PUBLIC COMMENT
Arrowswest Apartments
ZONE-24-0004 and DEPN-24-0039
4145 Arrowswest Drive

1. **Diane Sullivan**
March 9, 2024

Dear Sir,

The Waldo Canyon fire found me face down on my front lawn because nobody could get through traffic to pick me up. Only by the grace of God was my nephew able to get a policeman to let him through to reach me. Please, please stop the crazy overgrowth.

Sincerely,
Diane Sullivan

2. **Holly White**
March 9, 2024

Please, please, stop any and all apartment rezoning efforts at or near 2424 Garden of the gods road. This city is turning into complete chaos and our roads and overall infrastructure cannot handle more apartments!!! Fire evacuation routes and our safety are being ignored.

Holly White

3. **Judy Bilyeu**
March 9, 2024

I am and will continue to be in opposition to this rezoning. As one who's lived thru many fires here locally, this is a horrible choke point for attempt at evacuation. The west side does not have the ability to evacuate if needed. We don't need more apartments as now numbers show vacancy rates are 50% before the 9,000 apartments now being built. Stop this rezoning now.

4. **Michelle Krantz**
March 9, 2024

Dear Mr. Gray,

I see that Weidner Apartments has re-applied for the Zone Change at 30th & Garden of The Gods (across from Red Leg Brewery).

I understand that our city is already being overbuilt with apartments, but what I see as a greater concern in the specific case of Weidner Apartments is the fact that this intersection was a critical Choke Point during the Waldo Canyon Fire. Adding 222 apartments near this intersection will only make that worse.

By sending this email to you I am registering my strong opposition to this project and the impact that it will have on the Mountain Shadows Neighborhood.

Further, I believe the problem of emergency traffic is much greater than just Mountain Shadows. Just two weeks ago the wildfire on the Air Force Academy grounds could have forced an evacuation. If Woodman Rd was closed, where would all that traffic go to evacuate? Correct - over the hill and into Rockrimmon and Mountain Shadows.

The city planners have totally disregarded the west side, and totally ignored the critical science of Evacuation Planning.

Please do not approve Weidner Apartments from going forward.

Thank you,
Michelle Krantz
Pleasant Valley neighborhood

5. **Annelisa Moore**
March 9, 2024

Dear Mr. Gray,

We live in the neighborhood directly above this property and see the impacts of high numbers of people who frequent Red Leg brewery. The Weidner request for a 228-unit apartment complex is not what this land was intended for. Please preserve this zoning for business park use. The threat of safety in the event of wildfire evacuation is too risky and puts too many people's life in danger. The volume of people who already use this road to visit the Garden of the Gods is already concerning in the prime summer months (when fire danger is much more likely). Please consider not approving this proposal.

Thank you for hearing from those neighbors directly living around this area. We appreciate the opportunity for our voice to truly be heard and considered.

Annelisa Moore

6. **Debbie Anderson**
March 9, 2024

NO!! No more putting Public Safety behind developer Greed.

Debbie Anderson

7. **Anita Sickels**
March 9, 2024

Please, please vote this down. I live in Mountain Shadows. Having lived through the fire of 2012 and being terrified I would not make it out because of the traffic, I live in fear of a repeat scenario. This residential area has only one way in and out. Another dense housing complex may be the tipping point for loss of life in another wildfire scenario. You need to vote No!

Respectfully,
Anita Sickels

8. **Jill Combs**
March 9, 2024

I am writing about the proposed apartment buildings being built across from Red Leg brewery. My in-laws live in mountain shadows and that is right where they got stuck trying to get out of the neighborhood when the fire got too close. Adding apartments would be a nightmare and traffic is already ridiculous. Please, please, please stop putting the greed of the builders and developers above the safety of our community!

Jill Combs

9. **Lucille Dorsett**
March 9, 2024

Hello,
I am new to Colorado Springs, but already experienced my first really big scare with the Academy fire only about 5 miles north of my home here. I was watching the smoke closely and asking neighbors how I would know when it was time to evacuate. They told me several things, but the worst is that it could take hours to drive 5 miles south and east to get away from the fires because of the heavy concentration of people on the west side and the few routes out.
PLEASE do NOT allow any more apartments to be built on the west side of I-25 – especially in such proximity to the mountains and the entire western side of the city unescapable except south and east with only two roads to get out. This is terrifying to those who lived through the Waldo fire, and though I wasn't here, it is becoming terrifying to me, also. The citizens who live in this area should have a stronger voice in opposing any more housing communities that will put our safety at risk—than people with money who want to invest it in a risky proposal for residents.

Thank you for considering safety first for those of us who live here already!
Lucille Dorsett

10. **David Canales**
March 10, 2024

Hello Mr. William,

I'm a concerned resident in Mountain Shadows. Weidner Apartments wants to rezone 30th and Garden of the Gods again. This has me concerned because like it has already been stated and confirmed, we don't have the capacity to evacuate safely in case of another wildfire. It wasn't the case then and still is the case.

We had a fire pop up on The Academy a couple of weeks ago. Had winds picked up more and blown south, that's in trajectory. Those apartments could block our way of escaping. Do you want the deaths of children and families on your hands for allowing this? You're a good man. I know you don't. No matter what cost.

These Weidner Apartments also lost a lawsuit from tenants in Alaska from their lack of housing quality. Why in the world would anyone want an eyesore near a state park that brings thousands of dollars in revenue. You make more money keeping it away.

Also, parking in that area is already horrendous.

Please Mr. William I voted for you because I know you do what's right for us and I know you follow your values and morals. At the end of the day that's all we have and lay on our deathbed with.

Please reject this proposal.

Thank you,
David Canales

11. **William Manley**
March 10, 2024

I strongly object to the Weidner Apartments zoning change which would put developer greed ahead of public safety.

12. **Trinity Jones**
March 10, 2024

We don't want you to build!

13. **Diana Hendershot**
March 10, 2024

William,

I am writing this e-mail to **oppose** the Weidner Apartments planned for 30th and Garden of the Gods.

We have lived in Mountain Shadows for over 30 years and **lived through the Waldo Canyon Fire.** The traffic has only increased over the past 30 years, and we do not need another 222 apartments to add to the traffic issues on the west side. Regardless of the traffic studies they have completed, the studies do not reflect the high traffic at certain times of the day when people want to visit Garden of the Gods. The traffic going east starting at 4 pm is a grid lock due to the companies and county building on Garden of the Gods. Help us if we have another fire and folks cannot safely leave the west side.

The Red Leg Brewery has also added a lot of cars and people wanting to enjoy the beauty of our mountains and west side. There needs to be a parking area for all the cars who come to visit Red Leg Brewery.

Please do not allow the Weidner Apartments to proceed at this time. There is no traffic light by the Loaf & Jug, and it is next to impossible to take a left heading to Garden of the Gods.

Appreciate your time and please feel free to contact me for any additional questions.

Thanks,
Diana Hendershot

14. **Janet Jacobs**
March 11, 2024

Hello. I have lived in Colorado Springs since 1978 and am appalled at the unthought out development of this beautiful area. I am opposed to the rezoning and building of apartment buildings on 30th and GOG. Safety is the 1st issue. 2nd issue is too overcrowded for the area. Please don't let developers continue to ruin our beautiful Colorado Springs area.

15. **Summer Lajoie**
March 11, 2024

Dear William Gray,

Please except this email as a plea to stop the rezoning proposal to build high density Weidner apartments in the lot next to Red Leg.

As a parent, I am highly concerned for the safety of my children that attend Chipeta Elementary with the threat of another forest fire like the Waldo Canyon fire of 2012 if our neighborhood is overpopulated. The evacuation would be much more difficult if a fire happened on a school day. If you recall it happened in a Saturday, when most people were not at work or school. At least half of the students at the school are dropped off by car and would need to be picked up if there was an evacuation. It would be extremely difficult to drive into the neighborhood in an emergency evacuation as it is, let alone adding the population of a high-density development. I can't imagine how devastating it would be if this development were a main cause for the injury or death of school children.

It is completely irresponsible of the city to allow high density apartments to be built in this tight foothills corridor. The roadways simply are not sufficient for an emergency evacuation with a large increase in population.

I also fear the traffic will increase tremendously and make it much more difficult to commute in and out of our neighborhood daily. This will most likely also impact the accessibility to Garden of the Gods, which is one of the biggest attractions for tourism in our city and a large contribution to the revenue of our local businesses, especially for restaurants and shops.

This high-density development would surely have a negative impact on business owners and residents in the Mountain Shadows area.

I suggest that the developers change their plans to look something similar to the Artemis at Spring Canyon that exists across the street, with a smaller density of new residents. This would be much more agreeable and considerably safer for our community.

Thank you for hearing my plea,
Summer Lajoie

16. **Jo Murto**
March 11, 2024

Dear Mr. Gray,

I am a homeowner in Rock Rimmon. I am opposed to high density housing at 2424 Garden of the Gods Rd. I am in favor of high-density housing in areas near downtown or on major transportation routes. There MUST be some effort and resources from the civic authorities behind the preservation of our less dense more established neighborhoods. I bought a home in an established neighborhood because I didn't want to be in a crowded area.
I'm terrified of fire evacuation bottle neck traffic in an already congested area of town. The fire on the AFA property last week was disconcerting enough. We need to stop squeezing high density housing on lots designed for single family homes in well-established neighborhoods. There are plenty of empty lots, east of I-25.

Sincerely,
Jo Murto
Jo's Woodturning Designs

17. **Connie Miller**
March 12, 2024
Dear Mr. Gray,

I am a homeowner in Mountain Shadows. I am increasingly concerned about the amount of growth and apartment builds all over our city and particularly the proposals to build more apartments in the areas near Garden of the Gods Rd. And 30th Ave. I respectfully request that city council rule against the proposal submitted for the Weidner Apartment Plan for the following reasons:

1. City Council ruled on the 2424 Project (directly across the street from this proposed development) that any increase in density at the corner of 30th St. and GOG Rd would be detrimental to the public interest, health, safety, convenience, or general welfare. The City Council's decision was upheld by the District Court and the Court of Appeals. City officials took an oath of office to uphold the law. The rezone will not comply with 7.5.603.B.1 of the rezone criteria. The city planner should not approve this project.

2. The Project has asserted that the rezone will comply with the Hillside Overlay standards. The Project does not comply with 10 of the Hillside Development Ordinances, nor does it comply with 20 of the Hillside Development Guidelines (HDG). The current average height of the buildings running along GOG Rd are 23 feet tall, this Project proposes 38-foot-tall buildings which do not fit in with the surrounding area. The HDG are to reduce height and density the closer the developments approach the hillside. The 38-foot-tall buildings will block the silhouette of the hillside from the public right-of-way on GOG Rd, which is a major violation of the HDG. The significant increase in density is also a major violation of the HDG. City Council rejected the 2424 Project for these reasons and its decision was upheld by the District and Appellate Courts.

3. The Parkland Dedication Ordinance (PLDO) requires 5.5 acres of land for every 1,000 residents. The current Level of Service (LOS) for our Foothills area is 2.0 acres per 1,000 people which is the worst LOS in Colorado Springs for a mature area. The Project Statement indicates the residents in these 222 units will have easy access to the existing parks. The closest Neighborhood Park is the Mountain Shadows Park which is 1.9 miles away. The PLDO Criteria Manual indicates Neighborhood Parks are "walk-to" parks - "Every residence should have reasonable access to a Neighborhood Park". Most people will agree that 1.9 miles is not reasonable. The very poor PLDO LOS was a third reason that the City Council disapproved of the 2424 Project.

A concerned citizen
Connie Miller

18. **Jackie B. Carr**
March 12, 2024

Mr. Gray,

I have attended 2 meetings regarding this project on the corner of Garden of The Gods Road and 30th Street. The developers have ignored the input from the community and homeowners. We are TOTALLY AGAINST THIS DEVELOPMENT for many reasons, as follows.

The developer's proposal is to rezone, which would allow for a 222-unit multi-family development. One of the very large 3-story apartment buildings runs along Garden of the Gods Rd (from Arrows West all the way to 30th Street).

1. City Council ruled on the 2424 Project (directly across the street from this proposed development) that any increase in density at the corner of 30th St. and GOG Rd would be detrimental to the public interest, health, safety, convenience, or general welfare. The City Council's decision was upheld by the District Court and the Court of Appeals. City officials took an oath of office to uphold the law. The rezone will not comply with 7.5.603.B.1 of the rezone criteria. The city planner should not approve this project.

2. The Project has asserted that the rezone will comply with the Hillside Overlay standards. The Project does not comply with 10 of the Hillside Development Ordinances, nor does it comply with 20 of the Hillside Development Guidelines (HDG). The current average height of the buildings running along GOG Rd are 23 feet tall, this Project proposes 38-foot-tall buildings which do not fit in with the surrounding area. The HDG are to reduce height and density the closer the developments approach the hillside. The 38-foot-tall buildings will block the silhouette of the hillside from the public right-of-way on GOG Rd, which is a major violation of the HDG. The significant increase in density is also a major violation of the HDG. City Council rejected the 2424 Project for these reasons and it's decision was upheld by the District and Appellate Courts.

3. The Parkland Dedication Ordinance (PLDO) requires 5.5 acres of land for every 1,000 residents. The current Level of Service (LOS) for our Foothills area is 2.0 acres per 1,000 people which is the worst LOS in Colorado Springs for a mature area. The Project Statement indicates the residents in these 222 units will have easy access to the existing parks. The closest Neighborhood Park is the Mountain Shadows Park which is 1.9 miles away. The PLDO Criteria Manual indicates Neighborhood Parks are "walk-to" parks - "Every residence should have reasonable access to a Neighborhood Park". Most people will agree that 1.9 miles is not reasonable. The very poor PLDO LOS was a third reason that the City Council disapproved of the 2424 Project.

Additionally, the "traffic study" was done at an inappropriate time and over a year ago. The traffic on GOTG Rd has increased substantially since the traffic study was done. I also have grave concerns about being able to get out of Mountain Shadows in an emergency. On ordinary days at rush hour it takes considerable time to get out of this area.

Jackie B. Carr

19. **Paula Wyatt**
March 12, 2024

Mr Gray,

I am writing because I got notice that there is pending approval for the Weidner Apartments by Red Leg at 30th and GOG.

I have lived in Mountain Shadows for 23 years. And until 2012 I have never been frightened like that before. We were stuck for hours trying to escape our home and get on I 25 at Garden of the Gods. We have been concerned about the addition of some large apartment complexes at the entrance to Garden of Gods Park. I have not only safety reservations and the city's unwillingness to use a free software modeling program. But I am also saddened by the fact that the entrance to the city's Gem is going to be contesting and unsightly to locals and tourists alike. That is one of the things I loved about Colorado Springs when I moved here in 1991 as a military spouse. When my husband moved on I stayed here for the love of the city.

As I recall there was also some issues with the ability to have parks nearby for residents of this area. And given that this area was here initially we should also have parks for our recreation.

I truly do not understand why the city wants the developers to take over when all they are doing is decreasing the quality of our city. Decreasing quality of life for those that already live here. I am sure there are other places in this area to build apartments that can accomplish what you want without harming preexisting neighborhoods and endangering those that live in this area. Safety should be the cities primary concern. And I do not feel that it is from what I see on the news where several neighborhoods are having issue with egress.

Please consider those that live here. Slow it down and do the studies. Talk to residents and don't just green light every project submitted.

Paula Wyatt

20. **Debbie Anderson**
March 12, 2024

Please do NOT approve this request of rezoning.

1. Any increase in density at the corner of 30th St. and GOG Rd would be detrimental to the public interest, health, safety, convenience, or general welfare. The City Council's decision was upheld by the District Court and the Court of Appeals. City officials took an oath of office to uphold the law. The rezone will not comply with 7.5.603.B.1 of the rezone criteria. The city planner should not approve this project.

2. The Project has asserted that the rezone will comply with the Hillside Overlay standards. The Project does not comply with 10 of the Hillside Development Ordinances, nor does it comply with 20 of the Hillside Development Guidelines (HDG). The current average height of the buildings running along GOG Rd are 23 feet tall, this Project proposes 38-foot-tall buildings which do not fit in with the surrounding area. The HDG are to reduce height and density the closer the developments approach the hillside. The 38-foot-tall buildings will block the silhouette of the hillside from the public right-of-way on GOG Rd, which is a major violation of the HDG. The significant increase in density is also a major violation of the HDG. City Council rejected the 2424 Project for these reasons and it's decision was upheld by the District and Appellate Courts.

3. The Parkland Dedication Ordinance (PLDO) requires 5.5 acres of land for every 1,000 residents. The current Level of Service (LOS) for our Foothills area is 2.0 acres per 1,000 people which is the worst LOS in Colorado Springs for a mature area. The Project Statement indicates the residents in these 222 units will have easy access to the existing parks. The closest Neighborhood Park is the Mountain Shadows Park which is 1.9 miles away. The PLDO Criteria Manual indicates Neighborhood Parks are "walk-to" parks - "Every residence should have reasonable access to a Neighborhood Park". Most people will agree that 1.9 miles is not reasonable. The very poor PLDO LOS was a third reason that the City Council disapproved of the 2424 Project.

Thank you,
Deb Anderson

21. **Jeanne and Vic Gregor**
March 10, 2024

Dear Mr Gray,

We live at 2855 Rossmere Street in Mountain Shadows.

We have been advised that Weidner Apartment Project has applied for rezoning to build 222 multi-family units along the south side of Garden of the Gods Road up to 30th Street. The City Council ruled on the 2424 Project that any increase in density at the corner of 30th St and Garden of the Gods Road would be detrimental to the public interest, health, safe, convenience, or general welfare. As a resident of Mountain Shadows, we are extremely concerned about fire evacuation and would not want to add congestion to this area in such an event. This issue has already been addressed and we recommend that you do not approve this project as the rezoning does not comply with 7.5.603.B.1 of the rezone criteria.

Also, we understand that this proposal does not comply with other development ordinances and guidelines for the area. Consequently, it would create an exception that would increase population density and add buildings that are not aligned with the overall look of this area. Garden of the Gods Road is a major tourist route to the Garden of the Gods Park and the city needs to be concerned with the impression people have when they visit Colorado Springs.

Please do not approve this rezoning proposal for the safety of Mountain Shadows residents and the image of our city.

Sincerely,
Jeanne and Vic Gregor

22. **Lawrence Star and James Berdon**
March 12, 2024

Dear Mr. Gray,

Attached please find our public comment submission regarding the proposed rezone from BP (Business Park) to MX-M (Mixed Use Medium Scale) and a 222-unit Multi-Family Development.

The letter contains our rational for why we believe this request should be rejected **(see "PC-1_Star Berdon Document" attachment)**.

Sincerely,

Lawrence Starr and James Berdon

23. **Kya Bryant**
March 12, 2024

I can't believe these people keep applying after all the valid information given about why these apartments would be a horrible and detrimental idea. I am enclosing a copy of a letter (**see copy of letter below**) sent to us by the Mountain Shadows owners association who are responsibly keeping an eye on these disreputable people who don't care about anything or anybody other themselves and their wallets. SHAME ON THEM! I am another voice to implore you to turn them down once and for all.

"(Weidner Apartments has re-applied for the Zone Change at 30th & Garden of The Gods. Across from Red Leg Brewery.

For those that have been following the 2424 project and now this Development, YOUR help is needed. Regardless of what the media has stated about the City being over built with Apartments, This intersection was a critical Choke Point during the Waldo Canyon Fire. Adding 222 apartments will only make it worse.

Please send Bill Gray an email stating your opposition to this project and the impact that it will have on the Mountain Shadows Neighborhood. However, it much greater than Mountain Shadows. Just two weeks ago the wildfire on the academy grounds could have forced an evacuation. If Woodman Rd was closed, where would all that traffic go to evacuate. Correct - over the hill and into Rockrimmon and Mountain Shadows. The City has totally disregarded the west side, and totally ignored the SCIENCE of Evacuation Planning. Watch this space for more information.

Email William.Gray@Coloradosprings.gov and tell them no! No more putting Public Safety behind developer Greed. The deadline is March 18. Don't wait, email now.)"

Thank you,
Kya Bryant

24. **Judy Bilyeu**
March 12, 2024

The decision should not be that of the developer, rather we the citizens when it comes to rezoning. This a must, that intersection, especially during high tourist times is treacherous at best. I watched an ambulance try to negotiate getting someone in garden of the gods but had difficulty with getting onto 30th from Garden of the Gods Road due to congestion.

We would appreciate confirmation at your earliest convenience via email, that both files have been successfully received.

Best Regards

Lawrence Starr

25. **Joe Wyatt**
March 13, 2024

Mr. Gray,

As a longtime resident of Colorado Springs and more specifically the Mountain Shadows area I wanted to write to you and voice my objections to the proposed apartments under consideration called Weidner. I believe the area of construction is just south of the intersection of 30th and Garden of the Gods rd.
Firstly, I object because the project is in violation of the city council's previous position on the 2424 project. It that case the council said increasing the density of housing was detrimental to the welfare of the area. I fail to see how moving the project across the street from 2424 lessens anything council said when they declined the 2424 project.

The weidner project will not be in compliance with Hillside development/overlay standards. That is, 38 foot tall buildings do not fit in with the surrounding area.

Increasing the density will adversely affect the area parks. Especially since the project does not require the development to make more park space, they are just fudging by including already existing space which is in my neighborhood. It is not reasonable to expect residents of that area to travel almost 2 miles to use a park. Thus, for the reasons cited I am against allowing the construction of more and denser housing in that area. I with an absolutely certainty we barely avoided a bigger disaster with the Waldo Canyon fire in 2012. Adding more people to the area will ensure that more die in the next disaster.

Sincerely

Joe Wyatt

26. **Becky Elder**
March 13, 2024

Dear Mr. Gray,

I have lived in this region for over forty years. My father and myself have held public positions. My children were raised to adulthood here. My parents are both buried here. I have had two successful businesses here. This is my home. While I can understand the need for housing, I don't understand the need to take away from the natural beauty of the area you are wanting to push this project. There are animals that use this area who will be forced to leave their ancestral homes. They may or may not continue to thrive. I seriously doubt that any developer cares about that. The closeness to the GoG park will certainly ensure damages there and a loss of peace for all of us who value this place.

Just say no! Don't allow this. Push such work towards the center of town where there is already a built out region and NOT a thriving herd of bighorn or other animals. Sheesh. Why do people in the government continue to press for such awful projects. We are destroying the very beauty of the whole that creates this place... If such projects are allowed to continue, we may as well be 'Anywhere, USA' as it will reveal how little the powers that be cared for the sense of place.

That will be a big shame and you will carry some of that if you continue to allow this to proceed over the voices of the residents (and the unheard voiced of the wilds).

Just say no. Thank you for your time.

Becky Elder
Manitou Springs

27. **Nora Gledich**
March 13, 2024

I am writing, once again, to express my concerns regarding the application for development of the land at 30th St and Garden of the Gods Rd as Multi Family.

As much as Weidner or any developer will provide an application that indicates the safety of the surrounding neighborhood is secure, it simply is not and it never will be. The traffic studies and the Fire Chief are simply wrong when they indicate that the area is safe for further development of housing of any type. As a survivor of the Waldo Canyon fire, I know first hand what it was like to be a resident in a community burning down in flames. This community has expressed our concerns for bringing in more people for 12 years. For 12 years since the fire, nothing has been done to provide for better evacuation in and around the surrounding communities. The solution to providing great safety to the community is NOT to allow for more housing of any type. More housing is more people to evacuate in an area that cannot be evacuated safely in the first place.

As much as Weider and any developer will provide a proposal that indicates they are abiding by the Hillside Overlay Standards and Development Guidelines, they are not. I am concerned that no one really pays attention to the Hillside Standards or guidelines, or worse yet, just bury their heads in the sand because the guidelines really make it hard for development in and around the area. The size of the multi family structures alone are against the guidelines. This same situation existed with the request to change zoning for development of multi family housing for the property at 2424 Garden of the Gods Rd. Even the City Council (at that time) and the Courts believed the development of multi family housing should not occur at that site.

Further, there is not an appropriate amount of park property to serve the residents of this property. The Mountain Shadows neighborhood park is pretty far away to be considered convenient. At this time, the city guideline for 5.5 acres of park area per 1000 residents is not followed. Again, the answer at this time to the park land issue, is not to add additional people until there is a solution.

The Weidner application states that the project will be harmonious to the neighborhood. This is simply not true. At the neighborhood meeting, a large number of people came to express how this application is not harmonious. I see nothing in the application that addresses the neighborhood meeting concerns.

Last, I want to re-state my disappointment that the Unified Development Code has removed the citizens from the planning and development process in the city. I do not get the same access to the City Council that I had prior to the passing of the UDC. More influential power was given to the Planning Commission. As a citizen of Colorado Springs, I did not elect the Planning Commission. They should be advisory only with no decision making power. The power should be with the elected officials. So, I am sending my elected officials my thoughts regarding this application. I can only hope that they will consider the citizens before considering developers. One can only hope.

Sincerely,
Nora Gledich

28. **Chris Paul**
March 13, 2024

Mr. Gray,

As a 35-year Colorado resident, the past 25 here in Colorado Springs, I'd like to go on record with you and City planning - my opposition to the proposed development.

Public safety first!

Sincerely,
Chris Paul

29. **Nicholas Gledich**
March 14, 2024

Dear Mr. Gray (Copy to City Council),

I am emailing you to express concerns regarding the proposed Weidner Apartment Complex located at 30th Street and Garden of the Gods Road. As you may recall, the developer held a neighborhood meeting on November 9, 2023, where there was a significant turnout of community members providing strong objections to this project **and** viable solutions to several of the concerns. I am told that based on the plans submitted, the developer failed to amend anything in their original plans based on those public comments. I find that

disappointing and can only believe that the developer disregards the community's voice and the community. Do we as a city want our community to be completely ignored? I would think a stronger partnership would go a long way. Will the city condone that lack of partnership and that lack of response to public concerns and viable ideas?

Please note that I support all the concerns provided to the city from the Mountain Shadow's Association. Specifically:

- Any increase in density at the corner of 30th Street and Garden of the Gods Road would be detrimental to the public interest, health, safety, convenience, or general welfare.
- The project does not comply with 10 of the Hillside Development Ordinances, nor does it comply with 20 of the Hillside Development guidelines (The current height of buildings running along the Garden of the Gods Road are 23 feet and this project proposes 38-foot-tall buildings.)
- The Parkland Dedication Ordinance requires 5.5 acres of land for every 1,000 residents. (The current Level of Service for our Foothills area is 2.0 acres per 1,000 people which is the worst in Colorado Springs for a mature area.)
- The project states that the residents in the 222 units would have easy access to existing parks (The closest Neighborhood Park is the Mountain Shadows Park which is 1.9 miles away- the criteria states that the parks are “walk-to-parks”.) I am not sure 1.9 miles is reasonable.

In closing, the application states that the project will be harmonious to the neighborhood. How can that be true when the developer completely ignored the community? **In my opinion, with all the reasons stated above and the lack of community spirit, how can this project move forward?** I sincerely hope that you will consider the community as you move forward.

Sincerely,
Nick Gledich

30. **Harvey Karlsen**
March 14, 2024

This massive apartment building plan is completely inappropriate for that intersection of 30th street and Garden of the Gods Rd.
I can easily imagine commuters having to wait at the traffic signal an added 10 to 15 minutes to proceed on their way to work.
I grew up in the heart of New York City.
You will add to the destruction of a lovely part of Colorado Springs. Imagine thousands upon thousand of tourists headed to Garden of the Gods encountering the traffic, the congestion, the eyesore that city planners allowed at the intersection of 30th and Garden of the Gods Rd.
Mr. Gray, please halt this disaster in the making.
Please protect the beauty of Colorado Springs.

Sincerely,
Harvey Karlsen
(Colorado Springs resident for 40 years.)

31. **Dorothy Macnak**
March 14, 2024

Dear Mr. Gray,

Regarding the proposed zone change requested by the Weidner company, they knew what the zoning was when the land was purchased. Weidner isn't in the industrial building business. That company is in the apartment building business. Weidner felt confident that, at some point, the city would grant them a zone change. Why was that? Is the city a pushover for any developer asking for a zone change, and developers know that?

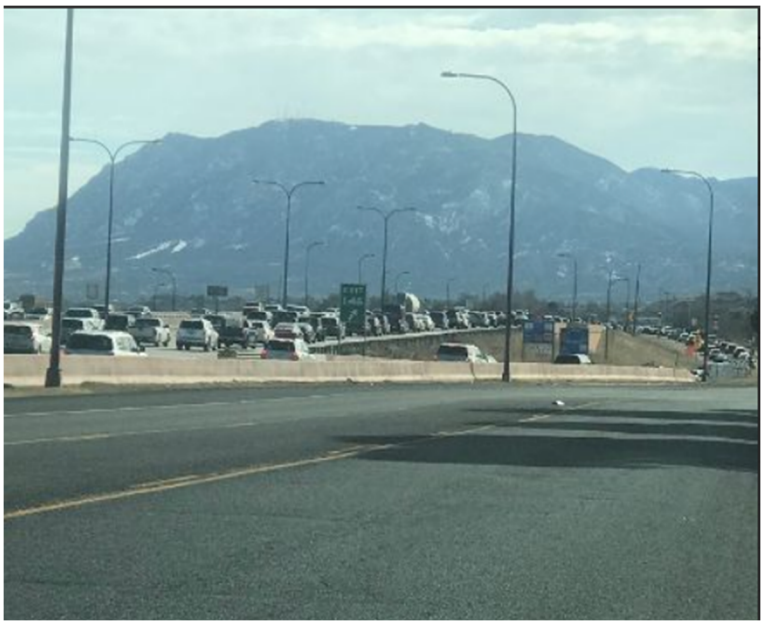
Weidner, does not have a good reputation. They lost a class action lawsuit brought by their tenants in Alaska https://www.youtube.com/watch?v=8sVclbr077Y . Here in Colorado Springs as in many other cities, numerous complaints have been made against Weidner painting a picture of a company that does not maintain their properties and does not care about their tenants.

This zone change and project plan is not good for the westside nor for our city as a whole. Garden of the Gods Road is widely recognized as the gateway to Garden of the Gods Park and National Natural Landmark. Tourism is too important to this city to not keep this area as scenic and uncongested as possible.

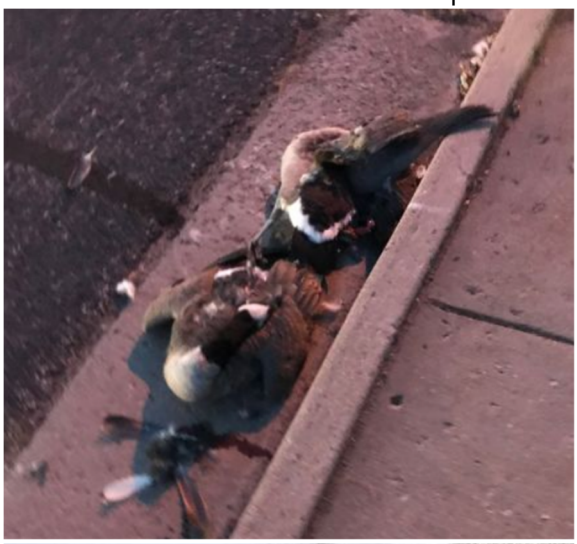
Many of the same issues exist for Weidner's plans for 30th and GOTGR as existed for the Vision Properties' plans that had been proposed for 2424 GOTGR, across the street, but were rejected. Even the bighorn sheep enter into this as tourists at Red Leg enjoying their beer outside can use binoculars to watch the bighorn on the open space at 2424 (the bighorn that are there deliberately and regularly). Wildlife watching brings in over a billion dollars annually to Colorado, and the bighorn enable our city to have a substantial slice of that pie. Here is a still photo from a drone video showing bighorn on the open space at 2424 GOTGR with Red Leg (upper right of the photo) in the distance. If the apartments are built, the view will be lost to Red Leg's customers.

https://www.dropbox.com/s/ocaxhem5of3b0d3/2022-01-03.0012.1%20Bighorn%20%26%202424.mp4?dl=0

Currently traffic in the area is horrendous -- the result of previous poor city planning. You already know about the fire evacuation concerns. But traffic is bad everyday. Beginning about 3:30 in the afternoon, traffic starts backing up on Garden of the Gods Road as far back as Centennial Blvd and all the way to the highway and to Nevada Avenue. The following photo shows the typical congestion as backed-up traffic from west GOTGR attempts to enter I-25.

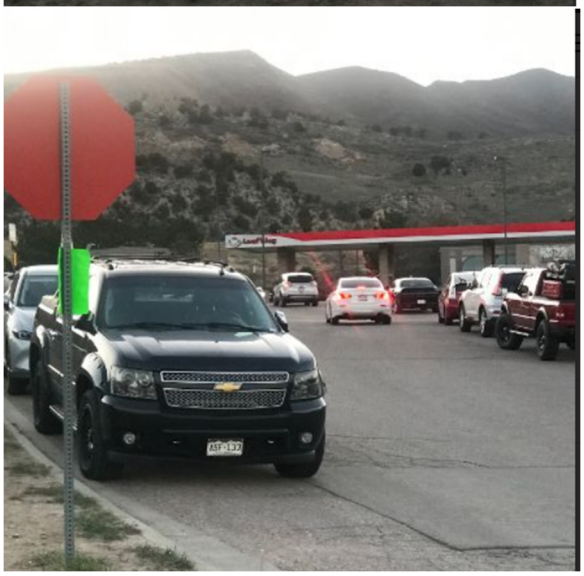


As a result of the daily back-ups on GOTGR, drivers are using Elkton to Rusina to Tech Center Drive to Rockrimmon Boulevard as a high speed bypass to get to I-25. The result for people exiting Pinecliff is they have to "put the pedal to the metal" while hoping to God that someone isn't racing north down Elkton. And wildlife is being killed regularly (photos are of geese killed on Elkton and Rusina/Tech Ctr. Dr. that I removed from the center of those roads -- examples from the substantial increase of these incidents in recent years).



It's a mess that will only get worse with the addition of more apartments on Garden of the Gods Road (apartments that are unneeded as thousands of units sit empty as I write this, and thousands more are already approved for construction).

The parking at Red Leg is also a mess (please see, below, photos of overflow parking at the proposed project site). That situation is a testament to past poor city planning that needs to be corrected and minimized with wiser decisions being made now (i.e. rejecting this rezoning and proposed project plan at GOTGR and 30th).



An important lesson from the Waldo Canyon Fire was that density must taper off heading into the WUI or wildfires will become urban fires. There must be defensible space. There must be uncongested evacuation routes. If city council and city planning truly care about WUI neighborhoods, they will adopt into the UDC the WUI Code which addresses, among many other things, the "*number of structures allowed in areas at risk from*

wildfire, plus setbacks (distance between structures and distance between other features such as slopes)." https://planningforhazards.com/wildland-urban-interface-code-wui-code .
Does a ballot initiative have to be brought to **force** sensible planning for hazards in Colorado Springs' WUI areas?

In the 2424 GOTGR rezoning legal case, the court of appeals determined "*"2424GOTG attempts to discount all of this testimony because it was not from experts. But **the testimony of "concerned citizens" constitutes competent evidence** too.*
In addition to public testimony about traffic and evacuation concerns, there is evidence in the record of other detrimental impacts on the "public interest, health, safety, convenience or general welfare" as well. Among other things, residents testified about the impact of the development on the local bighorn sheep population, views in the area, and the natural landscape."

It is my hope that the planning commission and city council will side with the competent evidence of citizens and vote to deny this rezoning request and project plan should it come before them.

Sincerely,

Dorothy Macnak
Westside Colorado Springs resident for 35 years

cc: city council
planning commission (care of their staff liaison)

32. **Kurt**
March 14, 2024

Bill,

I am writing to you to protest against the Weidner proposed development at the corner of Garden of the Gods Rd and 30th. As a longtime resident (40 years) in the local neighborhood I have seen a lot of development along Garden of the Gods Rd. Fortunately, to date none of the developments have severely impacted the view of the foothills North of Garden of the Gods.

I attended the meeting on Nov 9, 2023 and the plans presented for this development show that they will severely impact the view of the foothills. They did not provide any proof that they comply with the Hillside Overly requirement. I think it is incumbent upon you in your official position to require that they actually comply and show definitively prior to plan approval, that they conform to every detail of the Hillside Overlay requirement. It is not sufficient for a developer to merely state, "We comply". If they know that they comply then they must have performed all the analysis and so they should be able to submit all the plans and drawings that verify compliance. I do not want this to be another botched job like the Colorado Springs Utilities water storage tank which does not comply with rules and regulations.

Blessings,
Kurt

In a world where you can be anything, "BE KIND".

33. **Alicia Jumonville**
March 15, 2024

Dear Bill Gray,

I hope this letter finds you well. I am writing to express my deep concern regarding the proposed re-application for the Zone Change at 30th & Garden of The Gods by Weidner Apartments.

In light of recent events, particularly the devastating Waldon Canyon Fire in Colorado Springs, it is imperative that we reconsider the implications of adding 222 apartments to this area. The intersection in question holds critical importance, especially during emergency situations like wildfires.

The Waldon Canyon Fire highlighted the vulnerabilities of our evacuation routes, and adding more residences to this area will only exacerbate the existing challenges. The Mountain Shadows Neighborhood, as well as surrounding areas like Rockrimmon, face significant risks in the event of another wildfire or similar emergency.

Moreover, recent incidents such as the wildfire on the Academy grounds serve as reminders of the potential threats faced by our community. The lack of proper evacuation planning and disregard for the west side of the city pose serious concerns for the safety and well-being of residents.

I urge you to consider the broader impact of this development on our community and to prioritize the safety of residents above all else. Please take into account the concerns raised by myself and others who oppose this project.

I implore you to listen to the voices of the community and to act in accordance with the best interests of all residents. The stakes are high, and it is crucial that we address these issues with urgency and foresight.

Thank you for your attention to this matter. I eagerly await your response and hope to see measures taken to address these concerns promptly.

Sincerely,
Alicia Jumonville

34. **Julia Owens**
March16, 2024

Dear Mr. Gray,

Why is this above listed proposed zone request any different than the 2424 GOG proposed development, which was denied? If the city approves this, is the city going to be liable for lawsuits from the 2424 GOG corporation's previously denied request? The facts remain the same for this area.

Please review the past arguments for 2424, (which is across the street from Arrowswest, at the same intersection), as to why this zoning change should also be denied. It should not even be on the table for consideration! The uniqueness of this area, as the gateway to Garden of Gods, (a global tourist destination), is to be preserved for generations, and not made into another ugly, horrendous, communistic style, apartment complex that blocks the precious foothill views of Colorado Springs.

Do not allow the destruction of this landmark area for corporate greed. We have over 5,000 vacant apartments in Colorado Springs. Why is this over-building being pushed, especially into the WUI? Then there is the public safety issue of adding 228 units ~ 350 plus cars at a critical evacuation choke point. The courts already confirmed these concerns as being valid for this WUI area. Please do not acquiesce to a developer, who was certainly informed of the land's current zoning, prior to their purchase of it. Doing so would be at the expense of both human life, and wildlife, due to increased traffic, evacuation risks, and likely human encroachment onto areas the non-migrating Big Horn Sheep are present. Instead, create a legacy of preservation; facilitate the adoption of the WUI Code.

Our elected officials, and appointed planning officials, have an obligation to serve the citizens of Colorado Springs, and not the money interests of corporate developers. Do not be afraid to take a stand; be a David vs. Goliath, and protect our environment, and community. It takes courage to lead, stand strong, and do what is right.

Respectfully,
Julia Owens,
Colorado Springs

35. **Deborah Dirscherl**
March 16, 2024

Mr. Gray:

As a resident of Mountain Shadows since 1985, I strongly oppose the proposed addition of a 222-unit multi-family development. I attended the neighborhood meeting last fall, which many residents attended and voiced objections. Yet, Weidner continues to move forward with this project. I feel the residents are not heard, only the money of developers.

I was evacuated during the Waldo Canyon Fire and feel added density to this intersection would greatly impact traffic and congestion and would be an additional hindrance in the event of another evacuation. You have heard the objections, i.e. public safety, non-compliance with the Hillside Overlay standards, etc., so I won't reiterate them, but I do concur with those issues.

I love the west side of Colorado Springs, particularly Mountain Shadows. This is where my children grew up and where we have resided for 38 years. Our open space is shrinking all the time and the future of Colorado Springs is worrisome. I am hopeful this rezoning request will not be granted.

Thank you,
Deborah Dirscherl

36. **Hank Scarangella**
March 16, 2024

Hello Mr. Gray,
This input is about the rezoning proposed on Garden of the Gods Rd. next to Red Leg Brewery. I have no strong opinions about the project at this point but I do have a question.

The 2424 GOG project was disapproved by Council, and upheld by the courts, based on public safety. Do not those same safety concerns apply to this proposal, just a few hundred feet away from 2424 GoG?

Hank Scarangella

37. **Chistine Baker**
March 17, 2024

Dear Mr. Gray,

Regardless of what the media has stated about the City being over built with Apartments, This intersection was a critical Choke Point during the Waldo Canyon Fire. Adding 222 apartments will only make it worse.
I am writing to state my opposition to Wiedner Apartments at 30th St and Garden of the Gods Rd and the impact that it will have on the Mountain Shadows Neighborhood. However, it much greater than Mountain Shadows. Just two weeks ago the wildfire on the academy grounds could have forced an evacuation. If Woodman Rd was closed, where would all that traffic go to evacuate. It would need to go over the hill and into Rockrimmon and Mountain Shadows. The City has totally disregarded the west side, and totally ignored the SCIENCE of Evacuation Planning.

Regards,
Christine Baker
Peregrine Resident

38. **Donald Jones**
March 17, 2024
Please do not let this happen! We have enough apartment and townhouse clutter in our city that isn't 100% occupied. The beauty of our city is being removed as more and more of our open spaces are being stuffed with eyesores.

Not only is our evacuation safety being threatened with the very real potential for another wildfire, but the "quality of life" for all of us continues to be put in further jeopardy. A park in this location would be a much more useful and enjoyable approach for our citizenship.

Thank you for your consideration on this request.

DJ

39. **Kathleen Saporito**
March 17, 2024

Please do not go forward with the rezoning of the property on Garden of the Gods road by RedLegs. The last thing the Westside needs is another 500 cars on a narrow, two lane road. Stop turning this town into Denver South.

Respectfully
K Saporito

40. **Mountain Shadows Resident**
March 17, 2024

Mr. Gray,

I must share my concerns about the proposed zone change above. They are the same ones I had with the proposed zone change at 2424 Garden of the Gods Road, since it is located only yards away. The building boom that has occurred over the last couple of years in the area without taking emergency evacuation into account makes the neighborhood extremely risky to live in. Building another multi family housing complex in that location will worsen the evacuation choke point for those of us who live along Flying W Ranch Road. Please consider:

1. The Flying W Ranch is adding a rodeo arena that will accommodate 5000 spectators. That will make evacuation far more dangerous. I live about a block away from the Ranch on a dead-end street, along with several others in our area. Remember that the Waldo Canyon fire destroyed over 370 homes here, many of them in the Parkside neighborhood, and killed two of our neighbors in 2012. When we must evacuate again, consider that the Ranch may also have to evacuate perhaps 6000 spectators, employees, cattle, horses, food trucks, tour buses, cars, vans, etc., all from Chuckwagon Road onto Flying W Ranch Road, competing with all the other homes in the neighborhood. There are only a few streets that connect to larger thoroughfares (Chuckwagon, Vindicator). There are houses grouped on dead end streets or loops that have no egress; you get into and out of them at Flying W Ranch Road, creating mini choke points. For example, the street I live on has about 35 houses on it, and the only way in or out is at Flying W Ranch Road. Emergency vehicles will not be able to get through because the roads will be at a standstill, especially considering apartment dwellers, businesses and /or hotel occupants also needing to evacuate. During a City Council meeting when Councilmember Donelson asked whether the second traffic study considered special events at the Flying W Ranch, the study representative admitted that it had *not* considered these events. The Ranch's operating times used to be from May to October. Now they are hosting special events. One rumor is that they are adding several store fronts on the ranch now, so it sounds as if they are planning to be open all year. The least the City could do is to provide more evacuation routes. Using the free FLEET evacuation modeling tool would be the best way to accomplish this.

2. We are approaching a water crisis as the Colorado River dries up. Where is this water going to come from? What about water to put out fires?

3. One City Planning Commissioner made a snarky comment at the conclusion of one meeting on 2424 Garden of the Gods Road that the Mountain Shadows neighborhood is NOT a death trap, and he'd be more concerned about selling his house. I would like to point out that my homeowners insurance rates went up drastically this past year, probably because we're in a Wildland Urban Interface (WUI). We negotiated a new plan to pay $6K last year. Now, the wildfire risk is so high that some insurers will not insure homeowners who live in a WUI. If our insurance company decides they won't cover us, and there's no state assistance fund to help us, we won't be able to sell our house, either, because most people cannot obtain a mortgage without homeowners insurance. So yes, selling our home would be concerning if we couldn't sell it. Adding apartments to the location above without regard to emergency evacuation will give the insurance companies another reason to deny coverage. Also, might insurance companies not cover the apartment buildings there because of risk? https://coloradosun.com/2022/12/30/colorado-property-insurance-wildfire-risk/

We chose to buy our home in Mountain Shadows 18 years ago because of its unique location. We love the views, hiking trails, and parks, and especially the presence of so much wildlife. There was an acceptable risk in choosing the neighborhood that chose. Now, however, the overbuilding; Flying W Ranch's expansion; the callous attitude of the Fire Department, County Commissioners, and some City Council members; and the possibility that we cannot get affordable homeowners insurance (or perhaps none at all) are changing the risk level to one that is unacceptable, in addition to losing the amenities we enjoy. If this development is approved, it will detract from the beauty of the area; the streets, parks, trails, and schools will become overcrowded; wildlife

will be greatly impacted; and our property values will likely plummet, especially if there's no safety egress and homes cannot be insured.

PLEASE do not rezone this area to add more multi family housing; it's too dangerous.

Respectfully,
Mountain Shadows Resident

41. **James Baumgartner**
March 17, 2024

1. City Council ruled on the 2424 Project (directly across the street from this proposed development) that any increase in density at the corner of 30th St. and GOG Rd would be detrimental to the public interest, health, safety, convenience, or general welfare. The City Council's decision was upheld by the District Court and the Court of Appeals. City officials took an oath of office to uphold the law. The rezone will not comply with 7.5.603.B.1 of the rezone criteria. The city planner should not approve this project.

2. The Project has asserted that the rezone will comply with the Hillside Overlay standards. The Project does not comply with 10 of the Hillside Development Ordinances, nor does it comply with 20 of the Hillside Development Guidelines (HDG). The current average height of the buildings running along GOG Rd are 23 feet tall, this Project proposes 38-foot-tall buildings which do not fit in with the surrounding area. The HDG are to reduce height and density the closer the developments approach the hillside. The 38-foot-tall buildings will block the silhouette of the hillside from the public right-of-way on GOG Rd, which is a major violation of the HDG. The significant increase in density is also a major violation of the HDG. City Council rejected the 2424 Project for these reasons and it's decision was upheld by the District and Appellate Courts.

3. The Parkland Dedication Ordinance (PLDO) requires 5.5 acres of land for every 1,000 residents. The current Level of Service (LOS) for our Foothills area is 2.0 acres per 1,000 people which is the worst LOS in Colorado Springs for a mature area. The Project Statement indicates the residents in these 222 units will have easy access to the existing parks. The closest Neighborhood Park is the Mountain Shadows Park which is 1.9 miles away. The PLDO Criteria Manual indicates Neighborhood Parks are "walk-to" parks - "Every residence should have reasonable access to a Neighborhood Park". Most people will agree that 1.9 miles is not reasonable. The very poor PLDO LOS was a third reason that the City Council disapproved of the 2424 Project.

42. **Michele Russell**
March 17, 2024

Mr. Gray,

Are you an actual native to Colorado Springs? If yes, then your plan to even consider additional multifamily dwellings on, or near 30th & Garden of the Gods rd, is beyond confounding, it is reckless.

Everywhere in this city new neighborhoods are filling what little open space remains. Traffic congestion in this city is already escalating, now you want more. Consider this...by continuing to build out every available lot, particularly on the west side, you will be fully responsible for the reckless endangerment of citizens living in these neighborhoods. The choices you are making for this city are not in the best interests of citizen safety, or for preserving the beauty people travel here to explore.

Michele Russell
Mountain Shadows Resident

43. **Beth Falcon**
March 17, 2024

Good afternoon

I am fairly confident that you won't read half the emails you may receive regarding this rezoning. The city just doesn't know when to quit. As a city planner I appreciate that you are looking to build up the city. I am not appreciative of the lack of consideration regarding traffic, current citizens in the neighborhood and beauty of our city.
I am asking you to be responsible regarding the growth of the West side. Please don't destroy it anymore that we already have. Be prudent in your decision to place multifamily complexes on every inch of open space. Your actions today will have ramifications for years to come.

Thank you,
Beth Falcone

44. **Jeff and Nicole Norton**
March 17, 2024

Dear Mr. Gray,

As residents of Mountain Shadows, we are sending you these comments and concerns about the proposed Arrowswest development at the corner of Garden of the Gods Road and 30th Street.

This proposed development in the WUI, presents significant public safety concerns adding to an already unacceptable traffic and emergency evacuation situation when, not if, we have the next major wildfire in this westside area. Reference the catastrophic Waldo Canyon fire and more recently the wildfire off of 30th Street just south of this very same location. Another 222 dwelling units in this same evacuation chokepoint location is totally inconsistent with 7.5.603.B.1 of the rezoning criteria in that IT IS DETRIMENTAL to the Public Interest, Safety and General Welfare of our Mountain Shadows and surrounding communities.

It poses another significant Public Interest noncompliance with the 300-foot long 3-story tall monolith structure (proposed Building #1) located along Garden of the Gods Road between 30th Street and Arrowswest Drive. This is inconsistent with other building heights and profiles in the same area and blocks the views of the foothills to the southwest from the Garden of the Gods Road right-of-way.

These and other valid citizen comments from the earlier public meetings have been ignored in this proposed rezoning request.

As the City Planner for this proposed development, request you deny any further action on this rezoning until the developer properly addresses the many citizen comments, including those above, received from our community in opposition to the development.

Sincerely,
Jeff & Nicole Norton

45. **Rita Fitzpatrick**
March 17, 2024

Mr. Gray,

I learned today that the Weidner Apartment proposal is still active. I'm a senior citizen, the resident owner of a condominium on Centennial Boulevard. There are a number of senior citizens in the Saddleback Ridge Condominium complex. I know several widows living here who have no car. I'm fairly certain that there are more seniors in the other buildings in similar circumstances. If there should be another wildfire in this vulnerable area it would be almost impossible for us to get out-in time to survive-due to the density that already exists. I have a car and watch the news constantly for updates on conditions, but once on Centennial there are only two eastbound routes on which to leave the area. My understanding is that with current density it would take 2-3 hours to get from my condo to the interstate. I have COPD so smoke inhalation would be deadly for me. The other ladies have heart conditions so this is not good.

Please take this e-mail message as a vehement vote against the approval of this proposal.

Thank you for your consideration.
Rita Fitzpatrick

46. **John McLain**
March 17, 2024
Dear Mr. Bill Gray, City Planner for Weidner, the Arrowswest Project,

I am opposed to the Arrowswest Project for the following reasons:

1. City Council ruled on the 2424 Project (directly across the street from this proposed Arrowswest Project) indicating that ANY INCREASE IN DENSITY at the corner of 30th St. and GOG Rd would be detrimental to the public interest, health, safety, convenience, or general welfare. The City Council's decision was upheld by the District Court and the Court of Appeals. The Arrowswest Project rezone will not comply with 7.5.603.B.1 of the rezone criteria. City officials took an oath of office to uphold the law. The city planner should not approve this project. To verify this objection, please reference the attached District and Appellate Court documents related to the 2424 Project.

2. The Arrowswest Project is making the same assertions that the 2424 Project made with respect to traffic impacts. That being, if the land is rezoned to MX-M (Mixed Use Medium Scale), there would be less traffic impact vs keeping the current BP (Business Park) zoning. Please reference the attached Court of Appeals decision, for 2424GOTG v Colorado Springs 07-13-2023; “2424GOTG asserts that the zoning change would result in decreased traffic (at the corner of GOG Rd. and 30th St.), as compared to the maximum development of the property under its existing zoning. But it was UNDISPUTED that the project would increase traffic from its current state of development.” The Court of Appeals decision also stated; “In particular, community members described evacuation challenges during the last major fire and explained that the proposed development was at a chokepoint (at the corner of GOG Rd. and 30th St.) for one of the few routes of egress from the area.” The City Council's decision was upheld by the District Court and the Court of Appeals. The rezone will not comply with 7.5.603.B.1 of the rezone criteria. ALSO, see attached photo of the current ongoing daily traffic jam heading eastbound on GOG Rd. to I-25. Backups are typically from Centennial Blvd to I-25. Fire Station #9 is on the left (not shown in the photo) at the corner of GOG Rd. and Chestnut St. On two separate occasions I saw the first responders attempt to exit the station and head eastbound. The traffic was so bad they had to exit the station into the westbound, oncoming traffic. The traffic on GOG Rd. is currently

detrimental to the public safety and further supports noncompliance with 7.5.603.B.1 for rezoning.

3. The Project asserts that the rezone will comply with the Hillside Overlay standards. However, in fact, the Project does not comply with many of the Hillside Development Ordinances, nor does it comply with 20 of the Hillside Development Guidelines (HDG). Hillside Development Guidelines: (Pg 2) “This Manual incorporates code standards” and “This manual APPLIES TO LANDS WITHIN THE HILLSIDE AREAS that are characterized by significant natural features that include ridgelines, bluffs, rock outcroppings, wildlife habitat, geologic conditions, and slopes that contribute to the attractiveness of the community.” The Arrowswest Project is “WITHIN THE HILLSIDE AREAS”, namely the 2424 Project across the street. (Pg 14) “Is the proposed development compatible and consistent with the character of the area and neighborhood?” NOT AT ALL. The setbacks for the majority of the buildings along Garden of the Gods Rd. are approximately 4 times greater than the Arrowswest Project. Additionally, the current average building heights along GOG Rd are 23 feet tall. This Project proposes 38-foot-tall buildings which do not fit in with the surrounding area. The HDG indicates to reduce height and density the closer the developments approach the hillside. The 38-foot-tall buildings will block the silhouette of the hillside from the public right-of-ways on GOG Rd. and Arrowswest Dr. which is a major violation of the HDG (Pg 22) "The roof line, based upon maximum permitted height, should not extend above the line of sight between a ridgeline and any public right-of-way" (Pg 22) “For building sites in proximity to ridgelines, additional height restrictions may be necessary to ensure that rooflines will be located below the natural ridgeline.”. The significant increase in density is also a major violation of the HDG. And, (Pg 4) 10.) “To recognize community concerns related to development and its impact upon visually significant hillsides, ridgelines, bluffs, and landforms.” City Council rejected the 2424 Project for these reasons and its decision was upheld by the District and Appellate Courts.

4. The Parkland Dedication Ordinance (PLDO) requires 5.5 acres of land for every 1,000 residents. The current Level of Service (LOS) for our Foothills area is 2.0 acres per 1,000 people which is the worst LOS in Colorado Springs for a mature area. The Project Statement indicates the residents in these 222 units will have easy access to the existing parks. The closest Neighborhood Park is the Mountain Shadows Park which is 1.9 miles away. The PLDO Criteria Manual indicates Neighborhood Parks are "walk-to" parks - "Every residence should have reasonable access to a Neighborhood Park". Most people will agree that 1.9 miles is not reasonable. The very poor PLDO LOS was another reason that the City Council disapproved of the 2424 Project.

5. On 3/20/23, a Neighborhood meeting with the City’s OEM and Police at the Fire Station #18 was held to discuss evacuation planning. The OEM/police disclosed that their method of traffic management for evacuations is decided in a meeting where attendees provided their personal ideas. They do not use, nor are they authorized to use modeling tools, such as those used by FEMA which show where traffic choke-points will occur and the optimal locations for contraflow. The 2012 Waldo Fire was the worst fire in Colorado’s history – so bad that the President of the U.S. visited the Mountain Shadows Community, the heart of the fire which burned 347 homes to the ground, killed two people, damaged hundreds of other homes, evacuated over 32,000 people, and caused “a devastating blow to our collective sense of safety and security” (RE: https://www.cspm.org/cos-150-story/waldo-canyon-and-black-forest-fires/). A photo from the Waldo fire was presented to City Council during the 2424 Project, taken from I-25 looking west over Woodmen Rd at the intersection of Corporate Dr. This was the merge point at the end of the contraflow. The photo shows 2 lanes of contraflow from the west along with 3 lanes of normal flow from the west. Traffic management had to alternate stopping the two outbound flows in order to merge the contraflow traffic back onto the normal eastbound lanes. According to evidence gathered by the Mountain Shadows Action Team from interviewing residents along Woodmen Rd, the alternate stopping of the traffic caused a 2.7 mile backup, to at least, the entrance of the Penguin subdivision. Additionally, the neighbors said that the traffic was so bad that traffic from

secondary roads could not enter onto Woodmen Rd. – these are known as choke-points. When this information was conveyed to the OEM/Police during the Neighborhood meeting, the response was; "We know we could have done better". Without the proper modeling tools to help OEM/Police to scientifically identify choke-points and contraflow locations, along with at least a 15% growth since the 2012 Waldo fire, evacuation conditions have been exacerbated making it even more detrimental to the public interest, health, safety, convenience, or general welfare. Under 7.5.603.B.1, this project does not meet the criteria to rezone. The city planner must stop this project.

The city planner's first and foremost responsibility is to uphold city code. As demonstrated in this document, there are an overwhelming number of violations that justify stopping this project.

Respectfully,
John McLain

Attachments:
1. Doc01, 2022-04-08 COS Answer Brief, District.pdf
2. Doc02, 2022-05-20 Order RE Order Following Rule 106 Review.pdf
3. Doc03.1, 2022-11-18 16-59-31 COS Answer Brief, Appeals.pdf
4. Doc03.2, 2023-07-13 Court of Appeals 2424.pdf
5. Photo of GOG Rd. traffic going eastbound to I-25.
6. Photo 2012 Evacuation of traffic on Woodmen Rd heading east toward I-25.

~ ~ ~ ~ ~ ~ ~

(See "PC-2_McLain Document" attachment)

47. **Sharon de Halas**
March 18, 2024

To Bill Gray and Planning Commissioners:

Please vote no on these apartments.

To be part of the official record.

Once again this billionaire is pushing his views of what should be built on land which is zoned light industrial. Was Mr. Widener so sure our city planning would cave in, break laws just to give him the zoning change when he purchased this land? I sincerely hope our planning department is honest, follows the code and denies these apartments. Even if this land was zoned multifamily, this is the wrong place to put that type of project. The health, safety and welfare of the entire 80919 zip code area plus just about all the tourists going to GOG park use this intersection along with the city's first responders. The intersection of GOG and 30th is backed up all day long. GOG is backed up west from Nevada all the way past Centennial. Two courts agreed that this choke point is overused. Please look at the extremely flawed traffic study done by Rocha. Did you notice they used only a few feet of 30th street where the cars exit by the gas station and go to the lights. The study claims 30th is two lanes each direction. The majority of 30th is one lane each direction. Surely the planning department and city traffic engineers remembers 30th street closed for over a year to put a shoulder on the road for first responders due to congestion. Another flaw claims if Widener puts in light industrial, the traffic would be higher than with apartments. Widener trying to scare us by saying he will put in light industrial if he doesn't get the zoning change is childish. There are vacant light industrial buildings all over Centennial, List, Garden of the Gods and the many feeder roads. Not one of the occupied light industrial buildings has over 50

cars in the parking lot, including Keysight. Trying to scare the city by claiming something that won't happen for decades is a bullying tactic and the city should see it as such. Planning should also know by now that Rocha is always used when the developer wants the traffic study to say what the developer wants. What a terrible reputation Rocha has among the public because we know his traffic studies are doctored.

Two courts agreed with citizens that the corner of GOG and 30th along with feeder streets can not handle the traffic. These courts said citizen testimony was just as important as a hired professional. Those two courts decisions alone should be enough for you to shut this project down.

However, take in the cities biggest income, tourism. Planning has already allowed whack a mole Stalinist apartments all over Filmore Hill. Tourists at GOG visitor center comment wondering why such a beautiful area would allow such ugly buildings. Are we going to add more on GOGR? Those design plans with pretty pictures are conceptual. We all have learned the word concept in Colorado Springs Planning means nothing other than the builder will use the cheapest building material to build the cheapest building they can. All you need to do is look around and listen to people who purchased homes recently built.

Widener is a slumlord. He doesn't take care of his properties and allows them to degrade into deplorable living conditions with cockroaches, bugs, and debilitating mold. Alaska, Oregon and other states are suing him. Widener apartments complex in 80919 have bad reviews and social media is full of the disgusting condition of these buildings. This man's wealth has a two digit number followed by 9 zeros, yes 9 zeros, and he can't keep his complexes in a livable condition? Yet he has the nerve to try to get our city to do him a favor to cause more of his renters to live in ever worsening condition. His big name on the downtown stadium doesn't mean anything to about 95% of the city. So why does he have such influence, money? Big Deal.

Repeating what city planning already knows feels like a waste of time. Planning knows the codes, they know the zoning, they know the hillside overlay and I hope to God they know how to do the right thing. Do not let apartments be built near GOG and 30th. Please, start thinking of the cities future instead of the need for apartments. People don't want apartments. Complexes are sitting about 1/3 full and only have renters because these renters are waiting for starter homes. Please deny the zoning change for all the right reasons, code, hillside overlay and tourism.

Sharon de Halas

48. **Clark Howie**
March 18, 2024

Dear Mr. Gray

I am opposed to the rezoning of the area that is next to Red Leg Brewery. This area (along with the original 2424 Project) will cause an increase in population density and traffic. The traffic congestion which would be detrimental to this area. There is already congestion on Garden of The Gods Road due to the City Offices further east. For emergency safety issues, the traffic there would be a nightmare. In that area, there is already congestion with people driving to Garden of The Gods Park, homes & businesses in the Mountain Shadows area and also to the businesses on Garden of The Gods Road of which Accolade gym is very close to the proposed project.

The proposed height of the buildings is also a negative point. The height would block views and would not be consistent with the buildings in that area and is a major violation of the HDG.

I am not a member of the Mountain Shadows Community Association, but I am a Westsider who frequently drives past the intersection of 30th Street & Garden of the Gods.

Clark Howie

49. **Bill Wysong**
March 18, 2024

Dear Mr. Gray,

As a resident of Mountain Shadows, we are sending you these comments and concerns about the proposed Arrowswest development at the corner of Garden of the Gods Road and 30th Street.

This proposed development in the WUI, presents significant public safety concerns adding to an already unacceptable traffic and emergency evacuation situation when, not if, we have the next major wildfire in this westside area. Reference the catastrophic Waldo Canyon fire and more recently the wildfire off of 30th Street just south of this very same location. Another 222 dwelling units in this same evacuation chokepoint location is totally inconsistent with 7.5.603.B.1 of the rezoning criteria in that IT IS DETRIMENTAL to the Public Interest, Safety and General Welfare of our Mountain Shadows and surrounding communities.

The Parkland Dedication Ordinance (PLDO) requires 5.5 acres of land for every 1,000 residents. The current Level of Service (LOS) for our Foothills area is 2.0 acres per 1,000 people which is the worst LOS in Colorado Springs for a mature area. The Project Statement indicates the residents in these 222 units will have easy access to the existing parks. The closest Neighborhood Park is the Mountain Shadows Park which is more that the recommended 10 minute walk. The PLDO Criteria Manual indicates Neighborhood Parks are "walk-to" parks - "Every residence should have reasonable access to a Neighborhood Park". The very poor PLDO LOS was another reason that the City Council disapproved of the 2424 Project.

It poses another significant Public Interest noncompliance with the 300-foot long 3-story tall monolith structure (proposed Building #1) located along Garden of the Gods Road between 30th Street and Arrowswest Drive. This is inconsistent with other building heights and profiles in the same area and blocks the views of the foothills to the southwest from the Garden of the Gods Road right-of-way. I do not believe that this upholds the intent of the Hillside Overlay standards.

These and other valid citizen comments from the many other public meetings have been ignored in this proposed rezoning request.

As the City Planner for this proposed development, request you deny any further action on this rezoning until the developer properly addresses the many citizen comments, including those above, received from our community in opposition to the development.

Bill Wysong
President Mountain Shadows Community Association

50. **Ed Hurt**
March 18, 2024

Mr. Gray,

As a resident of nearby Mountain Shadows, I want to voice my objection to this project.

I am sure you are aware of the previously proposed 2424 Garden of the Gods Rd rezone directly across the street from this project. That project was rejected by City Council and both appeals by the developer were upheld by the Courts because of safety concerns in the event of another wildfire, it didn't comply with the Hillside Overlay or Wildland Urban Interface regulations, and this area already has an inadequate Level of Service of the Parkland Dedication Ordinance.

Additionally, this is the primary gateway into the Garden of the Gods Park - the crown jewel of our local park system which brings hundreds of thousands of tourists each year. By allowing a 3-story, 300' long building at this location, it will negatively impact the first impression people have of Colorado Springs' natural assets.

It is your duty, along with the Planning Commission, City Council, and the Mayor to protect the citizens of Colorado Springs and our natural assets. This proposed development as it is currently designed is detrimental to public safety and therefore is noncompliant with 7.5.603.B.1. Your only choice is to reject this proposal.

I appreciate your time and consideration.

Ed Hurt

51. **Eddie Hurt for The Mountain Shadows Community Association**
March 18, 2024

Dear Mr. Bill Gray, City Planner for the Weidner Project at Arrowswest,

On behalf of the Mountain Shadows Community Association (MSCA), I am writing to you to object to the proposed zone change and the current plans of the developer.

As you will recall, the developer held a neighborhood meeting on November 9, 2023 where the community provided many strong objections to this project. Based on the plans that were recently submitted, they have not amended anything in their original plans.

The developer's proposal is to rezone which would allow for a 222-unit multi-family development with one of the very large 3-story apartment buildings running along Garden of the Gods Rd (from Arrows West all the way to 30th Street).

THE MOUNTAIN SHADOWS COMMUNITY ASSOCIATION (MSCA) OBJECTS TO THIS PROJECT DUE TO THE FOLLOWING OVERWHELMING NUMBER OF CODE VIOLATIONS THAT THIS PROJECT CAN NOT OVERCOME.

1. City Council ruled on the 2424 Project (directly across the street from this proposed development) that any increase in density at the corner of 30th St. and GOG Rd would be detrimental to the public interest, health, safety, convenience, or general welfare. The City Council's decision was upheld by the District Court and the Court of Appeals. City officials took an oath of office to uphold the law. The rezone will not comply with 7.5.603.B.1 of the rezone criteria. The city planner should not approve this project.

2. The Project has asserted that the rezone will comply with the Hillside Overlay standards. However, in fact, the Project does not comply with 10 of the Hillside Development Ordinances, nor does it comply with 20 of the Hillside Development Guidelines (HDG). The current average height of the buildings running along GOG Rd are

23 feet tall, this Project proposes 38-foot-tall buildings which do not fit in with the surrounding area. The HDG are to reduce height and density the closer the developments approach the hillside. The 38-foot-tall buildings will block the silhouette of the hillside from the public right-of-way on GOG Rd, which is a major violation of the HDG. The significant increase in density is also a major violation of the HDG. City Council rejected the 2424 Project for these reasons and it's decision was upheld by the District and Appellate Courts.

3. The Parkland Dedication Ordinance (PLDO) requires 5.5 acres of land for every 1,000 residents. The current Level of Service (LOS) for our Foothills area is 2.0 acres per 1,000 people which is the worst LOS in Colorado Springs for a mature area. The Project Statement indicates the residents in these 222 units will have easy access to the existing parks. The closest Neighborhood Park is the Mountain Shadows Park which is 1.9 miles away. The PLDO Criteria Manual indicates Neighborhood Parks are "walk-to" parks - "Every residence should have reasonable access to a Neighborhood Park". Most people will agree that 1.9 miles is not reasonable. The very poor PLDO LOS was a third reason that the City Council disapproved of the 2424 Project.

4. On 3/20/23, a Neighborhood meeting with the City's OEM and Police at the Fire Station #18 was held to discuss evacuation planning. The OEM/police disclosed that their method of traffic management for an evacuation is decided in a meeting where attendees provided their personal ideas. They do not use, nor are they authorized to use modeling tools, such as those used by FEMA which show where traffic choke-points will occur and the optimal locations for contraflow. The 2012 Waldo Fire was the worst fire in Colorado's history – so bad that the President of the U.S. visited the Mountain Shadows Community, the heart of the fire which burned 347 homes to the ground, killed two people, damaged hundreds of other homes, evacuated over 32,000 people, and caused "a devastating blow to our collective sense of safety and security" (RE: https://www.cspm.org/cos-150-story/waldo-canyon-and-black-forest-fires/). A photo from the Waldo fire was presented to City Council during the 2424 Project, taken from I-25 looking west over Woodmen Rd at the intersection of Corporate Dr. This was the merge point at the end of the contraflow. The photo shows 2 lanes of contraflow from the west along with 3 lanes of normal flow from the west. Traffic management had to alternate stopping the two outbound flows in order to merge the contraflow traffic back onto the normal eastbound lanes. According to evidence gathered by the Mountain Shadows Action Team from interviewing residents along Woodmen Rd, the alternate stopping of the traffic caused a 2.7 mile backup, to at least, the entrance of the Peregrine subdivision. Additionally, the neighbors said that the traffic was so bad that traffic from secondary roads could not enter onto Woodmen Rd. – these are known as choke-points. When this information was conveyed to the OEM/Police during the Neighborhood meeting, the response was; "We know we could have done better". Without the proper modeling tools to help OEM/Police to scientifically identify choke-points and contraflow locations, along with at least a 15% growth since the 2012 Waldo fire, evacuation conditions have been exacerbated making it even more detrimental to the public interest, health, safety, convenience, or general welfare. Under 7.5.603.B.1, this project does not meet the criteria to rezone. The city planner must stop this project.

The city planner's first and foremost responsibility is to uphold city code. As demonstrated in this document, there are an overwhelming number of violations that are justifiable in stopping this project.

Respectfully,
The Mountain Shadows Community Association
Bill Wysong - President
Bobbi Price - Vice President
Pam Reeves - Treasurer
Eddie Hurt - Director
Jeff Norton - Director

Glenn Carlson - Director
Dorian Lee - Director
Kisti Felps - Director
Tom Healy - Director

Attachments:
NOTE: Due to the size of the attachments, multiple emails will be sent with a subject indicator "Group 1", "Group 2", …. "Last Group".

1. 2012 Waldo Fire - Woodmen Traffic PROBLEM.png
2. Doc00, INDEX and SUMMARY of DocXX files and VidXX videos V02.docx
3. Doc01, 2022-04-08 COS Answer Brief, District.pdf
4. Doc02, 2022-05-20 Order RE Order Following Rule 106 Review.pdf
5. Doc03.1, 2022-11-18 16-59-31 COS Answer Brief, Appeals.pdf
6. Doc03.2, 2023-07-13 Court of Appeals 2424.pdf
7. Doc17, Bicycle Safety to Planning Commission.pdf

8. Doc26.1, 2021-01-21.11 Public Comment (85 pgs).pdf
9. Doc26.2, 2021-01-21.11 Public Comment (250 pgs).pdf
10. Doc26.3, 2021-01-21.11 Public Comment (250 pgs).pdf
11. Doc26.4, 2021-01-21.11 Public Comment (200 pgs).pdf
12. Doc27.1, 2021-01-21.12 Public Comment (250 pgs).pdf
13. Doc27.2, 2021-01-21.12 Public Comment (250 pgs).pdf
14. Doc28.1, 2021-01-21.13 Public Comment (200 pgs).pdf
15. Doc28.2, 2021-01-21.13 Public Comment (200 pgs).pdf
16. Doc28.3, 2021-01-21.13 Public Comment (192 pgs).pdf

End of Attachments
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(**See "PC-3_Eddie Hurt Document" attachment**)

52. **Lynne Wylie**
March 19, 2024

Please put people and evacuation needs ahead of greed.

I am getting terrified living here and cannot move. I take care of my elderly mother and am partially disabled myself.

I'm terrified of how we would evacuate if Woodmen were to be shut down. I am worried for everyone.

Please just stop this.

Lynne Wylie

53. **Bettina Kennedy**
March 19, 2024

Dear Mr. Gray,

Citizens continue to fight these ongoing battles to build up on the very limited space on the west side- specifically- this time, on Garden of the Gods Rd/Flying W. I am one of those citizens to oppose.

I oppose the rezoning/building of the proposed 222 multi-family units in this location. There are many reasons, but the foremost one: this is a total chokepoint for fire evacuation. Since the Waldo Canyon Fire, no improvements nor evacuation plans have been set in place, yet the building continues. This is so wrong in every way. Please, consider the hundreds of families who already live here - who lost Everything in 2012. Adding more family dwellings is not welcome. It creates more hazard for everyone.

Please, have the forethought to consider - what will happen when yet more families are located in the proposed area and another fire breaks out.

As evidenced in the November Town Hall Meeting...there are many who oppose this plan.

Do the right thing and oppose the rezoning. Oppose any more building on the precarious west side. This city is out of control - building everywhere without forethought - lack of infrastructure, no viable evacuation plans, no green spaces, etc. Please, say no to

Sincerely,
Bettina Kennedy