

Baxter, Tamara

From: Elizabeth Beers <elizabeth.m.beers@gmail.com>
Sent: Saturday, December 2, 2023 7:28 AM
To: Baxter, Tamara
Subject: Zone-23-0028

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Good morning,

I wanted to let you know that we strongly oppose the proposed project at 2930 Austin Bluffs Parkway. The wooded area that you want to build on is a serene area where kids enjoy biking, dogs are walked, and nature is enjoyed. Please, please, please, for the good of our neighborhood, build elsewhere!

Thank you,
Elizabeth Beers
719-200-1566

Baxter, Tamara

From: Nathan Beers <landscapingbycleancut@gmail.com>
Sent: Saturday, December 2, 2023 7:29 AM
To: Baxter, Tamara
Subject: Zone-23-0028: Opposed

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Please do not build a new substation for Colorado Springs Utilities in the beautiful wooded area that our neighborhood enjoys.

Thanks,
Nathan Beers

Baxter, Tamara

From: Bruce Breedlove <breedloveb3@earthlink.net>
Sent: Sunday, December 3, 2023 11:36 PM
To: Baxter, Tamara
Subject: Zone-23-0028 Development proposal

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Ms. Baxter,

I am a homeowner near the site of the proposed future substation on Austin Bluffs Parkway. My house is located at 2619 Flintridge Drive and is only a short distance from the substation. I have numerous concerns about this project.

Changing the proposed location from established residential and commercial use to a huge substation will surely negatively affect property values of homes near the substation. I am also concerned about how the demolition and construction phases and the operation of the substation will impact nearby residents' quiet enjoyment of their properties. Dust and runoff can be controlled but what about noise? There will be two years of construction noises and then we will be left with the constant hum of the substation equipment. Another concern I have is lighting at the substation causing light pollution in the neighborhood.

What about the impact on traffic on westbound Austin Bluffs? That stretch of Austin Bluffs is already congested. Construction traffic (e.g., debris removal, material deliveries, concrete trucks, construction workers) will greatly increase traffic congestion. I am sure there will be times when the lane beside the project will have to be closed to normal traffic causing more traffic woes.

An abundance of wildlife live in Palmer Park and cross Austin Bluffs Parkway to access my neighborhood. Has any thought been given to how the construction project and future substation will affect the wildlife and their ability to freely and safely move about?

I object to CSU's proposed substation. Surely this substation could have been located somewhere else that would not have such a major impact on an established neighborhood.

Bruce C Breedlove

2619 Flintridge Drive

Colorado Springs, CO 80918

Baxter, Tamara

From: Cora Lea chittenden <coralea711@comcast.net>
Sent: Monday, December 4, 2023 11:28 AM
To: Baxter, Tamara
Subject: Substation on Austin Bluffs

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I have lived at 2754 Flintridge Circle since 1975. It is a quiet, stable neighborhood, Framed by the Austin Bluffs where people take pride in caring for their homes. You would not do this in the Broadmoor area. I disapprove of this project, as it Will bring down our property values. Our entire block disapproves of this project.
Cora Lea Chittenden

Sent from my iPad

Baxter, Tamara

From: Kim Estares <kimestares@gmail.com>
Sent: Saturday, December 2, 2023 11:24 PM
To: Baxter, Tamara
Subject: Flintridge Circle substation

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Ms Baxter,

I am a long time resident of Garden Ranch and am strongly against a substation in the wooded open area at Flintridge Circle. This area is utilized a great deal by our neighbors, our kids loved this area when they were children.

Please taking this into consideration when making what I'm sure must be a difficult zoning decision.

Kindest Regards,

Kim Estares

Baxter, Tamara

From: peakperformanceautomotive@yahoo.com
Sent: Wednesday, November 22, 2023 10:33 AM
To: Baxter, Tamara
Subject: Zone-23-0028, planned rezoning for substation

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Dear Tamara,

I am writing as a concerned homeowner that lives in the area next to the planned substation on 2930 Austin Bluffs Parkway. I live at 4106 Goldenrod Dr., and it appears the substation will be directly behind my home. Currently there is a wooded area and open space there. I have multiple concerns about this. Bulldozing all the trees and building a substation can effect property value. The trees provide natural cooling, wind protection, and are home to wildlife. Further concerning, are the health risks associated with living near substations. Increased exposure to EMFs can cause cancer, hormone disruption and insomnia, to name a few. There are a number of children and elderly people in the neighborhood, who are more susceptible to harmful health effects. I would like Colorado Springs Utilities and the city to consider building this substation in a less populated area. There are many blighted industrial areas around town that are not home to numerous at risk residents that would be a much better location choice for this substation.

Sincerely,
Allison Oliver Garcia

Baxter, Tamara

From: Fer Guar <fer.guarderas@gmail.com>
Sent: Sunday, November 19, 2023 11:29 AM
To: Baxter, Tamara
Subject: 2930 Austin bluffs parkway.

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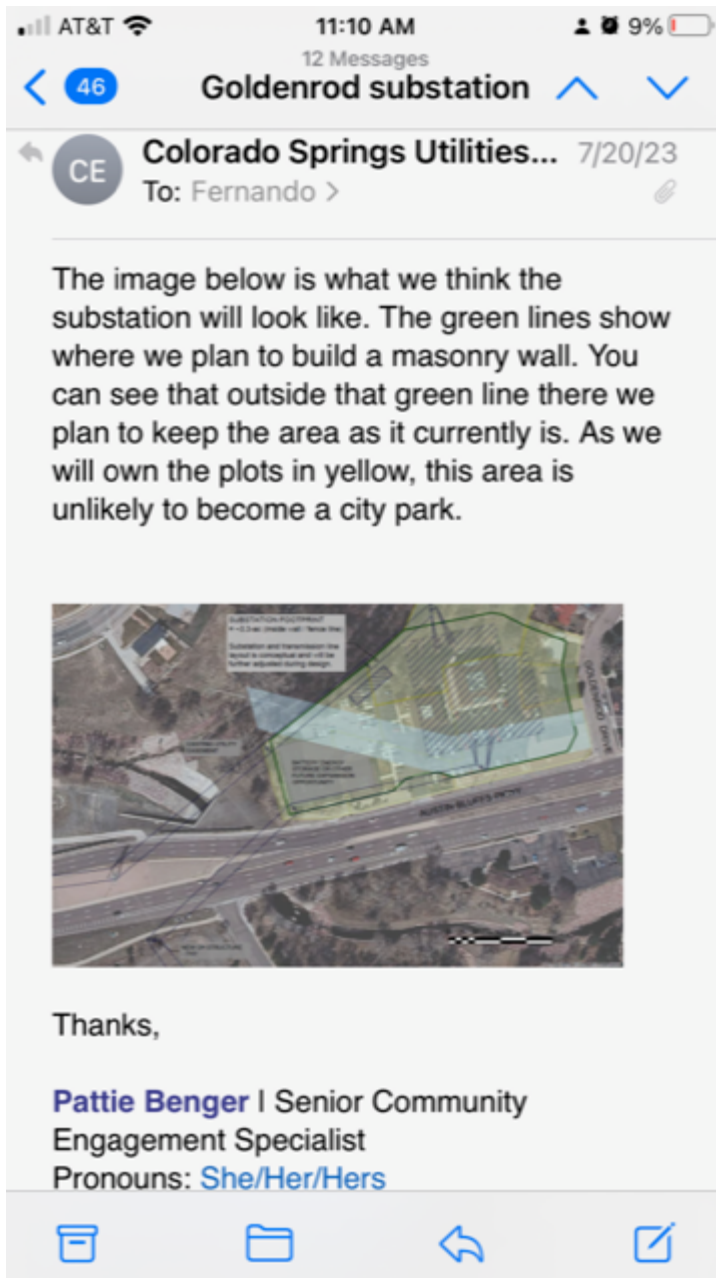
Hello Ms Baxter,
I live on one of the properties that will connect to the zone change letter we just received.

I just wanted to express my concern for the area behind the property that is a beloved streamside area by the neighborhood that has been turned into a bmx biking parking over the last 50-60 years that is still being built and is considered the most expert jumps in the area. The neighborhood loves this area for playing with children, walking dogs, spending time together as a community, and for its nature. Its nature includes deer, turkey, mushrooms, red fox, bears rarely, squirrels and rabbits, ducks, edible Nanking cherries. It is also a pathway to reach grant park and the school for children.

I hope this never changes for the area and I invite you to visit.

Colorado Springs utilities confirms that they plan not to change it. I would like their email to be placed in the records and if they ever plan to change it that there be a required community discussion about it. I attach it below. Is there anything else the neighborhood can do to make certain of this into perpetuity.

Thanks for your time and good work,
Fernando Guarderas
4018 goldenrod drive.



Sent from my iPhone

Baxter, Tamara

From: Thia Kaleta <Thia.Kaleta@nbhbank.com>
Sent: Tuesday, November 21, 2023 9:24 AM
To: Baxter, Tamara
Cc: Thia Kaleta
Subject: PLEASE DONT BUILD THIS SUBSTATION IN OUR NEIGHBORHOOD

Importance: High

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Hello Tamara

My name is Thia Kaleta and I am located next door to this proposed development. 4010 Goldenrod. I am extremely unhappy by this proposal. My daughters and I bought this home 6 years ago as our forever home and now we feel as we are being forced out. I have looked at purchasing other houses but with costs where they are and interest rates so high my mortgage payment for quadruple for a lesser quality home. This seems unfair and feels like I am being robbed of my home. I am begging this city to re consider this location and not to build next and behind my home.

- Devaluation of property values, building it next to my home and NOW expanding it to include the undeveloped land behind my home will have HUGE impacts on my homes value. My appraisal was increased by 10% for having that undeveloped land. After talking to real-estate expert I can expect to lose 40% of my homes value because of this unwelcomed and unwanted project.
- Health risks to residents closest to the substation – I have 2 young daughters. This is a terrible decision for the health of my family.
- Aesthetics (big ugly towers, huge fence, large trucks constantly coming in and out) – Cutting down all the trees so I can see large power towers is causing me mental stress and losing sleep.
- Safety of the neighborhood (industrial accident, harmful to people)
- Construction concerns (road closures, noise, debris removal, large dangerous trucks operating on streets where children play)
- Placing an industrial facility in a residential neighborhood
- Fire risk (downed power lines causing a wildfire to the open space)
- Damage to foundations as lines are run (neighbor's example) – Soil reports indicate movement will have negative impacts on foundation. A neighbor located at 1014 Goldenrod has evidence of this.
- Creating a space where vagrants, homeless people can congregate as there will be no one at the facility at all times to patrol. All the cooper wire will encourage thief's making neighborhood unsafe for me and my children.
- Noise pollution from large industrial equipment. Years of construction and dust and debris.

Please feel free to contact me directly at this email or by phone at 7192711177.

Thia Kaleta

This email message may contain confidential information. It is to be used by the intended recipient only. Use of the information contained in this email by anyone other than the intended recipient is strictly prohibited. If you have received this message in error, please notify the sender immediately and promptly destroy any record of this email.

Baxter, Tamara

From: Jeff & Lacy Keeler <septembersuncreations@gmail.com>
Sent: Monday, December 4, 2023 8:26 AM
To: Baxter, Tamara
Subject: Section 7.5.415 / ZONE-23-0028

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Good morning, Tamara.

We are hoping that this email will be taken into consideration for the upcoming development proposal of the project zone change for the substation going in on the corner of Goldenrod Drive and Austin Bluffs.

RECORD #: ZONE-23-0028

Section 7.5.415

We live on Goldenrod Drive and from the looks of the zone change, the project will now extend directly behind our home. We are EXTREMELY opposed to the proposed zone change and are definitely not excited about the original plan of the substation going in at the end of our street.

What are the health concerns for our family?

We are all for the consolidation of substations, but why destroy part of an established neighborhood and wooded area that populates tons of wildlife (to include Hawks and Owls which, as you know, are Federally protected species), the “famous” bicycle jumps that have been maintained & enjoyed for 25+ years, walking/hiking trails and 60+ year old trees, etc...?

There are so many run down/vacant commercial developments throughout our city that could be torn down in which that land could be used for this project. Why not use a property that doesn't affect hundreds of humans and animals?

Thanks for your time!!

Thank You Kindly.

Jeff & Lacy Keeler

Owners

September Sun Creations

m: 970.232.5090

SeptemberSunCreations@gmail.com

Facebook: [@SeptemberSunCreations](https://www.facebook.com/SeptemberSunCreations)

ETSY: [SeptSunCreations](https://www.etsy.com/shop/SeptSunCreations)

<https://www.etsy.com/shop/SeptSunCreations?ref=seller-platform-mcnav>

Baxter, Tamara

From: Lacy Chesla Keeler <lacyod@gmail.com>
Sent: Monday, December 4, 2023 8:36 AM
To: Baxter, Tamara

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Good morning, Tamara.

Happy Monday.

I am hoping that this email will be taken into consideration for the upcoming development proposal of the project zone change for the substation going in on the corner of Goldenrod Drive and Austin Bluffs.

RECORD #: ZONE-23-0028

Section 7.5.415

We live on Goldenrod Drive and from the looks of the zone change, the project will now extend directly behind our home. We aren't excited about the original plan of the substation going in at the end of our street, but now with it coming behind our homes, we are VERY VERY opposed.

We are all for the consolidation of substations, but why destroy part of an established neighborhood and wooded area that populates tons of wildlife (to include Hawks and Owls which, as you know, are Federally protected species), the "famous" bicycle jumps that have been maintained & enjoyed for 25+ years, walking/hiking trails and 60+ year old trees, etc...?

What are the health concerns for our family and neighbors and their families?

There are so many run down/vacant commercial developments throughout our city that could be torn down in which that land could be used for this project, right!!?

Thanks for your time!!

Baxter, Tamara

From: Derrick Lang <dlanger6373@gmail.com>
Sent: Sunday, December 3, 2023 7:10 PM
To: Baxter, Tamara
Subject: Zone-23-0028

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Good evening Tamara,

I live in the vicinity of the proposed new substation at 2930 Austin Bluffs Parkway. I did not receive any notification on this. I heard about it from my neighbors. We are against the the new substation. I live off of Flintridge Circle. Hope you have a good week.

Sincerely,

Derrick Lang

Zone-23-0028

11-20-2023

WE have received a Development Proposal
WE are against this sub-station proposed
IN are area. We have lived in this
area for 53yr now you want to destroy
are area. This will bring down property
values. I am sure you can find other
areas that have vacant lots going

East on Austin Bluffs and Barnes.

Please do not destroy our residential
Area. Why can't you put it across
Street up against Palmer park

Thank you

Those of you who are for this project
How would you feel if it was put
IN your area think about That!

E. M. M. M.

Baxter, Tamara

From: Dorothy Macnak <dottt1@comcast.net>
Sent: Saturday, December 2, 2023 2:26 PM
To: Baxter, Tamara
Subject: Zone-23-0028 (2930 Austin Bluffs Parkway) comments for the public record.

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Dear Ms. Baxter:

This wooded area, recognized as a natural park by the neighbors, would be ideal for preservation as a natural space community park. Colorado Springs ranks #52 out of 100 cities of its size in providing community parks. This natural space near Flintridge would be perfect AS IT IS for a community park needing only the addition of some signage. There are already trails.

The city is proposing spending a small fortune on numerous mountain biking trails, paragliding platform, and "comfort amenities" in the Blodgett Open Space -- a place that is widely recognized as a nature preserve. Almost no one wants this except two statistically small special-interest groups (mountain bikers and paragliders) that are wealthy enough to afford the equipment.

CS Utilities could repurpose an already-built area. The city can even use eminent domain for the substation. Their options are unlimited. The people who live in this area have no other options for a natural space type community park. CS Utilities has a history of plowing forward over the wishes of citizens and then stating afterwards that they could have communicated better and will do so in the future (a future that never arrives as they keep doing this over and over again).

I oppose this plan.

Dorothy Macnak

From: Michael J. and Linda Madson

2743 Flintridge Circle

Colorado Springs, Co 80918i

Mike_madson@yahoo.com

To: Tamara Baxter, City Planner

Colorado Springs, Colorado

Dear Ms. Baxter,

This letter is to express our strong disapproval for the proposed Colorado Springs Utilities central substation project designated for construction at Austin Bluffs and Goldenrod.

While infrastructure upgrades are desirable, this one, if completed, will degrade the quality of life in this portion of the Garden Ranch neighborhood including but not limited to the following ways:

- 1) Overall quality of life, as resident views of Palmer Park will be replaced with the scenic substation, its' walls and wire towers.
- 2) Resident property values, which will plunge if the construction is completed.
- 3) Potential EMF impact. Colorado Springs Utilities "will be performing a study". No results are currently available, and if the study is to be conducted after substation completion, if there are problems, it will be too late for residents.
- 4) Noise. The projected "background noise" associated with this project is claimed to be 50 db. While this is not at the "heavy metal concert" level, it DOES represent a persistent background noise that will have an impact on residents and wildlife.
- 5) Disruption of local wildlife, which include raccoons, bears, owls, bobcats, coyote's and other species. No information about an environmental impact statement has been shared by Colorado Springs Utilities.

Your sincere consideration is requested regarding this matter and its potential impact on local residents in this well-established neighborhood.

Respectfully,

Mike and Linda Madson

Baxter, Tamara

From: J P <firstbizz1@gmail.com>
Sent: Saturday, December 2, 2023 11:57 AM
To: Baxter, Tamara
Subject: Flintridge Circle

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Hello,

Please leave the natural space undeveloped behind Flintridge Circle.

Leave it alone!

This beautiful little mountain town is being destroyed by developers and rezoning.

Destroyed.

Our quality of life is suffering along with the environment and wildlife.

Build it off Academy instead or any of the abandoned parking lots or ghetto buildings in the proper commercial zones.

Do not use the wooded areas please.

That area is inappropriate for a utilities substation.

Regards,

- July Peru

6th generation Colorado Native

719-465-9035

Baxter, Tamara

From: Bill Santiago <catstrokebill@gmail.com>
Sent: Saturday, December 2, 2023 2:34 PM
To: Baxter, Tamara
Subject: New Substation

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Dear, Miss Baxter,

Don't know how accurate this information is. But I'm hearing concerns about a potential new substation behind Flintridge Circle and how the city is considering rezoning to accommodate this project.

I'm a bit concerned about this. It is a nice little area with trees & small stream for hiking. It seems we have enough open fields to accommodate this project, vs knocking down trees and rearranging the landscape. I especially don't appreciate the idea of of rezoning, just to accommodate your needs. That practice can later be exploited to accommodate other desires. Please reconsider these plans and not ruin a peaceful area that neighbors enjoy using.

Bill Santiago

Baxter, Tamara

From: Rachel Cakes <rachel.shoaff@gmail.com>
Sent: Monday, December 4, 2023 2:59 PM
To: Baxter, Tamara
Subject: Proposed project on Templeton Gap Floodway

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Tamara Baxter,

My name is Rachel Shoaff and I live on Flintridge Circle. I've recently received a letter about a proposed project in the open space between Flintridge Circle and Goldenrod.

I'd like to express my extreme opposition to this proposal and my disappointment that it's even being considered. In the few days I've been given, that weren't holidays or freezing, I've gotten out and talked to several neighbors on both streets. Every person I spoke with is opposed and everyone has concerns.

We've lived in our house since 2012 and we bought our home here because of the open space and the views, the feeling of community and the love of nature everyone here seemed to share. Over the years, we've seen many animals share the space. There are bears, bobcats, deer, coyotes, badgers, raccoons, rabbits, squirrels, wild turkeys, hawks, ducks, owls, bats, and countless other species of small birds including hummingbirds. What studies have been done to see if any of those species are protected? Specifically, the owls who nest there, the bats who may roost there, and hummingbirds who have been known to return to the same nesting areas year after year. Would their migration patterns be affected? What studies have been done to show the environmental impact that a huge substation would have on the habitat of animals here? The trees in the space are at least 60 years old and you can't just replace that type of habitat. The loss would be devastating.

There are also environmental concerns about the proximity to the stream and the fact that you would be building on a floodway. When it rains heavily, the storm waters all drain to that space and the water levels rise considerably. As our weather can be severe at times, I wonder how stable it would really be long term and if there isn't a better option available in a space that is already zoned commercial.

Environmental concerns aside, the residents here believe this would be an eyesore to the neighborhood and cause irreparable property value loss. Are there any plans to assess what that loss is expected to be, and to compensate homeowners for these losses? We personally have spent tens of thousands of dollars on making the outdoor space at our home a relaxing and comfortable place to be. That will all be for nothing if our view is destroyed by swapping majestic elms and pine trees filled with wildlife for metal towers emitting a 50 decibel hum. The quality of life for everyone in the neighborhood would plummet. Everyone who has a dog enjoys walks back there. People walk, run, and bike the paths to enjoy exercise and nature together. The kids in the neighborhood have a fun place to be that keeps them out of trouble. Everyone in the neighborhood would lose if this gets approved.

Several neighbors I spoke with are in an ongoing discussion about the need to hire a neighborhood legal council to represent us. Many are prepared to do so. We will do whatever it takes to protect our community and our wildlife.

Overall, this plan simply doesn't align with the values of our community and our neighborhood. It doesn't align with the principles of nature conservation that I thought Colorado Springs government cared about. We only have so much open space and green space left, once it's gone, it's gone.

I implore you to take another look at the maps and find a space to build that is already zoned commercially. There are empty buildings and parking lots all over town. There are lots of spaces more suitable for a project of this nature. Surely a solution can be found.

I'd also like to mention, this postcard is the first I've heard of this project. There are other residents who haven't even got this card and didn't know of these plans at all until I knocked on their door. I'd like to request more time to speak with residents before a decision is made. I'd also like to request a meeting between officials and the residents of the neighborhood so our concerns can be heard and addressed.

I do expect a response addressing all my concerns.

Respectfully,
Rachel Shoaff
Raymond Janoka,
Concerned Homeowners on Flintridge Circle















Baxter, Tamara

From: Jason Slater <jasonbslater@gmail.com>
Sent: Sunday, December 3, 2023 12:17 PM
To: Baxter, Tamara
Subject: ZONE-23-0028 / 2930 Austin Bluffs Pkwy_Central Bluffs

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Ms. Baxter,
Concerning the proposed development, record number ZONE-23-0028 / 2930 Austin Bluffs Pkwy_Central Bluffs:

The City of Colorado Springs should reconsider whether building a new substation next to a residential area in order to decommission a substation in a wooded area far away from homes is wise. There is extensive space adjacent to the existing substation on the south side of Austin Bluffs, already zoned for public facilities and away from residential areas. The problems that will result from pursuing the proposed solution is short-sighted and will dramatically affect tax-paying homeowners.

The Zone Change intended to allow a Mixed-Use Neighborhood will affect home value without extensive mitigation.

The appearance of such substantial infrastructure, as well as the accompanying noise, both from the function of the substation as well as the proposed cutting of trees along the drainage in order to make room for the substation's construction will decrease the value of nearby homes. A substation this close to a residential neighborhood will be perceived as an industrial incursion on the aesthetics of nearby properties, making it harder to obtain fair market value of a once-desirable homes.

The City of Colorado Springs must be prepared to consider both low-profile designs, additional concrete barriers to decrease sound and potentially harmful EMF radiation, as well as thoughtfully designed fencing and extensive landscaping including soil berms, ground cover, and mature trees to block the view and sounds from both the substation and Austin Bluffs Parkway.

Further, the City should be prepared to include funding and designate responsible parties for continued upkeep of landscaping between the substation and properties.

Finally, the City should be prepared to financially compensate surrounding home owners who can prove that their ability to sell their home at a fair market value is diminished.

These issues lead me to conclude that there are better solutions to upgrading the existing substation, but building a new facility adjacent to the current facility on the south side of Austin Bluffs, in the zoned area on the north side of Palmer Park.

Thank you for your attention in this matter.

Sincerely,
Jason Slater
Home Owner at 2715 Flintridge Drive

(719) 749-8401

JasonBSlater@gmail.com

Baxter, Tamara

From: toni speckman <apalamas@msn.com>
Sent: Sunday, December 3, 2023 10:57 AM
To: Baxter, Tamara
Subject: Flintridge open space

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We are opposed to taking this little haven away to build your sub station.
Please leave it alone
Greg and Toni speckman

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

Baxter, Tamara

From: alisonjwhitcomb@gmail.com
Sent: Monday, December 4, 2023 2:08 PM
To: Baxter, Tamara
Subject: Proposed Colorado Springs Utilities Substation

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Dear Ms Baxter,

I am a resident of Colorado Springs, living at 2719 Flintridge Circle, 80918. This letter is to share my disapproval for the proposed construction of a Utilities Substation at Austin Bluffs and Goldenrod.

My largest concern is for the safety of my children. I am a stay at home mother of four small children, aged 12, 9, 7, and 4. The open space that will be affected by the construction of this substation is located directly behind our house. My children have spent countless hours in that open space, exploring nature, using their imagination, and building bonds as siblings, away from technology and screens. Building this substation will take away their unique opportunity to use their creativity in a safe, secluded area, replacing it with a dangerous space they no longer have access to.

Secondly, as much as I understand the need for infrastructure improvements, doing so in a space that is quite literally in our backyard, will destroy the natural habitat of countless plants and animals that have been undisturbed for decades. We have a resident Great Horned Owl that we frequently see and hear perched on the trees. Every season we see new families of wild turkeys raising their young, walking through our yards to the safety of the trees in the open space. There are even bobcats and bears that sometimes make an appearance. Destroying this space will displace those animals and the nature they find safety within.

This will also affect the property value of our home. The closeness to nature and the quiet of the neighborhood will no longer be a selling point. Property values will drop significantly as nobody wants to live with a utility station directly behind their home.

Finally, one of the best qualities of living in this community will be lost; the quiet. Building this substation will significantly increase the amount of persistent background noise that we will have no escape from. This noise will not only be a disturbance during construction, but also after completion as the substation is in operation. Our backyard will no longer be a quiet and safe place where my children can play. It will become a backyard that is incredibly close to high voltage hazards and persistent noise. This is alarming as a mother to a young family.

Your consideration of the negative impact this development will have on our community is greatly appreciated.

Sincerely,
Alison and Raymond Whitcomb
2719 Flintridge Circle

Colorado Springs, CO 80918
719-210-1004

Baxter, Tamara

From: Pat Stanforth <patstanforth1@gmail.com>
Sent: Saturday, December 2, 2023 1:43 PM
To: Baxter, Tamara
Subject: Zone-23-0028 and the development proposal for 2930 Austin Bluffs Parkway

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Please do not ruin any more of the Austin Bluffs corridor with more electrical substations. Build next to the current one on the south side of AB. This is not safe for people to live near...the park should have the whole system to be away from people.

Why has this not been studied better?

Pat Stanforth
3255 Wesley Ln, Colorado Springs, CO 80917
719-238-7011
Patstanforth1@gmail.com

Baxter, Tamara

From: streckfusl@pcisys.net
Sent: Sunday, December 3, 2023 2:36 PM
To: Baxter, Tamara
Subject: Development proposal: Zone-23-0028

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Ms. Baxter:

I live at 2619 Flintridge Dr., and I am opposed to this development by CSU.

I believe this location for a new substation will impact the immediate area with a lengthy demolition and construction of several years causing increased noise and dust along with traffic difficulties on the VERY busy westbound Austin Bluffs. Perfectly good buildings, including at least one home, will be demolished. Thriving businesses will have to move. At least one family will have to relocate.

Post construction presents other problems that CSU did not accurately address at the information meetings in 2022: EMF and noise from the transformers and transmission lines, for example. I am sure that property values will decrease in this (once?) desirable neighborhood. And utility rates will most certainly go up.

Additionally, I do not appreciate the behavior of CSU. The neighborhood was only informed of the site location in July of 2022 while analysis for the site began in 2019. According to CSU, property was acquired starting in June, 2022. I was quite surprised to get your flyer from the Planning and Community Development Department with the statement, "A decision has not been made on this development." The last CSU information meeting I attended indicated that property had been bought.

I later heard that there was even some mention of "imminent domain" for the engineering firm on site. All this by the time we were invited to give our feedback. It was presented as a done deal. And planning had not even been completed. The graphic on your flyer shows what looks like additional property that will be required along the creek and behind the homes on Goldenrod. What else has changed since the idea was forced down our throats? I am reminded of a certain water tower project on the West Side....

The CSU meetings for neighborhood feedback were patronizing. Our time, our concerns, were dismissed with vague and even fear-instilling response. We should be willing to sacrifice for the City. Everything will collapse if we don't, and it will be our fault.

I used to trust CSU and appreciate its operations. I no longer have this opinion and have seen additional situations that support my change in attitude.

Regards,
Lorraine Streckfus

Baxter, Tamara

From: Herbert R Vaughn II <savagesurvivaloutdoors@gmail.com>
Sent: Sunday, December 3, 2023 7:20 AM
To: Baxter, Tamara
Subject: Flintridge substation for the colo springs utilities company

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

Everything in this town is being built on , the city is ruining what was once one of the most beautiful cities in the United States if you guys keep doing this we will look just like every other big city in America and take away what everyone used to love about living here . Don't ruin this town find somewhere else to build your substation.

Thanks

Sincerely ,

Herb Vaughn

Baxter, Tamara

From: Claire West <clairemwest80@gmail.com>
Sent: Sunday, December 3, 2023 4:16 PM
To: Baxter, Tamara
Subject: ZONE-23-0028 / 2930 Austin Bluffs Pkwy_Central Bluffs

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

Dear Ms. Baxter,

Regarding the proposed development, record number ZONE-23-0028 / 2930 Austin Bluffs Pkwy_Central Bluffs:

The City of Colorado Springs should reconsider whether building a new substation next to a residential area in order to decommission a substation in a wooded area far away from homes is wise. There is extensive space adjacent to the existing substation on the south side of Austin Bluffs, already zoned for public facilities and away from residential areas. The problems that will result from pursuing the proposed solution is short-sighted and will dramatically affect tax-paying homeowners.

The Zone Change intended to allow a Mixed-Use Neighborhood will affect home value without extensive mitigation.

The appearance of such substantial infrastructure, as well as the accompanying noise, both from the function of the substation as well as the proposed cutting of trees along the drainage in order to make room for the substation's construction will decrease the value of nearby homes. A substation this close to a residential neighborhood will be perceived as an industrial incursion on the aesthetics of nearby properties, making it harder to obtain fair market value of a once-desirable homes. Homeowners wishing to resell their homes in this area will be forced to sue the City of Colorado Springs in order to be made whole from the diminished property value as a result of the proposed substation.

The City of Colorado Springs must be prepared to consider both low-profile designs, additional concrete barriers to decrease sound and potentially harmful EMF radiation, as well as thoughtfully designed fencing and extensive landscaping including soil berms, ground cover, and mature trees to block the view and sounds from both the substation and Austin Bluffs Parkway.

Further, the City should be prepared to include funding and designate responsible parties for continued upkeep of landscaping between the substation and properties.

Finally, if the City of Colorado Springs wants to protect our green spaces, then a new substation would not be built in an area that is home to the City's wildlife. There will be significant negative environmental impacts in destroying a forest of mature, old-growth trees that currently provides homes to the local and migrating wildlife, including Great Horned Owls that return annually to nest in the trees the City is proposing to destroy. Black bears, bobcats, bats, raccoons, turkey, deer, and many other creatures native to Colorado also rely on year-round access to this riparian area. Removing these trees and building a new substation will shut off critical access to food, shelter, and water for the City's wildlife.

Please consider the better solution of upgrading the existing substation, rather than building a new facility adjacent to the current facility on the south side of Austin Bluffs, in the zoned area on the north side of Palmer Park.

Thank you for your attention in this matter.

Sincerely,
Claire West
Home Owner at 2715 Flintridge Drive

Baxter, Tamara

From: Jerilynn Martin <jerijmartin@icloud.com>
Sent: Monday, December 4, 2023 3:50 PM
To: Baxter, Tamara
Subject: Zone-23-0028

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Good afternoon, My name is Jerilynn Martin, 2731 Flintridge Circle, 80918. I recently received the green mailing from the city regarding the new substation project. It appears that the project has grown and possibly tripled in some size to be built behind my home. I have lived here since 1972 over 50 years now. I border the templeton gap floodway. I am requesting a general meeting about this project, as I attended the 2 previous meetings months ago. Years ago there was a building project in the preliminary process for the open land area, and the soil integrity was not deemed appropriate for the build. Also, there are protected birds in that area, namely owls and bats. I would really appreciate better communication for our neighborhood regarding this situation. Thank you, Jerilynn Martin, jerijmartin@icloud.com Sent from my iPhone

Baxter, Tamara

From: Thomas Leveson <thomas.leveson@gmail.com>
Sent: Monday, December 4, 2023 3:51 PM
To: Baxter, Tamara
Subject: Development Proposal 2930 Austin Bluffs

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Dear Tamara Baxter,

I've lived at 4016 Goldenrod Dr, Colorado Springs, CO 80918 since 2004. Part of the reason I moved there was no neighbors right behind my home. That piece of land is a unique Bridge between Palmer Park, Grant Park and the State owned Hoodoos on Golden Rod circle. It is used as a trail system as well.

The area has been used by hikers, bikers, and wildlife for years. Birds roost in the trees in this area. There are wild Turkeys, Owls, Hawks, hummingbird and numerous birds that call this area home. At dusk, In the spring and summer the sky darkens with the amount of birds that roost in this specific area. There are deer that live and birth in this area. I've seen bear, foxes, raccoons, and a host of other wild life that live and use this area to avoid the city streets.

If you google Golden Rod Dirt Jumps. Many kids have grown up and hone their bmx bike skills on the ramps . Some have even received sponsorship.

I do have photos that demonstrate the wild life and uniqueness of the area if you are interested.

I am very concerned that this project will affect the neighborhood character, property values, the view, and its impact on wildlife habitat with the water source of the storm drainage.

Respectfully Concerned,

Thomas H Leveson
4016 Goldenrod Dr, Colorado Springs, CO 80918

Baxter, Tamara

From: jeron.chaney@gmail.com
Sent: Monday, December 4, 2023 7:48 PM
To: Baxter, Tamara
Subject: Zone-23-0028

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Hello! My name is Jeron Chaney. I reside at 2735 flintridge circle, I am not in favor for the potential development project near my property. Here I have listed a few major points why this project would not be ideal

- destroying habitat for deers, turkeys, bobcats, bears and all other wildlife that pass through
- demolishing businesses and homes
- demolishing bmx jumps that kids have been building and riding for decades

Looking forward to the next meeting on this concern.

Thank you
Jeron Chaney

Sent from my iPhone

Baxter, Tamara

From: Sandra Canzonieri <sandcanz53@gmail.com>
Sent: Saturday, December 2, 2023 3:06 PM
To: Baxter, Tamara
Subject: No

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'No' on a substation in the nice wooded area!
SC
Sent from my iPhone

Baxter, Tamara

From: Alli Kennelly <allikennelly@me.com>
Sent: Saturday, December 2, 2023 3:45 PM
To: Baxter, Tamara
Subject: No substation

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Hello,

I am writing in opposition to the plans to rezone and put a substation on the private property by Flintridge Circle. My family once loved living in the Springs and are slowly beginning to be saddened by all the development of beautiful spaces that were once enjoyed by wildlife and humans to be in nature. We moved here for the outdoor access and many open spaces.

I am asking you to please oppose the building of a substation in a wooded area. I'm sure there is better place for this equipment in an already disturbed and developed area.

Thanks for your time,
Alli Kennelly

Baxter, Tamara

From: KAREN GALE Owner <kegale@q.com>
Sent: Sunday, December 3, 2023 10:12 AM
To: Baxter, Tamara
Subject: substation behind flintridge circle

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Please reconsider building the substation behind flintridge circle. Lets leave it wild so the kids can use it to ride their bikes. Lets not develop everything

Baxter, Tamara

From: Katie Patchin <patchinkatie@gmail.com>
Sent: Sunday, December 3, 2023 4:37 PM
To: Baxter, Tamara
Subject: Potential substation

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Please don't consider this proposal. Our open spaces for hiking, nature enjoyment, peace of mind are dwindling. There has to be an alternative. Little by little our legislators here in town are increasing population density, leaving us fewer and fewer open areas. Please consider those of us that enjoy the outdoors, one of the main reasons and attractions we are living here.

Katie Patchin

Sent from my iPad

Baxter, Tamara

From: Mr. Barstad <1967z28@gmail.com>
Sent: Monday, December 4, 2023 5:05 PM
To: Baxter, Tamara
Subject: Concerns for CSU Development Project record #Zone-23-0028

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Dear City Planning,

I am the homeowner of 2727 Flintridge Circle, CS, CO 80918. How can CSU be trusted especially with they don't abide by their building permits? We have tried to follow closely the proposed development CSU is proposing for the open space directly behind our house. The number one reason we chose this house 15 years ago was due to the wooded open space behind our house. We paid more for our house due to the open space. Houses across the street were selling and are selling for far less than those with the wooded open space in their back yard.

More than a year ago we attended a information meeting held by CSU at CSCS. We saw some drawings and maps of how CSU would develop the plots of land behind our house. A CSU representative stated that Lot 052 (address 2922 Austin Bluffs Pkwy) behind our house and up to Grant Park would remain open and wooded. They only needed the southern part of this long narrow lot for electrical structure and equipment. I have spent hours looking at permits and planning documents on www.ColoradoSprings.gov/LDRS and even drove down to your office on 30 S. Nevada to get more current info about what the development will look like and what will happen on each lot. Only a boundary map is available with added proposed zoning changes on lots for the project.

Even if there were detailed plans and drawings for this proposed development, how could we trust that these plans would be followed and held accountable? How can we trust CSU? They did not follow their building permit for the water tank in the Mountain Shadows area. 15-20 feet taller than the approved building permit and agreement with the neighbors affected is not acceptable. With such a drastic change it should have gone through another approval and permitting before construction started.

Because of the lack of trust we have for Colorado Springs Utilities, we oppose the zoning change to the lots proposed in this project record# ZONE-23-0028.

Sincerely,
Jon and Gabriela Barstad
Home owners 2727 Flintridge Circle
1967z28@gmail.com
(719)510-9239



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Baxter, Tamara

From: jerilynmermaid@gmail.com
Sent: Friday, December 8, 2023 8:28 AM
To: Baxter, Tamara
Subject: Please leave woods behind Flintridge Circle alone

CAUTION! - External Email. 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, no development on the precious woods and trails and natural areas we have in our city – please leave 2930 Austin Bluffs Parkway area stay for the good of the city's residents for walking and getting into nature – as well as for the natural flora and fauna there!

Jerilyn Winstead

Author, Editor, Ghostwriter

www.jerilynwinstead.com

You are Spirit. Whole and innocent. All is forgiven and released.

-Your Immortal Reality

Baxter, Tamara

From: Myra Brooks <macwb7@gmail.com>
Sent: Monday, January 29, 2024 9:47 PM
To: engage@csu.org
Cc: Baxter, Tamara
Subject: Central Bluffs Substation Proposal

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To All Concerned,

I am writing in regards to the proposed utility substation on Austin Bluffs Parkway. While the requested rezoning may or may not be useful for other future endeavors, the location appears to be problematic for a large utilities facility for several reasons. Impacts on traffic, property values and local wildlife are among the most important.

In spite of a recent, lengthy project to improve vehicular traffic flow on Austin Bluffs, this area continues to have issues. The intersection at Austin Bluffs and Meadowland is fraught with the need for many motorists to make a U-turn from eastbound to westbound Austin Bluffs. And turning in to the entrance to Palmer Park from the westbound lane is often difficult. Foot traffic was basically neglected in the recent design, making it perilous to cross from the neighborhood on the north side of the street to the park on the south side; the U-turns and heavy traffic at the intersection also make it a difficult one for pedestrians. Riding a bike through this area is simply dangerous. The proposed design does not appear to address any of these issues and will certainly exacerbate them, particularly during two years of construction.

The FAQ page for this project suggests that property values will not suffer from the addition of a massive industrial structure immediately adjacent to our neighborhood; that seems disingenuous at best and plainly untrue. Residents in this area are very much attuned to the beauty of the views to the south and west and chose to purchase homes here accordingly. This "dead-end" section of Garden Ranch is especially notable for its quiet, secluded feeling below the bluffs. The constant hum and lights 24/7 from an unsightly compound of walls and towers is absolutely going to reduce the desirability of our properties.

The detrimental effects felt by humans will be felt even more drastically by the local wildlife. Between Palmer Park, the largest natural space in the center of the city, and Union Meadows Open Space we are host to dozens of species of wildlife. The animals regularly move back and forth between the two natural areas. The gap between the two spaces, accessed by the waterway under Austin Bluffs and the adjacent wooded lot, is a heavily traveled wildlife corridor; the loss of this pathway two will have a terrible effect, especially on larger mammals

that require extensive hunting or browsing grounds. As their familiar areas become more dangerous for the animals the human/wildlife interface becomes more dangerous as well. The bird populations here will definitely be forced to change their patterns of behavior too, as the towers proliferate in the gap between the woods and bluffs.

I was told there was no requirement for a study on the impact to the local wildlife. That doesn't mean there shouldn't be one.

While studying the Public Meeting Boards I see the picture of the affected area does not show the northern reach of the footprint, where it abuts numerous residential properties including mine. Informational materials and photos shared at public meetings need to show residents where this industrial facility will actually run directly up against their neighborhood.

I am not able to attend the meeting but wish to have my very strong opposition to this project noted.

Myra Brooks, Homeowner
2715 Flintridge Circle 80918



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Baxter, Tamara

From: jeron.chaney@gmail.com
Sent: Monday, January 29, 2024 8:11 PM
To: Baxter, Tamara
Subject: Zone-23-0028

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Hello! My name is Jeron Chaney. I reside at 2735 flintridge circle, I am not in favor for the potential development project near my property. Here I have listed a few major points why this project would not be ideal

- destroying habitat for deers, turkeys, bobcats, bears and all other wildlife that pass through
- demolishing businesses and homes
- what are the health risk?

Looking forward to the next meeting on this concern.

Thank you
Jeron Chaney

Sent from my iPhone

Baxter, Tamara

From: Pattie Benger <pbenger@csu.org> on behalf of Community Engagement <Engage@csu.org>
Sent: Tuesday, January 30, 2024 3:03 PM
To: Myra Brooks
Cc: Baxter, Tamara
Subject: RE: Central Bluffs Substation Proposal

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Myra,

Thank you for sharing your concerns and input with us. I'd like to address a few of your concerns.

Impacts on traffic on Austin Bluffs Pkwy- The proposed substation will actually decrease the amount of traffic to the intersection of Austin Bluffs Pkwy and Goldenrod Dr. As you know, the site currently has two single family homes and four commercial buildings. Even during construction, we expect the in/out traffic frequencies and the number of vehicles to be the same or less as it is currently. Once construction is complete, we expect that traffic to that site will be limited to regular maintenance and security checks. There would be increased activity if emergency repairs were needed, but that would be much less frequent.

Noise and lights- As part of the design process, we will be conducting a sound study to ensure the substation remains at or below city code requirements. We expect the study to be complete in April. Based on a preliminary evaluation, we anticipate that noise will be below the state and local decibel thresholds of 50 dB measured 25-ft from the substation property line. Comparatively, a washing machine has a decibel output of about 70 dB. We expect the substation will produce less noise, light and traffic than the existing commercial development. There will be minimal light used at this site unless emergency repairs are required at night.

Wildlife concerns- We intend to keep as many of the trees and healthy vegetation as possible as we understand that this is very important to the community. We will only remove trees that are necessary for the project. Utilities has a well-developed raptor protection program. Prior to construction, we perform a nesting survey. Under the federal Migratory Bird Treaty Act, trees that have nests cannot be removed during the nesting season. The image below demonstrates the area where the substation will be and where the current wooden area is. The map below shows where your home is located in comparison to the substation and area to be rezoned.

If you have any questions or additional concerns, please contact us. We are always happy to help.



Thanks,

Pattie Benger | Senior Community Engagement Specialist

Pronouns: [She/Her/Hers](#)

[Colorado Springs Utilities](#) | Strategic Communications & Engagement

O (719) 668-8322 | M (719) 464-6946

Media (719) 668-3848 | Public Feedback (719) 668-7765

From: Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>

Sent: Tuesday, January 30, 2024 10:04 AM

To: Myra Brooks <macwb7@gmail.com>; Community Engagement <Engage@csu.org>

Subject: RE: Central Bluffs Substation Proposal

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Ms. Brooks,

The Planning Department appreciates your comments and interest in this project.

Your comments will be provided to the applicant for a response as part of a subsequent resubmittal of the application and will also be considered by staff.

Please note that there will be a neighborhood meeting on January 30th. Below are the details.

- Location: Grant Elementary School, gymnasium, 3215 Westwood Boulevard
- Date: Tuesday, January 30, 2024
- Time: 5:30 pm to 7:00 pm

If you have any further comments or questions, please do not hesitate to contact me.



Tamara Baxter

Senior Planner

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: tamara.baxter@coloradosprings.gov

Links:

[Planning and Neighborhood Services](#)

[Look at Applications Online \(LDRS\)](#) [before August 8, 2022]

[Look at Applications Online](#) [after August 8, 2022] | [ACA Guide](#)
[Pre-Application Meeting Request](#)
[Application & Checklists](#)

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From: Myra Brooks <macwb7@gmail.com>
Sent: Monday, January 29, 2024 9:47 PM
To: engage@csu.org
Cc: Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>
Subject: Central Bluffs Substation Proposal

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The FAQ page for this project suggests that property values will not suffer from the addition of a massive industrial structure immediately adjacent to our neighborhood; that seems disingenuous at best and plainly untrue. Residents in this area are very much attuned to the beauty of the views to the south and west and chose to purchase homes here accordingly. This “dead-end” section of Garden Ranch is especially notable for its quiet, secluded feeling below the bluffs. The constant hum and lights 24/7 from an unsightly compound of walls and towers is absolutely going to reduce the desirability of our properties.

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waterway under Austin Bluffs and the adjacent wooded lot, is a heavily traveled wildlife corridor; the loss of this pathway two will have a terrible effect, especially on larger mammals that require extensive hunting or browsing grounds. As their familiar areas become more dangerous for the animals the human/wildlife interface becomes more dangerous as well. The bird populations here will definitely be forced to change their patterns of behavior too, as the towers proliferate in the gap between the woods and bluffs.

I was told there was no requirement for a study on the impact to the local wildlife. That doesn't mean there shouldn't be one.

While studying the Public Meeting Boards I see the picture of the affected area does not show the northern reach of the footprint, where it abuts numerous residential properties including mine. Informational materials and photos shared at public meetings need to show residents where this industrial facility will actually run directly up against their neighborhood.

I am not able to attend the meeting but wish to have my very strong opposition to this project noted.

Myra Brooks, Homeowner
2715 Flintridge Circle 80918



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Baxter, Tamara

From: Jennifer Fowler <jenlfowler.namaste@gmail.com>
Sent: Monday, January 29, 2024 11:10 AM
To: Baxter, Tamara
Subject: Central Bluffs/CSU rezone project

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Good morning,

I am writing to let you know I wholeheartedly oppose the rezoning of my neighborhood in favor of the disaster of the utility company, CSU.

The construction of this should be no where near residences or schools.

Many small children live in this neighborhood and this development would greatly impact our home value and investment.

Developers are ruining the charm Colorado Springs once had that makes it incredibly unique impeding our views for profit driven by greed

Thank you for your consideration,
Homeowner and Volunteer for our great community,
Jennifer Fowler
3123 Fireweed Drive
80918

Baxter, Tamara

From: Aaron Egbert <abegbert@gmail.com>
Sent: Tuesday, January 30, 2024 9:06 PM
To: Baxter, Tamara
Subject: Comments on Central Bluffs/CSU ZONE-23-0028

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Tamara,

I am in support of renewing and upgrading our Energy Infrastructure as our community grows and matures. This substation consolidation concept was a creative and proactive solution! The one out of the box idea that I have been stewing on is the installation of a mid-block pedestrian signal crossing Austin Bluffs Parkway between Goldenrod and Brenner (pedestrians currently jaywalk across the parkway). The trail crossing at Union and Austin Bluffs is not safe during summer floods and is known as Union Meadows Glacier in the winter. I would appreciate if CSU and Traffic Engineering could come up with safer alternatives for the neighborhood to access Palmer Park at this new substation location (it is over 1 mile between Meadowland/American and Union).

Thank you for all your hard work!

Aaron Egbert
2705 Flintridge Drive
abegbert@gmail.com
719-237-4127

Baxter, Tamara

From: Thia Kaleta <Thia.Kaleta@nbhbank.com>
Sent: Wednesday, April 3, 2024 12:06 PM
To: Baxter, Tamara
Subject: RE: ZONE-23-0028_Central Bluffs Zone 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!

My name is Thia Kaleta and I am located next door to this proposed development. 4010 Goldenrod. I am extremely unhappy by this proposal. My daughters and I bought this home 6 years ago as our forever home and now we feel as we are being forced out. I have looked at purchasing other houses but with costs where they are and interest rates so high my mortgage payment for quadruple for a lesser quality home. This seems unfair and feels like I am being robbed of my home. I am begging this city to re consider this location and not to build next and behind my home.

- Devaluation of property values, building it next to my home and NOW expanding it to include the undeveloped land behind my home will have HUGE impacts on my homes value. My appraisal was increased by 10% for having that undeveloped land. After talking to real-estate expert I can expect to lose 40% of my homes value because of this unwelcomed and unwanted project.
- Health risks to residents closest to the substation – I have 2 young daughters. This is a terrible decision for the health of my family.
- Aesthetics (big ugly towers, huge fence, large trucks constantly coming in and out) – Cutting down all the trees so I can see large power towers is causing me mental stress and losing sleep.
- Safety of the neighborhood (industrial accident, harmful to people)
- Construction concerns (road closures, noise, debris removal, large dangerous trucks operating on streets where children play)
- Placing an industrial facility in a residential neighborhood
- Fire risk (downed power lines causing a wildfire to the open space)
- Damage to foundations as lines are run (neighbor's example) – Soil reports indicate movement will have negative impacts on foundation. A neighbor located at 1014 Goldenrod has evidence of this.
- Creating a space where vagrants, homeless people can congregate as there will be no one at the facility at all times to patrol. All the cooper wire will encourage thief's making neighborhood unsafe for me and my children.
- Noise pollution from large industrial equipment. Years of construction and dust and debris.

Please feel free to contact me directly at this email or by phone at 7192711177.

Thia Kaleta

From: Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>
Sent: Wednesday, April 3, 2024 11:55 AM
To: Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>
Subject: ZONE-23-0028_Central Bluffs Zone Change

This Message Is From an External Sender

Stop and think before clicking on links or opening attachments. This email originated from outside of the organization.

Hello,

You are receiving this email as you have expressed interest in this zone change application off Austin Bluffs, or you attended the neighborhood meeting.

The application team has made a resubmittal.

You can view the resubmitted documents on ACA. I have attached some brief steps to view the documents submitted.

Please note that no development plan has been submitted or is under review by the planning department, just the zone change application is currently being reviewed.

When that application is submitted, residents that live within 1000' of the property boundary will be notified with a postcard and the property will also be posted.

Please note that when this application moves forward to City Planning Commission (CPC), which the date has not yet been set, all public comments received by me through email or mail between the initial review of this project and up to CPC will be made available at the public hearing and to the Commissioners.

Once the public hearing has been set, I will reach out again to provide meeting details.

In addition, per the Unified Development Code, the property will be posted and notification (postcards) will be mailed out to residents that reside 1000' from the property boundary.

The process of a rezone application includes internal review by city departments.

Once all comments have been successfully addressed by the applicant, the application request will be scheduled to City Planning Commission.

Public comment is accepted during this public hearing.

CPC will make a recommendation to City Council.

The first reading (no formal presentation) at City Council will be to set the second reading at which time a full presentation by staff and the application team will be provided.

Please note that at each step, CPC and 1st reading at City Council, the property will be posted and postcards mailed out to residents within 1000' of the property boundary.

Please let me know if you have any questions.



Tamara Baxter

Senior Planner

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: tamara.baxter@coloradosprings.gov

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On February 8, 2024 the residents of Flintridge Circle and Flintridge Drive met with the city councilman Dave Donelson to express their concerns and questions regarding Colorado Springs Utilities building the Central Bluffs Substation and their request for a zone change. The zone change request from MX-N/SS-O (mixed use neighborhood with stream side overlay), R-4 (multi-family low) and R-16 (single family medium) to PF/SSO (public facilities with stream side overlay) to allow for a new substation for Colorado Springs Utilities. The zone change will set the framework for older substations to be decommissioned and consolidated. This has been approved by the planning committee development department.

Residents stated they felt the meeting Colorado Springs Utilities held at Grant Elementary School on January 30, 2024 was very inadequate.

The following questions, concerns, and requests were raised at the neighborhood meeting.

The wall which will be constructed around the substation-

How tall can it be and what material will be used in construction? Dave Donelson replied that the height is unknown at this time but the council is willing to work with the residents on the height which could be between 8-16 feet tall. He said it is possible residents will be asked for feedback on wall preferences sometime in the 2nd quarter. He was asked if the wall will be painted or if the use of colored concrete, to blend with the surroundings to create less of an eyesore for residents facing it, is available. The councilman said he would ask about possibilities.

View Mitigation-

Since trees are to be removed, what can be done to replace them?

Can we get a commitment to replace the trees on a 3-1 ratio?

Evergreens would be preferable since deciduous trees lose their leaves.

A row of junior trees directly in front of the wall was requested.

Also, additional foliage and trees added to the side of the creek that isn't being built on, to create a buffer, was requested.

The Substation Footprint-

Can we get a better map that has the exact footprint of the substation and where the wall will go? The councilman said he would ask.

It was asked what is planned for the rest of the area in the zone change? Colorado Springs Utilities has stated they reserve the right to develop the area at a later time. They would have to notify residents of their plan.

It was questioned if this area was going to be a staging area for utility trucks and their equipment. The councilman said no. It was asked what will happen to the large gas pipe that currently spans the creek. Jason Slater of 2715 Flintridge Drive said he was informed the pipe would be rerouted and buried.

Property Values-

Cora Lea Chittenden of 2754 Flintridge Circle expressed concern about property values being affected by this development. Allison Caley of 2717 Flintridge Drive, who is a Realtor, stated in general when zoning changes away from residential the property value will decrease. If anyone wants to sell they would have to disclose about the project and the construction. It was raised that we may want to look into if the homeowners insurance would be affected because of the zone change.

Jason Slater reported that other cities have set precedent for utilities being responsible to pay property depreciation to homeowners after projects like this, including Douglas County, CO.

Who Approves the Development of the Substation-

The planning and community development department makes the decision. Email Tamara Baxter for information and to state your concerns and questions.

Wildlife-

Rachel Sheaf of 2751 Flintridge Circle stated that the wildlife studies were mentioned by Colorado Springs Utilities at the last meeting. She suggested that we need to know the following: Who is performing the study? What animals will be studied? When will this be done? Can we access the results? The councilman will try to find out and let us know.

Citizen Advocate-

Cora Lea Chittenden recommended that we appoint a citizen advocate from the affected area. The group agreed and appointed Jason Slater. Since he has spoken with some of the landscaping team and has ideas for improvements.

Demolition-

It was asked if they have permits to demolish the buildings. Dave Donelson (councilman) said they will most likely wait until the zone change is done before getting permits to demolish the buildings.

Nicki Meyers of 2704 Flintridge Drive asked if we will be told in advance the days the demolition will occur so plans can be made for pets who have anxiety around the loud noises. The councilman said we might get cards in the mail closer to the time of the demolition.

Sound Study-

A resident asked about the sound and whether the car noise from Austin Bluffs will be more when the buildings are gone. It was questioned if we could get a sound study done now so we have a baseline noise level so we can know if it increases after the substation is built.

Rendering-

Residents asked if we could get renderings of what the site will look like from Flintridge Circle and Flintridge Drive looking towards Austin Bluffs.

Meeting Adjourned-

The councilman mentioned he could do another meeting and bring a few of the experts to answer more questions. We will plan that later.

Respectfully submitted,

Cora Lea Chittenden
719-633-2168

Rachel Shoaff
719-287-6983

Residents in attendance of the neighborhood meeting on February 8th, 2024

Nicki Myers
2704 Flintridge Dr

Danielle and Andrew Redmond
2711 Flintridge Dr

Claire West and Jason Slater
2715 Flintridge Dr

Allison and Keith Caley
2717 Flintridge Dr

Ray Whitcomb
2719 Flintridge Cir

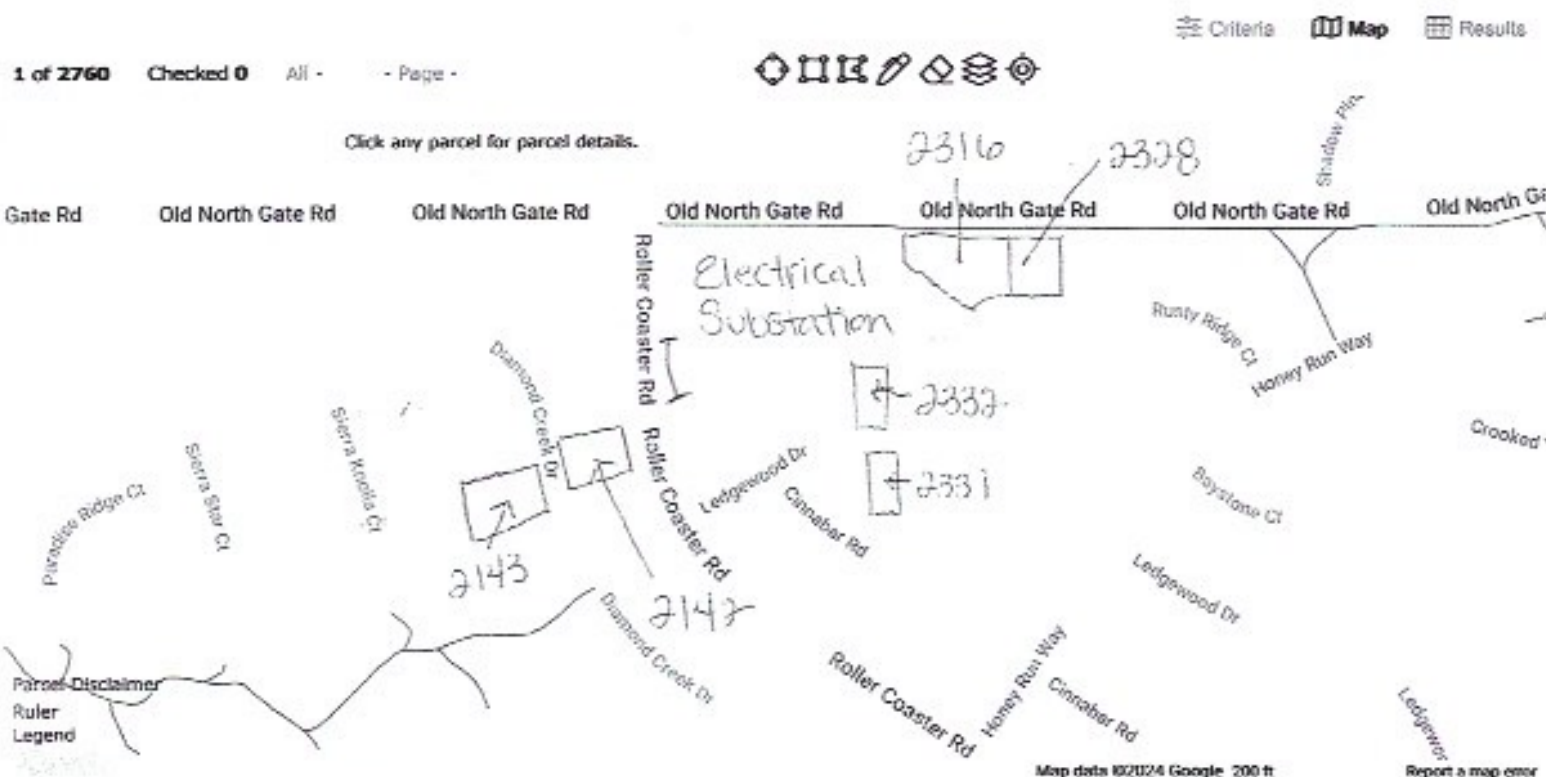
Jon Barstad
2727 Flintridge Cir

Mike and Linda Manson
2743 Flintridge Cir

Rachel Shoaff
2751 Flintridge Cir

Coralea Chittenden
2754 Flintridge Cir

Fila Park
2762 Flintridge Cir



Status is one of 'Active', 'ACT 1st Rgt-Showing', 'UC Short Sale - Showing', 'Under Contract - Showing'
 Ordered by Status, Current Price
 Found 2760 results in 0.13 seconds.

- 2316 Rusty Ridge Dr \$776,800
 5 bed / 5 bath 3507 sq ft 0.51 acres
- 2328 Rusty Ridge Dr \$798,600
 4 bed / 5 bath 3732 sq ft 0.28 acres
- 2332 Ledgewood Dr \$681,500
 5 bed / 5 bath 3507 sq ft 0.17 acres
- 2331 Ledgewood Dr \$777,700
 4 bed / 3 bath 3611 sq ft 0.17 acres
- 2142 Diamond Creek Dr \$786,900
 6 bed / 4 bath 4236 sq ft 0.28 acres
- 2143 Diamond Creek Dr \$882,700
 5 bed / 3 bath 4535 sq ft

2316 Rusty Ridge Court, Colorado Springs, CO 80921-2077

Tax

Owner Information

Wilson, James
Wilson Katherine L
2316 Rusty Ridge Ct
Colorado Springs Co
80921
2077

Location Information

Flying Horse 07
Academy School No 20
R075
PUD
DISCOVERY CANYON
103
12
66
04
00
2316 RUSTY RIDGE CT

Estimated Value

\$776,800
\$826,300
\$727,200
02/12/2024
94
6

Tax Information

62044-04-070
82
JGM
111

LOT 111 FLYING HORSE NO 7

Assessment & Taxes

Assessment Year	2022	2021	2020
	\$40,500	\$41,660	\$35,020
	\$7,460	\$7,670	\$7,670
	\$33,040	\$33,990	\$27,350
	-\$1,160	\$6,640	
	-3%	19%	
	\$582,635	\$582,635	\$489,750

2328 Rusty Ridge Court, Colorado Springs, CO 80921-2077

Tax

Owner Information

Whetstine, Brett
Whetstine Amber D
2328 Rusty Ridge Ct
Colorado Springs Co
80921
2077

Location Information

Flying Horse 07
Academy School No 20
R075
PUD
DISCOVERY CANYON
103
12
66
04
00
2328 RUSTY RIDGE CT

Estimated Value

\$798,600
\$845,200
\$752,000
02/12/2024
96
6

Tax Information

62044-04-069
76
JGM
110

LOT 110 FLYING HORSE NO 7

Assessment & Taxes

Assessment Year	2022	2021	2020
	\$37,450	\$38,530	\$37,050
	\$9,040	\$9,300	\$9,300
	\$28,410	\$29,230	\$27,750
	-\$1,080	\$1,480	
	-3%	4%	
	\$538,750	\$538,750	\$518,123

2332 Ledgewood Drive, Colorado Springs, CO 80921-2070

Tax

Owner Information

Nguyen, Selena
Tran Joseph D
2332 Ledgewood Dr
Colorado Springs Co
80921
2070

Location Information

Flying Horse 07
Academy School No 20
R075
PUD
DISCOVERY CANYON
103
12
66
04
00
2332 LEDGEWOOD DR

Estimated Value

\$681,500
\$726,900
\$636,100
02/12/2024
94
7

Tax Information

62044-04-086
79
JGM
127

LOT 127 FLYING HORSE NO 7

Assessment & Taxes

Assessment Year	2022	2021	2020
	\$35,440	\$36,450	\$35,090
	\$7,460	\$7,670	\$7,670
	\$27,980	\$28,780	\$27,420
	-\$1,010	\$1,360	
	-3%	4%	
	\$509,875	\$509,875	\$490,778

2331 Ledgewood Drive, Colorado Springs, CO 80921-2070

Tax

Owner Information

Sather, Mark
Sather Deborah L
2331 Ledgewood Dr
Colorado Springs Co
80921
2070

Location Information

Flying Horse 07
Academy School No 20
R075
PUD
DISCOVERY CANYON
103
12
66
04
01
2331 LEDGEWOOD DR

Estimated Value

\$777,700
\$826,300
\$729,100
02/12/2024
95
6

Tax Information

62044-05-007
77
JGM
16

LOT 16 FLYING HORSE NO 7

Assessment & Taxes

Assessment Year	2022	2021	2020
	\$38,670	\$39,780	\$35,990
	\$9,040	\$9,300	\$9,300
	\$29,630	\$30,480	\$26,690
	-\$1,110	\$3,790	
	-3%	11%	
	\$556,272	\$556,272	\$503,281

2142 Diamond Creek Drive, Colorado Springs, CO 80921-2986

Tax

Owner Information

Edwards, Paul
Edwards Maxine
2142 Diamond Creek Dr
Colorado Springs Co
80921
2986

Location Information

Flying Horse 09
Academy School No 20
R003
PUD
DISCOVERY CANYON
103
12
66
04
00
2142 DIAMOND CREEK DR

Estimated Value

\$786,900
\$836,100
\$737,700
02/12/2024
95
6

Tax Information

62043-01-024
77
JGM
24

LOT 24 FLYING HORSE NO 9

Assessment & Taxes

Assessment Year	2022	2021	2020
	\$38,610	\$39,720	\$39,500
	\$9,040	\$9,300	\$9,300
	\$29,570	\$30,420	\$30,200
	-\$1,110	\$220	
	-3%	1%	

2143 Diamond Creek Drive, Colorado Springs, CO 80921-2986

Tax

Owner Information

Kucharski, John
Kucharski Regina M
2143 Diamond Creek Dr
Colorado Springs Co
80921
2986

Location Information

Flying Horse 09
Academy School No 20
R003
PUD
DISCOVERY CANYON
103
12
66
04
04
2143 DIAMOND CREEK DR

Estimated Value

\$882,700
\$946,200
\$819,300
02/12/2024
91
7

Tax Information

62043-02-002
78
JGM
27

LOT 27 FLYING HORSE NO 9

Assessment & Taxes

Assessment Year	2022	2021	2020
	\$41,500	\$42,690	\$42,670
	\$9,040	\$9,300	\$9,300
	\$32,460	\$33,390	\$33,370
	-\$1,190	\$20	
	-3%	0%	
	\$596,980	\$596,980	\$596,657

ADDENDUM

THE RESIDENTS OF FLINTRIDGE CIRCLE AND FLINTRIDGE DRIVE REQUEST THAT THE CENTRAL BLUFFS SUBSTATION (TEMPLETON) BE LOWERED INTO THE GROUND TO CREATE A LOWER PROFILE. ALSO THAT THE WALL SURROUNDING IT BE A ROCK WALL RATHER THAN CONCRETE. NUMEROUS HOMES WILL HAVE A DIRECT VIEW OF THE SUBSTATION AND EVERYTHING POSSIBLE MUST BE DONE TO MAKE THIS LESS OF AN EYESORE, AS IT WILL HAVE AN EFFECT ON PROPERTY VALUES.

CORA LEA CHITTENDEN
2754 FLINTRIDGE CIR

To summarize the effect the Central Bluffs Electrical Substation will have on home values in comparison to the Flying Horse substation:

Flying Horse substation is lowered down into the land, therefore it does not have the same obstruction of views to all the homes as the proposed Central Bluffs substation will. It also has a rock wall, versus the concrete wall planned for the Central Bluffs substation.

Also at 2.43 acres, it is considerably smaller than the 8.1 acres (of which 3.5 acres will be used for the actual substation) that the Central Bluffs substation will take over.

No room to expand at Flying Horse.

We have been told no expansion beyond the 3.5 acres proposed Central Bluffs, the 8.1 acres would suggest otherwise.

Near the Flying Horse substation it appears that the homes with the worst views of the substation are priced anywhere from \$20,000 up to about \$100,000 less than those across the street that do not share the view of the substation. These houses are comparable to each other in that they have the same the square footage (within 500 square feet + or - of one another), they are in the same neighborhood, and the lot sizes are around the same size as well.

This is all public information.

For consideration I have attached a map showing a few different homes in the area and the estimated values, I also have pictures of the views these homes have of the substation. For example:

The property at 2316 Rusty Ridge Dr is a 0.51 acre parcel, 5 bedrooms/5 bathrooms, 3507 square ft. This homes estimated value, by the city, (which does not take into account interior renovations or upgrades) is \$23,0000 less than the neighboring property at 2328 Rusty Ridge Dr. The property at 2328 Rusty Ridge Dr is a 0.28 acre parcel, 4 bedrooms/5 bathrooms, 3732 square ft.

The property at 2142 Diamond Creek Dr is a 6 bedroom/4 bathroom, 4236 square ft home in Flying Horse (a very desirable neighborhood) has been listed for sale 4 times from September 2014 to June 2017. The home never sold. The backyard of this home looks straight into the gate of the Flying Horse substation. The estimated value of this home by the city is \$96,000 less than the house across the street. The property across the street at 2143 Diamond Creek Dr is 5 bedrooms/3 bathrooms and 4535 square feet.

Again, the city does not take interior upgrades into consideration when estimating the prices of these homes.

The only conclusion I can draw from these price discrepancies is that the view of the Flying Horse electrical substation directly effects the home value negatively.

I am a homeowner at 2717 Flintridge Drive, Colorado Springs, CO 80918. The installation of this new substation will be directly affecting my property value. I am also a licensed Real Estate Agent in the state of Colorado.

Allison Caley
6035 Real Estate Group
License #100098113
caleyrealty@gmail.com
(719) 238-5603