

PUBLIC COMMENT

Cottage Court on Costilla
DEPN-25-0164 and DVSA-26-0001

1. **Aspen Nipp**
May 4, 2026

To Whom it may Concern,

I am writing to voice my concerns about allowing a 14-unit complex to be built at the intersection of Costilla and Prospect streets in Hillside neighborhood, Colorado Springs. Although I am happy the lots are being renovated, creating a complex for people without enough parking, is going to be a hazard and an annoyance on the residents as well as the rest of the neighborhood.

I have lived in this neighborhood for the last 23 years, and I use this intersection at Prospect and Costilla multiple times daily to access my home. Prospect is a skinny street, so when there are cars parked on both sides of the street, only one way traffic is possible. For the last 23 years (for me) this crowding has not been an issue at the intersection of Prospect and Costilla, probably only because the two houses located there were abandoned, and Elmer's went out of business years ago.

Two blocks south of Prospect, near the church, at Moreno Ave, it is dangerous to get through on Sundays when the streets are filled on both sides with cars. There have been accidents from vehicles trying to exit the alleyway because there isn't enough clearance on Prospect when it is filled with cars. Visibility when the streets are full is challenging (and dangerous for the kids).

The intersection one block east at Institute and Costilla is just as skinny as a street, and it is constantly full of vehicles that belong to single resident houses. It is nerve-racking to go through that intersection daily (especially in the winter when there is snow) because of how tight it always is with cars. (Only room to go one way at a time). I have watched the house on the alley of Institute rebuild their front porch and fence at least three times over the years from cars coming out of the alley and hitting it.

One block north, on Prospect, my car was totaled one morning from someone charging out of the alley, where in my opinion, was due to poor visibility from so many cars parked on the street.

More residents in the area, means the alleys are going to be getting more use. I find people speeding down my alley and I worry about my kids and my animals safety.

With so many new residents adding to the neighborhood in this specific area, I can foresee traffic congestion and frustration. Combined with streets that are too skinny to accommodate two-way traffic, I think this project needs to be reduced in size to be able to be an asset to the neighborhood instead of a hindrance.

If the proposed apartment complex can reduce its occupant size enough to comply with the parking that is code for the neighborhood, I think it will be a lovely addition to Hillside. But if the complex is too big to fit in the neighborhood comfortably, it is going to be a hazard to the community. The residents and their guests will be taking parking spaces from the people who already live there in the single-family homes.

One of the beauties of the Hillside neighborhood is the space that was planned by our founder William J Palmer. The streets that go east to west in the Hillside neighborhood are wider and accommodating (so you can turn around a horse drawn carriage). Let's honor the vision of our neighborhood's founder, keeping space

and accessibility to the neighborhood intact. Reduce the number of residences in the complex to comply with the allowable number of parking spaces and the neighborhood can grow responsibly.

Thank you for your consideration,

Aspen Nipp

2. **Jackie Rieger**
May 4, 2026

Dear Madams and Sirs of City Council and Mayor Mobolade,

I reside on the 800 block of East Cimarron Street, near the prospective development of Cottage Court on Costilla, located at 745 East Costilla Street. I have concerns as a resident for the status of the Historic Hillside Community. The developer has made an argument for “the missing middle” to have access to home ownership. While I would love everyone to achieve their goal of home ownership, I must object to this build. There are multiple apartment complexes within a mile of the Historic Hillside Community that cater to affordable housing. The Sumner House, located at Wahsatch Street and Fountain Boulevard, offers one bedroom and one bath units between \$575 - \$1170 per month.

The prospectus shows 14 units, requiring 28 parking spots. Only 11 parking spots appear to be provided on property with the remaining 17 spots needing to be allocated to street parking. For the residents of the community, already living in homes, where would this allow them to enjoy their home ownership? Prospect Street is very narrow and can barely accommodate vehicles parked on both sides of the street. When cars are parked on both the east and west sides, this limits the lane of travel to a one lane road instead of the two-lane road as it was designed.

Furthermore, I have concerns about the impact Cottage Court on Costilla would have on my property value. There has been no prospectus given as to how Cottage Court would positively benefit the neighborhood. We have homes for sale in the community that I would argue are affordable for the middle class. While these homes may not have the latest updates HGTV would like one to believe is necessary for a home, these homes have the character of the neighborhood and of the home’s era. The homes are historic, mine specifically is over 100 years old as are many others. The Cottage Court on Costilla will not blend into the aesthetic of our quaint neighborhood.

As of today, a search of Realtor.com, “Hillside, Colorado Springs, CO,” shows 15 homes for sale in the community. Of these homes, six are listed at \$350,000 or less. For Cottage Court on Costilla, there is nothing to indicate what the price point would be for these cottages.

I have worked hard to achieve my goal of home ownership and work through the challenges presented with home ownership. I look forward to you helping me, as a resident of Colorado Springs, to protect my home and community.

Jackie Rieger

3. **Ray Golden**
May 4, 2026

Thank you for your time I am a Colorado author and history researcher in Colorado Springs. I first bought a house in 1982 at 927 East Cimarron St. which had been moved to that location from 120 N. Nevada in 1909 that Home belonged to Thomas Brigham and Barbara Brigham, the first cattleman in town and they owned the butcher shops. This neighborhood at Hillside was Sinton Dairy farm and later had been developed in the

late 1890s by the first assurance savings and loan. 300 houses were moved from downtown, many to this neighborhood from 1907 to 1911, for reference see the El Paso County building inspectors stub book for moving permits in the library. Many of the people who lived in this neighborhood, worked downtown in jobs of all different professions from clerks to moving companies to retail store owners. Some of these buildings were small neighborhood stores, as Elmer's was. The Sinton dairy hose house was and is still located in the alley behind 900 block of E. Cimarron St. That hose company went to the first Antlers hotel fire to assist in putting it out. Many local meetings were held there. I mention these curiosities because this is a very historic neighborhood and I believe this project will alter the appearance and 130 year old character of this neighborhood and also to build in such a way as to over crowd Prospect Street. In the event that you or others from the city of Colorado Springs require more facts about the Hillside neighborhood history, I would be happy to share them with you at your convenience If you allow this project as it appears to me, then I believe you must also allow others in the neighborhood to do the same thing regarding multiple units and parking You could never recover this neighborhood in its total historic nature if you begin to open it up to those types of developments. This development may encourage others to copy that plan. May I respectfully request that you consider allowing for the building of homes that are more similar to the homes already here and are considerate of any potential future parking on the streets in front of other people's homes

Ray Golden

4. **Mason Sherril**
April 21, 2026

To whom it may concern,

I own the house across the street from this, not only would it be an eyesore to our community to have MORE apartments go up in Colorado Springs, but this would also cause a usually mildly trafficked area to become overcrowded and overpopulated very quickly. To maintain the neighborhood value and condition this should NOT be approved. There are multiple high-rise apartments 0.3 miles down the street. This makes no sense to fill with more apartments. Colorado Springs should maintain its family friendly neighborhoods instead of filling up every possible street corner with more "affordable housing." I suggest and many others have suggested a small park/ playground be rebuilt. Or a small school for the young children in the area since the one down the road is closed. PLEASE hear the community out on this we do not want more apartments blocking any views of our small community / street. We do not want 14 more families shoved in a small lot across the way from us being as space here is limited as it is. Thank you for your attention to this matter.

Best regards,
Mason Sherrill.

City Planning shared additional information with Mason Sherrill to show the proposed single-family attached development, and he provided the following response:

William,

I will say this also is unacceptable in our eyes. There is simply no room for these additions. That will bring our small community with more than it needs. These aren't "family homes" as I stated before. These are duplexes. Your wording may differ, but the goals are the same. Pack as many people as you can in a square block. Is there going to be a town meeting for this? Simply put. We prefer parks, community gardens, schools for the kids who already live here. What's the point of stuffing more people in an already crowded area. I would like to speak more on this but in person if applicable. Thank you

5. **Nancy Wile**
April 20, 2026

Dear planner, Mr. Gray,

Please know that I am opposed to the Development proposal for reducing parking requirements on the 404 S. Prospect Street project number DVSA-26-00

Please feel free to call or email me with any questions.

Thank you,
Nancy Wile

6. **Jannelle Annan**

Dear Mr. Gray,

We are writing to formally object to the development proposal for the property at 404 S Prospect St (Record number DVSA-26-0001).

As 16-year residents of the Hillside Community, we are concerned that the shift from a low-density proposal to a 14-lot plan will create an unmanageable parking crisis on our streets. E Costilla Street is a vital ingress/egress route for our neighborhood, and the proposed density far exceeds the physical capacity of our existing infrastructure to host parked vehicles.

Our specific objections regarding parking and logistics include:

- **Insufficient On-Site Capacity:** A 14-unit development within this limited footprint cannot realistically accommodate the number of vehicles typically associated with modern households. What cause is there to circumvent the 18-parking space condition required by code, and allow this to proceed with only 11? This will inevitably force a massive overflow of "spillover parking" onto the surrounding residential streets.
- **Obstruction of Essential Routes:** E Costilla Street is already a high-traffic corridor. The addition of dozens of vehicles searching for street parking or attempting to navigate tight, high-density access points will severely clog this essential route, creating bottlenecks and delaying emergency services.
- **Safety Hazards:** Increased parking demand leads to vehicles being parked too close to intersections and driveways, significantly reducing line-of-sight for drivers and pedestrians in a neighborhood where many families and children live.
- **Existing Density Load:** With several apartment complexes already operating within a quarter-mile radius, our local street parking is already at a tipping point. Adding this level of density to a historically single-family area is not only unnecessary but logistically unsustainable.

The original concept of two to three single-family homes was a proposal we supported because it balanced property improvement with the practical realities of our neighborhood's street capacity. Overpopulating this small space will compromise our quality of life and create a permanent infrastructure deficit.

We urge the planning department to reject this high-density concept in favor of a plan that respects the physical limitations of our streets and the safety of our residents.

Sincerely,
Justin and Janelle Annan

7. **Neal Rabin**
April 22, 2026

Re: Record Number DVSA-26-0001

I really hate it when the city lets greedy developers get away with building housing without providing enough parking for the people who live in it.

Look at N Prospect just north of Pikes Peak. Cars are parked on both sides of the road now, making the road so narrow that traffic can't flow in both directions anymore. This proposed Development Standards Adjustment is going to make that happen on S Prospect just south of Costilla. And I'm sure the developer doesn't care, because he doesn't have to live here and suffer the consequences of what he's doing to our neighborhood. As long as he makes a huge profit so he can live in a gated community where everyone has a four-car garage.

Most of us don't have garages in this neighborhood; we must park on the street in front of our houses. And now we'll come home to find we can't park in front of our own houses because strangers are parked there.

City Code Section 7.4.1003 exists for a reason. It's to help protect our quality of life, not to be discarded so some wealthy developers can get wealthier at our expense.

8. **Barbara Edwards**
April 19, 2026

Dear Sir,

I am opposed to the parking variance, from the required 18 parking spaces to 11. Thank you so much and God bless.

Barbara Edwards

9. **Ray Golden**
May 6, 2026

Hello Bill, please see attached photos of South Prospect Street where it concerns the possible Cottage Court build. This location is at the southeast corner of that proposed build of that project. This issue with water drainage at the location of possible excessive parking for Cottage Court proposal has been ongoing for several

years. It has occurred to us that you may not be aware of this problem and realize it is our civic duty to bring awareness to the City in the unfortunate event this project is approved.



Ray Golden

10. **Bill**

Sorry,
been on vacation, but this is regards for the development standards adjustment for the project name: Cottage
Court on Costilla, Rec No DVSA-26-0001

If City code requires 18 parking spaces, then they should follow that code. On street parking is too tight and
narrow on Costilla and the side street El Paso.
thank you

neighbor on Cimarron St

Bill