

## Stocker, Allison D

---

**From:** bruce finley <brucefinley13@gmail.com>  
**Sent:** Monday, May 6, 2024 10:29 PM  
**To:** Stocker, Allison D  
**Subject:** Re: DEPN-23-0254 - GOG Trading Post Parking Expansion

**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!**

Allison - I just wanted to remind you of my concerns as a neighborhood resident and fourth-generation resident of Colorado Springs of my opposition to any additional commercial expansion at the garden of the gods trading post and decisions by planning departments separately in Colorado Springs and Manitou Springs that play into plans for warehouse and parking commercial expansion. Even at current levels, the bright lights and noise are driving me nuts. Please, at least, ensure that the violations of the neighborhood residential zoning of the adjacent lot on Beckers Lane (306 Beckers Lane??) cease -- light, noise, industrial use compacting the parcel cease. That lot should be restored to be part of the natural riparian ecosystem that Garden of Gods wildlife require.

It really bothers me to think that city officials entrusted with managing an historic and beautiful natural space such as garden of the gods would allow any increase in the already highly incompatible private commercial exploitation of the terrain. Long-term, the city's economy -- let alone wildlife, ecosystems, the spirit of the Utes who inhabited the area -- will suffer because the increased degradation of the garden of the gods will make the whole place less appealing for visitation. This is the wrong location for commercial expansion. There's cool stuff in the trading post but this is not the place to sell more of it.

And enabling more vehicles traffic in a park already choked with traffic is absurd. Why proceed with such a plan? Would tour buses eventually make their way to the expanded parking lots? Is that the intention? I fear it will be the end result if the two cities cannot muster some smarter stewardship foresight.

I live in what is supposed to be a residential neighborhood on the south side of the trading post in Manitou and received a green card notifying me of the potential development with proposals submitted in both Colorado Springs and Manitou. I understand that Colorado Springs made assurances as part of a land swap deal. I understand and appreciate how that swap makes sense but there are serious perhaps unanticipated consequences ahead. Please address this problem in collaboration with Manitou Springs in a way that prevents further commercial activity and addresses the noise and light and land degradation. Natural values are the one thing that makes this whole area, and both of our cities, unique.

The problem is that trading post expansion - it is already the heavily-touted biggest trading post in the state, a huge sprawling complex, and apparently is committed to a perpetual economic expansion ideology. This is inconsistent with the natural values in the area and the residential zoning in Manitou Springs. In the past, the owners of this commercial enterprise have pushed for re-zoning to establish a warehouse.

Tonight, when I got home from work at 9:16 p.m. I saw yet again that the industrial lighting that illuminates the industrial-scale dumpsters on that adjacent lot owed by garden of gods south of the current trading post (306 Beckers Lane ??) was still glaring bright white light upward in the darkness. It's a sensitive time of year for deer in the area and other wildlife and yet the place is lit up like a Home Depot lot. In that now heavily-compacted residentially-zoned lot you can see wooden pallets, an old rail car, and employee parking by a service entrance where regular Cisco Foods and other delivery trucks move in and out during the mornings. Trash haulers raise the dumpsters high up and then pound them down -- exceeding the residential noise limits and disrupting all life in the area inside and outside the park boundary. An informal turnout from the road degrades a fragile meadow. Gates clank. Tourist wagons use megaphones as they approach the trading post. The scene has driven me to send you this hasty reminder note that the cities' decision-making must prioritize the long-term health of the area. Sorry if this sounds like a rant. I'm worried. --- Bruce Finley

On Tue, Jan 16, 2024 at 1:44 PM Stocker, Allison D <[Allison.Stocker@coloradosprings.gov](mailto:Allison.Stocker@coloradosprings.gov)> wrote:

Hi Bruce –

I just received your voicemail regarding the Trading Post, and hopefully I can help clear any confusion up about what is going on at that site.

Essentially, there are two different applications being reviewed regarding the Trading Post. The scope of work proposed within the City of Colorado Springs is solely an expansion of the parking lot on the northeast corner of the existing Trading Post building. Concurrently, there is a separate application being processed by the City of Manitou for a building expansion to the northeast corner of the existing building. The building expansion is outside the scope of my purview since the Trading Post straddles the jurisdictional divide between the two City's. I cannot speak to Manitou's review process or Code requirements related to this project. Below is are instructions for how to view all of the items submitted to the City of Colorado Springs, and I am sure if you reached out to Manitou, they can help get you more information on the building expansion piece.

To access the parking lot expansion application (DEPN-23-0254), please navigate to the following website: <https://aca-prod.accela.com/COSPRINGS/Default.aspx>

Once there: follow the below steps to view / download their application components.

1. Once on the main page, select “Planning”
2. This will take you to a “Search” page
3. Type in “DEPN-23-0254” (case-sensitive) into the search bar titled “Record Number”
4. The application page should then pop up.
5. Underneath the record number “DEPN-23-0254” there will be a drop-down called “Record Information”
6. Scroll down in the drop down bar until you get to “Attachments” and click

7. Under the attachments page, you will see everything the applicant has provided our Dept, and you should be able to review / download everything you are interested in.

I hope this helps. Please feel free to send along any additional comments or concerns that you may have on the project after diving into the documents further.

Thank you,



**Allison Stocker** (she/ her/ hers), *AICP*

**Planner II**

Planning and Community Development

City of Colorado Springs

Office: (719) 385-5396

Email: [allison.stocker@coloradosprings.gov](mailto:allison.stocker@coloradosprings.gov)

[Why Pronouns?](#)