PUBLIC COMMENT
Arrowswest Apartments – November 9, 2023 Neighborhood Meeting
4145 Arrowswest Dr
CUDP-23-0005, NVAR-23-0051, and SUBD-23-0057

1. **Pamela Keller** (Forwarded Nextdoor post)
   Tuesday, November 7, 2023

   It sounds like you'll be participating in this meeting. This showed up in my next door. Thought you might want to see what the opposition is saying. Good luck!

   ATTENTION MOUNTAIN SHADOWS & KISSING CAMELS NEIGHBORS: (Please share so everyone stays informed) Another apartment building is being considered! If you live in the NW part of Colorado Springs, you need to attend a neighborhood meeting on November 9th at 5:00pm. This meeting will be held at the Space Foundation at 4255 Arrowswest Drive, Colorado Springs - 80907. This Weidner apartment building will be for 228, 1 and 2 bedroom units. This will support approximately 350 vehicles at this critical evacuation chokepoint at 30th and Garden of the Gods Rd. This is just across the street from 2424 surrounding the Loaf 'N Jug. Your attendance is vital to show the developer and the city that we have had enough apartments being built on the west side! Have you traveled Centennial and Filmore lately? It's atrocious what these developers are doing to our city, trapping us all - especially on the west side were the views of the hillsides are being blocked with ugly, block monstrosities of throngs of apartments. Voice your concerns, be heard! If we do not have a strong showing, it will look to the developers and the city like we do not care. They do measure the turn-out and report it as an indicator of opposition to the politicians (i.e., how much can they get away with without costing themselves votes for future political campaigns.) Details of the development: 228 apartments 347 parking spaces 116 - 1-bedroom apartments 112 - 2-bedroom apartments 7- 3 story buildings, plus a club house Max height 45' - planned height 37.75' Remember this land is higher that GOG Rd., so they will seem much taller. 25' set back from GOGs Rd 20' set back along 30th St. The project information to look it up on LDRS is: # CUPD-23-0005; NVAR-23-005; SUBD-23-0057 If you have not yet given to the Neighborhood Defense Fund, now is a great time to do so. Though we will do everything in our power to stop this, we are living under the rule of a City Council that was bought by the developers ($2 million ad spend). So, our best stop to stop these is via the courts. The more who give, the more we can help and it doesn't take much if enough people donate. So, please encourage your neighbors and friends to help. You can donate here:
   http://spot.fund/rnqn7sc
   or via PayPal on our website. All donations are tax deductible. Westside Watch is representing the people (we had no voice until we asked to have public input) in the State Evacuation Study we are trying to get passed as law. This law would be very helpful, for example, in this development and so many more that are trapping citizens throughout the city. Please sign the petition and send the email -- it takes seconds to do and makes such a difference. You can find info here:
   https://www.westsidewatch.org/evacuation-modeling-request
   Thank you for being a great neighbor!

2. **Ken Rodrigues**
Saturday, November 4, 2023

RE: Comments on ARROWSWEST APARTMENTS CUDP-23-0005

TO: Mr. William Gray, City Planner

Mr. Gray,

Thank you for the opportunity to provide comments on the above-referenced proposed development.

Summary of Concern
My main concern is exacerbation of already poor traffic safety on the adjacent Arrowswest Drive from which new residents will ingress/egress this new multi-family development.

Current Situation
As a resident that lives in an adjacent neighborhood and a frequent visitor of multiple businesses on Arrowswest Drive, I traverse this area several times a week. The vacant parcel on which the proposed apartments will be built is currently used for parking for the adjacent Red Leg Brewery. Both sides of Arrowswest Drive are also used by patrons of Red Leg for parking. Particularly on weekends, this section of Arrowswest Drive has become a dangerous situation for pedestrian, vehicular, and recreational traffic. This area is traversed by not only customers and employees of nearby businesses, but also cyclists that connect to the nearby trail adjacent to 30th street, plus it's on a Metro bus route. With RedLeg being a place for young families to gather, small children and pets are among the groups crossing this road, and there are limited stretches of sidewalks, and no bike lanes. Coupled with the limited sight lines and visibility down-road resulting from the curve in the road, the confluence of factors mentioned are a recipe for tragic accidents. Drivers have extremely limited and inadequate time to react to anything ahead of them in their path because they can only

see a short distance ahead due to vehicles being parked on ***both sides***, and pedestrians can't see whether a car is coming around the curve before they cross the street or exit their parked vehicles. The addition of these apartments will clearly exacerbate an already dangerous situation since Red Leg patrons will no longer be able to use the vacant land for parking and the street will be used for "overflow parking" for apartment visitors and residents when internal lots have filled, which quite commonly occurs in apartment complexes, given growing household sizes in this economy.

Suggested Resolution to Address Concern

If a safety study is conducted at this location (on ArrowsWest adjacent to the brewery and proposed apartments) mid-afternoon on weekends -- a study taken from the perspective of traversing pedestrians, cyclists, and auto drivers (especially lower profile vehicles) -- this safety issue will be quite apparent. Hopefully the study will yield development of a plan that entails the addition of safety measures, with implementation of the safety improvements during early stages of construction. Perhaps that plan would entail restricting parking on Arrowswest Drive as was done years ago on the east end of Arrowswest Drive adjacent to the Discovery Center, adding a bike lane on one side of the street, adding sidewalks and crosswalks, designated fire lanes, followed by enforcement of any parking restrictions to acclimate residents to the changes, etc.

Thank you for your consideration and efforts in making this growing area safer for everyone.

Ken Rodrigues

3. **Paula Krantz**
Tuesday, November 7, 2023

Good Morning,

Thank you for the opportunity to submit comments and questions, and for holding a public meeting which I plan on attending. My involvement is as a local cycling and trail advocate, as well as being a part-time resident of the area and frequently traveling on the area roads and trails.

COMMENTS/QUESTIONS:

At the time the Traffic Study was conducted (August 2021) construction on the Sinton Trail extension along Garden of the Gods Road and 30th Street had not been started. It was completed in March 2023. Because of its connection to the Palmer-Mesa Trail in Blair Bridge Open Space, that corridor sees heavy usage by both foot and bicycle traffic. This connection goes directly across what is considered the main ingress/egress route onto 30th Street, not only from the new apartments but also from the gas station/convenience store.

Q. What safety measures are being considered to protect the walkers, runners, and cyclists who frequent this route? A stop sign isn't enough - I've had several near-misses with cars flying out of the 30th Street exit from Artemis at Spring Canyon, which while similar doesn't have the addition of traffic from a gas station/convenience store.

Again, when the Traffic Study was conducted Intuitive Research & Technology Corp hadn't moved into 2424 Garden of the Gods Road (they located in that business park sometime after April 2023). In addition, Frontier Technology, Inc. announced in October 2023 that they will be locating in that same business park.

Q. Has the influx of lessees there been taken into consideration?

Again, thank you for providing the opportunity to submit my input as a local advocate and long-time (2004) citizen of Colorado Springs.

Paula Krantz
Bicycle Colorado, Member
League of American Bicyclists, Advocacy Member with various certifications
TOSC Member

4. **Bert Willman**
Monday, October 30, 2023

As a 25+ year resident of northwest Colorado Springs our family has witnessed tremendous population and development growth without concomitant road infrastructure development. We firsthand experienced the mass panic with the evacuations from the Waldo Canyon fire and remember well flames surging towards us as we sat trapped in traffic jams along Centennial Boulevard and Woodmen Road. Many western towns that are bordered by mountains share our problems of overpopulated foothills with few roads servicing them that are capable of handling a mass evacuation on short notice involving many cars and people. We were very fortunate to only have 2 deaths from the Waldo Canyon fire. Now with a much larger population but essentially the same roads as at the time of the Waldo Canyon fire we will not be so lucky when the next fire comes in terms of fatalities. Why would we want to compound our errors from the Waldo Canyon fire by senselessly yet again allowing more population density particularly along major evacuation roads such as Garden of the Gods?
I believe approving this development proposal would reflect extremely poor judgement and will lead to many more deaths than from the Waldo Canyon fire.

Please decline this proposal.
Thank you for your attention.
Sincerely,
Bert Willman, M.D.

5. **Joy Ann Robinson**
Sunday, October 29, 2023

Dear Mr. Gray, as a resident of Kissing Camels Estates, I am writing to you to oppose the development of the Arrowswest Apartment Development. My main concern is traffic congestion evacuation during a potential wildfire. During the Waldo Canyon Fire, all of Mountain Shadows, Rockrimmon, and Kissing Camels neighborhoods had to evacuate, along with all businesses and homes west of Centennial and north of Fillmore. At that time, the eastern part of Holland Park wasn't evacuated. The traffic was a nightmare on Fillmore, Centennial, Mesa Road, and Garden of the Gods Road with long lines trying to escape the flames that were heading eastward. And these delays were before the recent massive growth on the Mesa.
Since the Waldo Canyon Fire, development on the Mesa has exploded with large apartment complexes on both Fillmore and Centennial, with more being planned on South Centennial with Mesa Land 1031, as well as the additional homes that have been built inside Kissing Camels. There are more businesses that have been approved for the area to the north of the King Soopers complex on Fillmore and Centennial, as well. If school is in session, Coronado High School, and Holmes Junior High, with all of the schools in Rockrimmon and Mountain Shadows, will have to evacuate in the event of a fire, too, along with the medical buildings that are on Fillmore and Centennial. In addition, there are two large rehab facilities full of immobile patients and the new Aberdeen Ridge Retirement for Senior Citizens complex that will have to evacuate.
There are simply not enough evacuation routes available in the event of a rapidly moving wildfire like the Waldo Canyon and Black Forest Fires, so adding more apartments to this area is absurd. I fear that we could have a fire like those that recently occurred in Maui, Boulder, and California (Paradise) where there was tragic loss of life and property. The city needs to re-think development in this wildfire prone area of our city before we experience a similar event.
Thank you for your consideration.

Joy Ann Robinson
719 634 8599
Colorado Springs, CO

6. **Bettina Kennedy**
Sunday, October 29, 2023

Dear Mr. Gray-

I am writing to you on behalf of many, many residents who live on the west side of Colorado Springs.

We are vehemently opposed to any further building-whether it be an apartment complex (Arrowswest Apartments) or tearing up the landscape for multi-use purpose-mountain bikes, BMX bikes, paragliders (Blodgett Open Space Mountain Bike "Attraction," etc.). In fact, we are opposed to the unbridled "development" in every corner of this city. What is happening is a complete disaster. It is TOO MUCH, and residents are fed up. Our concerns need to be considered.

There is no foresight to the future impact all this building/construction will have on our once beautiful city. It is already happening now:

> major increase in traffic everywhere, increase in crime, over-crowded classrooms for our children, over-crowded doctor offices, limited fire escape routes (west side), safety/security issues, wild-life impact, environmental impact, etc. There is no infrastructure to support all this building (more people). Meanwhile our roads are crumbling, there is not enough street-lighting, etc., etc.

In reference to the Arrowswest Apt. proposal - this is a terrible idea! The battle has already been fought (and won), so I will not go into detail about the reason why we do not want/need this construction. The 2012 Waldo Canyon Fire is enough reason. Simply proposing to build just across the street from the original location (next to Verizon Bldg) is ludicrous. This is a choke point for a potential fire evacuation! What is happening? Who is really thinking this through with everyone's best interests in mind? Why are we continually threatened with developers encroaching on this public space? We do not want more apartment buildings - let alone at this location!

As a side note, who builds an apartment complex next to an already - suffering mall (Chapel Hills)? Why not improve the mall so citizens have a decent place to shop and eat? It is a very, very bad situation. Is there any planning that happens before the building? This unbridled "development" is destroying our city - in many ways.

Please - listen to the citizens of this city. "No" to the Arrowswest Apts. proposal.

Respectfully,
Bettina Kennedy

7. **Ellen Arendt and Ihor Fedorak**
Saturday, October 28 ,2023

Dear Mr. Gray,

As homeowners on the northwest side of Colorado Springs, we are writing to request a “no” vote on this development. We lived through the Waldo Canyon Fire evacuation, and it was terrifying. There has been no infrastructure improvement that would make egress from the area less troublesome for the residents already

here. We rely on our government representatives to prevent high-density development in the Wildland Urban Interface. It is not safe!

Of course, there are other reasons that building in this area is a bad idea. Garden of the Gods is our premier tourist attraction in Colorado Springs. Why would we want to add another apartment development so close to the entrance to the park?

Also, there are already parking issues in that area.

Please encourage the decision makers to hold strong on preventing this development.

Thank you,

Ellen Arendt
Ihor Fedorak

8. **Gail and Tom Rollinger**
Saturday, October 28, 2023

Sir,

We find this proposal even more concerning to residents of Kissing Camels than the 2424 Development Project about which we aired our complaints to Daniel Sexton in February 2023.

We have 3 gates through which to exit our community:

1. Main gate on Mesa to Fontmore/Fillmore through much new development;

2. East gate to Centennial with its scores of condos/apartments awaiting occupancy; and

3. North gate on Mesa to 30th/Garden of the Gods and the proposed Arrowswest proposal.

It is our prediction and concern that in an emergency such as fire we will boxed in from escape. Emergency vehicles will be unable to reach us within their response times due to continually crowded roadways that will surround us.

Thank you for this opportunity to again voice our same concerns. Were we to have a vote, we would deny the project.

Sincerely,

Gail and Tom Rollinger

9. **Gretchen Wieshuber**
Friday, October 27, 2023

Mr. Gray,

I am writing to oppose the 228-unit multi-family development. The area near 30th Street and Garden of the Gods Road is environmentally sensitive. It is home to bighorn sheep and a variety of other animal and plant life. Developing on that corner would be harmful to wildlife.

The resulting congestion would be a safety hazard for the whole neighborhood, which has limited evacuation routes.

In addition, 30th Street is the main entrance to the Garden of the Gods and the Visitor Center. It is already a high traffic area year-round, and even more so during tourist season. Adding 228 more families coming and going would diminish the park experience for tourists and residents alike.

Another proposed development on that corner was denied, and this one should be as well.

Sincerely,

Gretchen Wieshuber

10. **Sandra Buxton**

Friday, October 27, 2023

Mr. Gray,

Apartments being built on this site only will only add to the issues we are facing on the northwest side of Colorado Springs. The 2424 Proposed project was just defeated and yet another project is being proposed for directly across the street. The same issues will arise, I don't understand why this is even being entertained. Have you been over to Red Leg Brewery between 3-7 pm? Parking is terrible, tempers flare and traffic is congested already. Have you thought about the businesses in this area? There are buildings on Arrowswest that house a locally owned gym, a remodeling business and Broadcom. They are already adapting and coping with the parking mess from Red Leg. Not to mention safety concerns should there be a need to evacuate the area during an emergency.

Just say NO. Really does the city need another high price apartment building? Where will these families go to school? Are you considering the extra traffic, busses, emergency personnel needed to handle another apartment building in an already populated area? Protect our city, protect our quality of life. This area of the city does not need another apartment building taking up its open space and pushing the little wildlife out of the area.

Thank you.

11. **Dorothy Macnack**
Friday, October 27, 2023

Dear Mr. Gray,

As you know, these apartments are proposed for 30th Street and Garden of the Gods Road. As anyone who has driven in that area knows, GOTGR is severely backed up every day beginning as early as 3 p.m. -- and that's without any construction going on and not during tourist season. As anyone who was evacuated during the Waldo Canyon Fire knows, the area is a dangerous evacuation choke-point. There has been a ton of new multi-family housing built in this area since the WCF. This development clearly does not meet code where public safety is concerned at the very least. City Council denied a rezoning application that would have cleared

the way for high-density development (apartments) just across the street at 2424 GOTGR. Public safety was a significant factor in that decision. And a district court and the Colorado Appeals Court both upheld that decision.

Also, this area is the gateway to Garden of the Gods Park and National Natural Landmark. What gets built here matters for tourism. There was a class action lawsuit against Weidner in Alaska. A google search brings up numerous references to billionaire Weidner as the biggest slum landlord in Anchorage. Maybe instead of building more apartments, Weidner Inc. should give attention to the already-built apartments it owns?

Lastly, apartment amenities like a pool and clubhouse should not be looked upon as a substitute for community parks of which this area has too few. In fact, all of Colorado Springs has too few. We rank 51 out of 100 cities in terms of park per people ratio. This is a very important quality of life issue. Learn more about that here: https://www.tpl.org/city/colorado-springs-colorado.

I oppose this project and hope it will not be recommended for approval.

Sincerely,

Dorothy Macnak

P.S. Poor city planning has already resulted in parking and traffic problems at Red Leg Brewery directly next to the proposed project site. Shouldn't those problems be solved before even considering further development at this site?