I'm definitely concerned about the proposed improvements to the building, and the problems it will cause. It would be great if we could have a meeting to discuss the development. Shar Zallar Sent from my iPhone



## Wintz, Katelynn A

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**From:** John M <jvmclainjr@gmail.com>  
**Sent:** Tuesday, September 22, 2020 3:45 PM  
**To:** Wintz, Katelynn A  
**Cc:** John McLain  
**Subject:** Development Proposal: 2424 W. Garden of the Gods Rd.  
**Attachments:** Letter to City Planning.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!**

Dear Katelynn Wintz, City Planner,

Attached is a PDF with my written comments for the Proposal at 2424 W. Garden of the Gods Rd.

In addition to the comments in the PDF, there are many other concerns. Some are listed below which are based on many other comments from people that live in the surrounding area.

1. All of the people that have seen the PDF unanimously agree with the content of the document.
2. People feel they were not given enough time to provide feedback.
3. A number of my neighbors did not receive the Green notice.
4. People feel their property values will go down with the proposed type of housing.
5. People that recently moved into this area, moved here because of the views and it is a quiet established neighborhood.
6. People feel there is plenty of land in the immediate area, especially along Garden of the Gods Road where this style of housing can be placed that does not impact their views of the mountains. Those locations are within walking distance if they desire to seek employment at that facility.
7. People feel that the current mass transit (i.e. bus routes) are more than adequate to get people to this work site.
8. I have NOT had anyone that I have communicated with, say that the Development Proposal is a good idea.

I do not believe you could have possibly received enough representative feedback from the public in the short amount of time that City Planning gave them to respond. However, with that said, does City Planning plan to provide feedback to the public? If so, how and when?

Regards,  
John McLain  
970.236.8534  
2313 Ramsgate Ter.  
Colorado Springs, CO 80919



CITY PLANNING – PUBLIC NOTIFICATION PROCESS IS INADEQUATE.

The only notification for this project, that I know about, was a green notice sent by City Planning to the public. While City Planning recognizes “some neighbors might not have received this letter”, they could have been more diligent by informing the citizens via e-mail (e-mail addresses could be obtained from COS Utility records) and by zoning notifications placed at the entrance of the subject property.

The following shows there are NO zoning signs/notices at any of the three entrances to the facility.



Left side of N. 30<sup>th</sup> Street entrance.



Right side of N. 30<sup>th</sup> Street entrance.



Left side of lower Flying W. Ranch Rd. entrance.



Right side of lower Flying W. Ranch Rd. entrance.

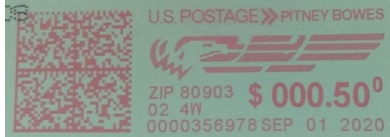


Left side of upper Flying W. Ranch Rd. entrance.



Right side of upper Flying W. Ranch Rd. entrance.

## CITY PLANNING – INSUFFICIENT TIME FOR A COMPREHENSIVE RESPONSE.



The green notice that may have been sent to the impacted individuals was postmarked on September 1, 2020. The U.S. Post Office sends this mail to Denver for sorting and is returned to Colorado Springs for distribution. Including Sunday, the earliest individuals would receive the green notice would be Monday, September 7, 2020.

The response was due by September 15, 2020. Accounting for the U.S. Post Office mailing process and including internal, interoffice mail delivery processes back to City Planning, to meet the deadline, the response would need to be mailed by September 9, 2020. This gives the individual 2 days to prepare a comprehensive written response.

An electronic response via e-mail only allows the individual 4 days.

### HISTORY.

Circa 1990, when MCI purchased this property from the IBM ROLM division, there was great concern for the preservation of the mountain and city views and minimizing the impact to wildlife at this location.

This property and adjoining foothills is a northerly and natural extension of the Garden of the Gods historically sacred Ute Indian land. The property is also a free-range area for the Big Horn Sheep which extends from Garden of the Gods, northerly through the Mountain Shadows community.

When MCI planned to develop the 4 additional buildings to the south of the single existing ROLM building, balloons were placed at the corners of the proposed building locations to represent the maximum height and location of the buildings. The public had time to evaluate the situation and respond with any concerns. Since there were no impacts, the public was overwhelming pleased with the proposal.

The new buildings were placed relatively far away from N. 30<sup>th</sup> Street and Flying W. Road. The height of the buildings neither blocked the views of the residents looking eastward nor did they block the view from N. 30<sup>th</sup> Street or Flying W. Road. Additionally, the approximately 20 foot high berm, running along N. 30<sup>th</sup> Street helped to minimize the visual impact of the newly proposed buildings.

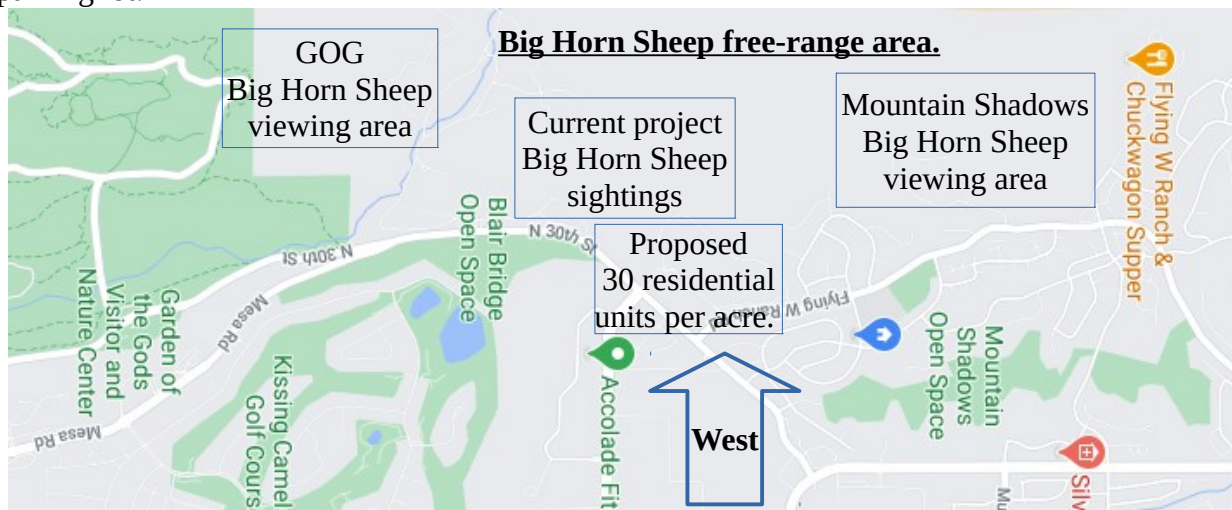
For the past 30 years, residents have enjoyed the magnificent foothill and mountain views and sightings of the Big Horn Sheep. Tourists have enjoyed a pleasant relaxing experience seeing these spectacular foothills and mountains as they head westbound from Garden of the Gods Road to Garden of the Gods and up to the famous Flying W Ranch.

THE NEW PROPOSAL – WILDLIFE IMPACT.

The new proposal will certainly have a severe impact to the free-range area of the Big Horn Sheep. And, more importantly, the possible complete elimination of Big Horn Sheep in one of the only known areas, in or near the City of Colorado Springs, that Big Horn Sheep are sighted.

By placing a high-density multi-family residential neighborhood in the middle of this Big Horn Sheep free-range area, these already very timid sheep will avoid the presence this disruption will present.

This disruption could eliminate the movement of the Big Horn Sheep into the Mountain Shadows area where Big Horn Sheep are spotted and the Garden of the Gods viewing area. Tourists may no longer have the opportunity to spot a Big Horn on the side of the mountain from the Garden of the Gods north parking lot.



PROPOSED PLAN – INCOMPLETE.

1. The proposed plan does not fully disclosed the total number of residential units, the maximum number of occupants, or the total acreage that the residential units will occupy.

[pg 4, Master Plan Amendment] The amendment to the Master Plan revises these land use designations to Office/Industrial/Commercial/Residential for the entire 125-acres, with an allowance of up to 30 dwelling units per acre for the residential to facilitate multifamily units.

Based on the above statement in the proposal, there could be as many as many as 7,500 people added to this area (30 units \* 125 acres \* 2 people per unit). However, other information in the proposal suggests (but does not specifically state) that approximately 35 acres will be developed resulting in approximately 2,100 additional people (30 units/acre \* 35 acres \* 2 people per unit). Full transparency is required for the current residents to make an informed decision.

2. There are no artist renditions of the high-density multifamily units showing the impact on the existing views. Only the following text is contained in the proposal.

[Pg 11, #2.] The proposed maximum building height is 45-feet, which will allow for adequate light and air both on and off the site.

[Pg 11, #3.] Any new building will be focused on the 30th Street frontage.

The following are BEFORE and AFTER artist renditions (from the public) of the subject development area. It is clear that the beautiful views of the foothills and mountains will be lost. Note: The existing facility does not block the views.



BEFORE: Southeast corner along N. 30<sup>th</sup> Street.



AFTER: Southeast corner along N. 30<sup>th</sup> Street.



BEFORE: Northeast corner along N. 30<sup>th</sup> Street.



AFTER: Northeast corner along N. 30<sup>th</sup> Street.



BEFORE: Facing south along Flying W Road.



AFTER: Facing south along Flying W Road.





PROPOSED PLAN – UNSUBSTANTIATED ASSERTIONS.

1. The proposal does not include any results of any polling of the Mountain Shadows single-family residents or from any of the other adjacent residents. Furthermore, the existing Covid-19 City Planning process does not allow for the collection of a unified, educated voice from the Mountain Shadows residents or from any of the other residents in the area.

[pg 6, 1. THE ACTION WILL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST.]

The proposed rezone will, therefore, enhance the transition from the Mountain Shadows single-family neighborhood to the north to the industrial uses along parts of 30th Street and Garden of the Gods Road and will not be detrimental to public interest, health, safety, convenience, or general welfare.

2. “Affordable” high-density multifamily units are known to have a “detrimental” impact to the surrounding communities. When the economy is in a downturn, crime goes up. The people living in Mountain Shadows and the surrounding areas will be impacted.

[Pg 9, 3. HOUSING TYPES ... AND AFFORDABILITY .

The Master Plan amendment will introduce the option for new residential development on the site, which is likely to be multifamily units. This will provide additional housing choice in terms of density, type of residential, and levels of affordability.

The lack of a proper response from the surrounding residents presents a heavy bias toward the developer.

SUMMARY.

It is clear that a developer has found opportunity in Colorado Springs. It is not clear as to how many units will be developed or how many residents will be added to this tiny area in Colorado Springs. It is not clear, after the current plan is implemented, if the developer will replace the existing facility with even more high-density multi-family dwellings. It is clear that this new development plan will severely impact the spectacular views of the foothills and mountains. It is also clear that this plan will impact and possibly eliminate the already fragile Big Horn Sheep presence in this area. It is clear that the existing residents will be impacted, especially during economic downturns, by higher rates of crime. It is clear that the new Covid-19 City Planning process does not give the existing residents a voice, which presents a heavy bias toward the developer.

Thank you for taking the time to review this response.

CC:

John Suthers, Mayor of Colorado Springs  
30 S. Nevada Ave  
Colorado Springs, CO 80903