Stocker, Allison D

From: Andrea Tepley <ATepley@mti.org>
Sent: Wednesday, July 9, 2025 12:56 PM
To: allisonstocker@Coloradosprings.gov
Subject: Considerations for proposed building site at Springcrest Rd.

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Good afternoon, Ms. Stocker,

My name is Andrea Tepley and I am a resident of the Springcrest Rd neighborhood. There is a building proposal for the entrance area to this neighborhood by The Classical Academy Elemenary School. The reference case, I understand, is Re: LUPL-25-0010 ZONE-25-0023

While there are SO many concerns about this area and its development, and the response from the developer to a concerned neighbor's letter makes it clear that he has NO idea what living in this area is like (since he is from Mississippi), I have a couple pressing concerns I would like for someone who cares about this community and our city to consider.

As residents (anywhere) in Colorado Springs, we are all too aware of the potential of evacuation due to fires or other extreme conditions. This particular neighborhood has basically ONE exit. It is the exit for the Springcrest loop, the Mulligan neighbors and is a secondary for all those on Otero (which is county). If, as the proposed building states, there is a potential for over 230 MORE cars to be exiting during an emergency, that more than doubles what we already have in the area.

I know the builder has indicated that the proposed apartment building would have an entrance/exit off of Voyager (which, incidentally, the neighborhood had been told by the local church there was NOT allowed), BUT that "exit" would be a right-turn only, due to Voyager having a median. This means that no matter which way people exit from that apartment, off of Springcrest Rd. OR from the Voyager exit, they will run into the Springcrest Rd stoplight and it will be very bottlenecked. It is too much pressure on that area.

We, as a neighborhood, already deal with the major traffic from the school during carpool times every single day (2x per day) of the school year, and it can feel tenuous trying to get out or in with any personal emergency. However, it would be impossible with that many added residents to the area. I find the response of the builder saying that they are doing "traffic pattern" studies right now to be preposterous, as June-July would be NOT AT ALL what the school year reality would be.

For these, and so many other reasons, I beg you to reconsider what this land could be, if it must change. With the open spaces around the north end, there should be much better, more suitable places for such a building than jammed into this little corner by the school and a one-way-in/out neighborhood. 30 years ago (when my family moved in here), that area had been deemed a wetland and not buildable. I don't know if anyone has considered that. But either way, as it has been billed "unutilized," could that value of landscaped open space be considered as it was across Briargate Parkway where the horse statue is?

Respectfully, and with concern,
Andrea Tepley

Stocker, Allison D

From: Barbara Voget <barbara.voget@icloud.com>
Sent: Tuesday, July 1, 2025 10:54 PM
To: Stocker, Allison D
Subject: Re: LUPL-25-0010 ZONE-25-0023

Follow Up Flag: Follow up
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I want to add on after further investigating this proposed apartment complex that SIX stories that include three buildings with 236 units does NOT add nor enhance our community with so many people coming and going. The traffic combined with school traffic will be chaotic. It will also block the beautiful views of the entire neighborhood which is why we bought our houses where we did. This is our worst nightmare with traffic issues already in the neighborhood, as well as the amount of people living in a small area. This will reduce property values. This developer tried to build a 4 story office building before in the early 2000's and ran into water issues and environmental issues with the Preble Mouse. We have lived here for 34 years and can't believe that this is even a proposal for this corner. It was never zoned for this or this height. You would be taking away Mountain views from so many people and adding chaos to traffic daily if this is approved. At the least the developers should be required to make a major height reduction and less units. Please consider the existing residents that plead with you to reconsider this development.

Barbara Voget
1890 Springcrest Rd.

> On Jul 1, 2025, at 6:24 AM, Barbara Voget <barbara.voget@icloud.com> wrote:
>
> Allison,
> This land use proposal and change is an absurd request. (LUPL-25-0010
> ZONE-25-0023) To have 236 apartment units in this small piece of land to add to the school and neighborhood traffic on a limited access neighborhood is unwise to say the least. We would appreciate careful consideration and adherence to looking at traffic impacts as well as safety to the school and neighborhood. This should not be approved. The amount of cars would potentially be devastating for traffic patterns and safety for the school.
> The height restriction of whatever goes in there should also be attended to, since all neighbors enjoy their views of the mountains and a looming building would block most of that. It would destroy the beauty of the area.
> I cannot believe the city would even give this request any credence or approval after the entire neighborhood gathered for fighting the annexation of the church on the opposite corner, due to traffic concerns. Again our city is living up to its reputation of building before we think it through, and really know the concerns of the area.
> Sincerely,
> KC and Barbara Voget

Stocker, Allison D

From: Steve Luna <steveluna@gmail.com>
Sent: Monday, July 7, 2025 10:46 AM
To: Stocker, Allison D
Subject: 1625 Springcrest Road zone change

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Dear Ms. Stocker,

Could you please add me to the mailing list for the proposed zone change at 1625 Springcrest Road? And, could you add me to the mailing list for any future development plans for that site?

Also, I would like to add some comments to the record. Regarding the traffic study, I noticed that the afternoon traffic counts were conducted from 4pm to 6pm, but the elementary school pick up is at 3:30pm. This is one of the most crowded times for Springcrest, and I believe the traffic study should be required to consider that time. I know that I often wait 5-10 minutes to exit the neighborhood during busy conditions.

Also, although the right-in, right-out entrance on Voyager will help with the traffic on Springcrest, anyone trying to get to I-25 from the Briargate Multifamily will need to use the exit on Springcrest because you have to make a left hand turn on Voyager to get to the highway. I believe that will be the majority of the traffic, and I believe Springcrest is already overburdened.

Also, the Church of Briargate also has plans to rezone land along Voyager, and they plan to provide access via Springcrest. I believe that this should also be considered when evaluating traffic.

Sincerely,
Steve Luna
1975 Alamosa Dr.

Stocker, Allison D

From: Paul Danielson <pdanielson58@yahoo.com>
Sent: Tuesday, July 8, 2025 1:47 PM
To: Stocker, Allison D
Subject: 1625 Springcrest Road Development Proposal

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Gooday Allison-My name is Paul Danielson and I live @ 2065 Bramblwood Lane in the Pinewoods neighborhood. I have been in this neighborhood since Aug 1991. I cannot believe this city and the planning department and city council wants to put a big apartment complex on the property west of the school. There has already been some plans for the church across the street from the location to put something on that land. This intersection of Voyager and Springcrest is already a nightmare with traffic especially when school in in service. That school is a charter school where every student has to be driven to and from school by parents. You also have a county road Otero right by the school which is now used contantly during school which make getting in and out of this neighborhood slow and dangerous at times. The light at the intersection to enter this neighborhood is a f_in nightmare. Have you done any traffic studies as to the impact at putting 3 apartment building at this property. This intersection can not handle it and we have only one way out and in from our neighborhood of spring crest to voyager at that light. I know this city constantly does not care what anymore what people in this city care to say the way property is used and who it effects. What about the school and the safety of its students. I hope the school has a lot to say about this proposal. Have the developer go find land elsewhere. Tell city councel to stop this crappy growth ruining this once beautiful city. Thanks for listening.

Stocker, Allison D

From: Sarah Deeney <sarah.galgano.deeney@gmail.com>
Sent: Thursday, July 3, 2025 1:03 PM
To: Stocker, Allison D
Subject: Reject request to rezone land parcel at corner of Voyager and Briargate

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Dear Ms. Stocker,

As a citizen of Colorado Springs and a parent of elementary students at The Classical Academy Central Campus, I am asking you to reject the proposal by Blackburn Communities LLC to rezone the parcel of land at the corner of Voyager and Briargate for 3 six-story buildings and 236 dwelling units.This will majorly affect traffic, take away the view of the mountains, and—most importantly—compromise the safety of the students.

The traffic for pick up and drop off for our children is already congested and a lengthy process. Adding hundreds of additional vehicles to the traffic situation will be terrible for both anyone dwelling on the property as well as the families that must be able to get their children to school on time and pick up in a timely manner.

The safety of children will also be compromised with this plan. Being able to monitor the individuals coming and going around a school campus is highly important. With hundreds of dwellings overlooking school facilities, maintaining secure access to our children will be compromised.

I ask that you please reject this request for the safety of our children and the good of everyone involved.

Thank you,

--
-Sarah Deeney

Stocker, Allison D

From: Kristi Percell <kristipercell@gmail.com>
Sent: Tuesday, July 8, 2025 9:00 PM
To: Stocker, Allison D
Subject: Record Number LUPL-25-0010 ZONE-25-0023

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Dear Ms. Stocker,

As a citizen of Colorado Springs and a parent of elementary students at The Classical Academy Central Campus, I am asking you to reject the proposal by Blackburn Communities LLC to rezone the parcel of land at the corner of Voyager and Briargate Parkway from BP CR HR to MX-M (Record Number LUPL-25-0010 ZONE-25-0023). This will majorly affect traffic, take away the view of the mountains, and—most importantly—compromise the safety of the students.

The traffic for pick up and drop off for our children is already congested and a lengthy process. Adding hundreds of additional vehicles to the traffic situation will be terrible for anyone dwelling on the property as well as the families that must be able to get their children to school on time and pick up in a timely manner. The proposal suggests adding a "northbound right turn movement . . . within the acceleration/deceleration lane along Voyager Parkway." During peak traffic hours the acceleration/deceleration lane is already busy with cars that have turned right from Briargate Parkway onto Voyager and cars from Voyager moving into the lane so they can turn right at Springcrest. It takes careful driving to avoid accidents in this area. Adding a right turn movement will greatly increase the chance of having an accident and make it challenging for traffic from Briargate Parkway to turn right at Springcrest. Furthermore, traffic on Springcrest backs up during peak hours without adding additional vehicles from an apartment complex. More vehicles will cause traffic delays and make it difficult for emergency services to reach the surrounding neighborhoods and school.

The safety of children will also be compromised with this plan. The apartments will be close to the school. The proposal mentions adding landscaping between the apartments and the school, but the fact is members of the apartment complex may use the landscaped area for a variety of purposes. There is greater potential for vulnerable children in our community to be spied on while at recess or approached with illegal items if this plan is approved. If any lock down situations arise at the apartment complex, the school, by proximity, will be at risk. Being able to monitor the individuals coming and going around a school campus is highly important. With hundreds of dwellings overlooking school facilities, maintaining secure access to our children will be compromised.

I ask that you please reject this request for the safety of our children and the good of the neighborhood.

Thank you,

Sincerely,

Kristi Percell
kristipercell@gmail.com

Stocker, Allison D

From: Sarah Pramanik <sarah.pramanik@gmail.com>
Sent: Saturday, July 5, 2025 9:25 AM
To: Stocker, Allison D
Subject: Referring to case Re: LUPL-25-0010 ZONE-25-0023

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Hi Allison,
I am a parent of students at The Classical Academy and my parents own a home in the adjacent neighborhood. There are a few concerns we have with respect to the proposed apartments. Thank you for taking the time to consider them.
Firstly, the traffic during school hours is already quite tricky. As a charter school, there are no buses so it is carpool and the cars already back up on otero and into the turn lanes on voyager during drop off and pickup and on special days which occur multiple times a month and occur throughout the day. If there are a significant number of new people using those roads, it will become unwieldy and potentially dangerous. There is only one road in and out of the neighborhood- Springcrest. During school days it can take 10-15 minutes to get out. If there were a fire or other emergency, there is concern that the existing residents could be put in a dangerous situation because evacuation would be so impacted. Currently there are 119 homes in the neighborhood. By adding 3 apartment building you are at a minimum doubling the size and traffic. If you do a traffic study, please do so during the school year, so the true impact can be noted.
Additionally the buildings back up to the schools playground. There is great concern that new residents could have unfettered access to viewing our children while at recess and during PE. With the increase in predatory child sexual material online with the advent of AI, it only takes 20 pictures to create CSAM videos. The proximity of the building to the recess area would allow for photographing the children. Currently, if someone were near the playground it would cause great suspicion and they would be asked to leave. With an apartment building, this is no longer possible. This puts our children in danger.
Additionally the neighborhood is already experiencing vandalism and car break-ins, as it is near I-25. There is concern that with these new buildings this type of crime could increase.
If the apartments were restricted to two story and if there were a way to block viewing access of the school that would certainly relieve concerns.

Thank you,
Dr. Sarah Pramanik
719-660-5462

Stocker, Allison D

From: Megan Prensner <mprensner@gmail.com>
Sent: Wednesday, July 2, 2025 7:29 AM
To: Stocker, Allison D
Subject: TCA land rezoning

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Hello! I am writing as a parent of two Tca Central students and one upcoming to ask that we please do not zone the land between the field and Voyager for apartment buildings.

Thank you, Megan Prensner
Sent from my iPhone

Stocker, Allison D

From: dave.wahl@comcast.net
Sent: Tuesday, July 8, 2025 8:32 PM
To: Stocker, Allison D
Subject: Notice zone change for 1625 Springcrest Rd

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Dear Allison,

Thank you for taking the time to review our concerns for the notice to develop the property at 1625 Springcrest Rd. We live on this road and have several concerns.
The main entrance and exit of our neighborhood is Springcrest Rd. It has already become a bottleneck at certain times. The proposal will create an overwhelming traffic jam at the intersection of Springcrest and Voyager/Hwy 83. We feel that the people building the property will be free to build but not live with the consequences of daily frustration of coming in and going out of our neighborhood. The church across the street from the proposed build site also is looking to sell some of their property for the same use. Otero (the only other way out of the neighborhood), which the church is on, is a county road and is already over used – let alone a current work-around for people frustrated with the Springcrest light. God forbid there should ever be a fire in the neighborhood where the added traffic getting to the intersection would block the current residents. When the nearby church did a traffic study, they were told that there could not be another entrance/exit between Briargate Pkwy and Springcrest Rd. The traffic load will continue to be on Springcrest.

Additionally, when I-25 backs up, Voyager/Hwy 83 becomes an escape route. This sadly happens often and adding more cars to this intersection will become an unsolvable condition that we will have to live with. While there is a light at the intersection, we were told that the priority is to support Voyager traffic.

Are there any other schools in the city that have apartments looming over an elementary playground? We find this very concerning and creepy that this proposal would offer unfettered views of our children. Our grand-children attend this school. It sickens us to think about the possible issues that could arise with apartments so close to a school. This is a charter school in which parents must drive to drop-off and pick-up their children. We would hate to see an excellent school negatively impacted by this arrangement.

Finally, towering apartments are an eye sore. We have lived in our home 26 years and enjoyed sweeping views and great neighbors. We bought our home to enjoy views of: Garden of the gods, Pikes Peak, lights of the city, and the open country feel. We will experience a great loss if this proposal goes through as is. We plead with you to consider how this neighborhood will be degraded by this project. Clearly, we would like to see a different proposal than the three apartment buildings with four to five stories as relayed to us.

Respectfully,
Dave and Beth Wahl
1910 Springcrest Rd

Stocker, Allison D

From: annmco3@comcast.net
Sent: Thursday, July 3, 2025 6:24 PM
To: Stocker, Allison D
Subject: LUPL-25-0010 and Zone-25-0023 comments

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Hello,

I am a 34 year resident at 2020 Springcrest Road which is east of the above referenced zoning change request. Interestingly, although not surprising, the impact on the homes in the neighborhood is not addressed at all.

I've read the documents in support of allowing an apartment complex on the corner of Springcrest and Voyager.

None of the supporting information adequately addresses the traffic problems that will occur with this addition.

This is a small neighborhood with one way in and one way out. During the school year there are serious issues at drop off and pick up times ant TCA, adding additional cars exiting an apartment complex will only exacerbate this issue.

In addition to being inconvenient, I have concerns about safety due to such expanded volume and the ability for first responders to enter our neighborhood quickly and our ability to exit in an emergency.

I can see how the retail corridor would benefit but the negative impact to our neighborhood is clearly being ignored. I'm sure there would be a reduction in home values at some level.

The neighborhood schools assigned to this neighborhood are very full (Mountain View Elementary and Challenger Middle School) the addition of children from an apartment complex will only add to the class size and challenge for educators.

Thank you for your consideration of these comments.

Annmarie Castro
719-332-6482

Sent from my iPhone

Stocker, Allison D

From: Ashley B <ashley.buchwald@gmail.com>
Sent: Tuesday, July 1, 2025 8:41 PM
To: Stocker, Allison D
Subject: Zoning near TCA Central

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Hi Allison-
My name is Ashley Baldwin and my son, and soon my daughter will, attend The Classical Academy the central campus on Voyager and Springcrest. It appears that Blackburn Communities is looking to add multi family housing right next to our school. This is very concerning as our children play right at that field and puts them in direct contact with these young children. I know schools often have housing near by, but this feels very close and excessive. In addition, I feel like this will create excess traffic with excess speed. I know money is what makes these deals happen, but I believe it is crucial that the safety of our children comes first. It appears the church nearby is also trying to add housing.

I understand lots of elementary schools are right near multiple homes, but they usually have a bigger and more private setup, which we don't have. In addition, this housing is usually single family homes that have less turnover and more investment in the neighborhood, versus what apartment complexes bring in.

I hope this helps people reconsider what is being done as well as the developers realize the amount of traffic that already crowds these small streets.
Thank you,
Ashley Baldwin
Sent from my iPhone

Stocker, Allison D

From: Jack Tolson <jctolson@gmail.com>
Sent: Wednesday, July 2, 2025 9:34 AM
To: Stocker, Allison D
Cc: Sabrina Hansen
Subject: Feedback on LUPL-25-0010 and ZONE-25-0023

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Good morning Allison,

I was just alerted to this zoning change request in process and was very sad to hear that they are trying to add three story apartments on an already busy corner.

I live in the neighborhood and have a young family with two toddlers ages three and five so increase traffic, crime and congestion would really have a negative effect on our family as well as many others in this tight residential neighborhood. We are already seeing crime and congestion increase with all of the new apartment buildings going in north of us off Voyager.

Please let me know how I can provide additional feedback to The team Making decisions around these zoning changes because they will truly have a profound effect on our lives.

Thank you,
Jack Tolson
719-922-6540

Stocker, Allison D

From: Patty Krueger <windowshoppingnow@gmail.com>
Sent: Tuesday, July 1, 2025 11:41 AM
To: Stocker, Allison D
Subject: project name "Briargate/Voyager Zone Change and Land Use Plan"

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Hello Allison,

Thank you for the notice about the "Briargate / Voyager Zone Change and Land Use Plan".

A. I am wondering how a height allowance from 1999 is still in effect? At the time it was passed I was under the impression that the owner had a short window, X years, with which to build to that height. And if they missed the approved window I thought it went back to the original height of the zoning unless they asked for another variance. Can you elaborate on this? Does the owner actually have permission currently to build to 68 feet?

B. The wording in the file, "4 – Project Statement" makes it unclear to me what height the owner is actually requesting:

1. Pg. 1 "An administrative adjustment is requested to allow for an additional 10 FT of building height. " [Patty note: 10 ft additional onto what figure? The 68 ft?]

2. Pg. 1 "… the MX-M Residential use will reduce the overall impact on the current surrounding development by reducing the allowable building height," [Patty note: what is the current allowable building height, the 68 ft? or that of MX-M? or that of BP?]

3. Pg. 6 "An administrative adjustment is being requested along with the zone change to allow for 58 FT buildings with an additional 5 FT of building height for the mechanical equipment and architectural parapets, resulting in approximately 10 FT less than the approved with the current zone and overlay." [Patty note: 58ft + 5ft = 63 ft. what am I missing to allow them to say it is 10 ft. less than the 68 ft approved?]

C. Where does one find "(See traffic study and land use map for reference)" referenced on "4 – Project Statement" pg. 6.

D. 4 – Project Statement" pg. 10. It is believed that with the proposed zoning request and conditions, the MX-M Residential use will reduce the overall impact on the current surrounding development by reducing the allowable building height, reducing the traffic demand, and introducing a more neighborhood-like character with active open space,regional trail, and shared landscape features.
[Patty's note: does anyone review these before they send them out? Obviously one can't reduce traffic demand to the current surroundings by adding all these apartments

The current open space at that parcel is truly open space. Adding apartments severely removes that "open space".]

E. 4 – Project Statement" pg. 6.: The size, scale, height, density, and multimodal traffic impacts of the proposed multifamily complex will be compatible with the surrounding development.
[Patty's note: how does one define "compatible" when the surrounding area does not have buildings of this size, height, density, and traffic impacts? I certainly disagree with that statement. Opposite, yes, but I don't find something in the surrounding area with which it can be "compatible".]

I will look forward to understanding the answers to those questions.
Thank you,
Patty Krueger 2001 Mulligan Dr.

Stocker, Allison D

From: Mark Kiemele <mkiemele@airacad.com>
Sent: Monday, July 14, 2025 9:52 PM
To: Stocker, Allison D
Subject: "Briargate/Voyager Zone Change and Land Use Plan"

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Hi Allison,

Thanks for the opportunity to voice our opinion on the subject land use plan.

First, I agree with Lance Miller's apartment rezoning comments sent to you previously. My most urgent concern is traffic and safety. I appreciate the traffic study but I could not find anywhere in the traffic study where it predicted with an upper confidence level the number of accidents we could expect to see compared to what we have seen to date – in the major intersections that currently exist plus the new one off Springcrest leading to the apartments. That is, the accidents on the whole corridor on Voyager between Briargate and Springcrest and also on Springcrest and Otero. Clearly the density of traffic is one critical predictor of accident rates and certainly the analysts could provide this because accidents follow the Poisson distribution. If they could provide the predicted lambda over time, I can do the calculations.

Thanks.

Mark and Carol Kiemele
2065 Mulligan Drive
Colorado Springs, CO 80920

Stocker, Allison D

From: Randy Lund <lundrandy@hotmail.com>
Sent: Tuesday, July 15, 2025 11:50 AM
To: Stocker, Allison D
Cc: L Lund; randy.d.lund.civ@health.mil
Subject: Apartment Rezoning
Attachments: ApartmentRezoningComments final - from LanceMiller.pdf

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Greeting's Allison,
As residence of 2015 Mulligan Dr. Colorado Springs CO. 80920 along with our neighbors, we completely agree with Lance Millers comments attached. We are NOT in favor of the proposed rezoning request (Zone-25-0023/ LUPL-25-0010) as written.
Please contact me if you have any further questions.
Thanks,
Randy and Lisa Lund

Stocker, Allison D

From: Amy Brake <amy.carew@gmail.com>
Sent: Monday, July 14, 2025 5:35 PM
To: Stocker, Allison D
Subject: Building proposal for lot on Springcrest and Voyager

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Dear Ms. Stocker-

My name is Amy Brake and I am a resident of Pinewoods, the neighbourhood at the end of Springcrest Road. I am also the parent of two children who attend TCA Central on Springcrest Road. I am writing you to express my sincere concerns about the proposal for an apartment building complex by Blackburn Communities LLC.

First of all, I am quite concerned about the proximity of this apartment complex to the school and its playground. With people in a housing complex so close to children running around at recess there are bound to be issues of safety.

Second of all, Springcrest Road becomes extremely congested at pick up and drop off for TCA Central elementary every school day. As you may know, Springcrest and Otero Rd. provide access to TCA Central elementary and traffic is already a huge problem. It seems completely unreasonable to imagine adding an apartment complex to this mix.

Springcrest Road is also the only way into and out of our neighbourhood and the neighbourhood on Mulligan Road. This causes a huge safety concern if there would be a need to evacuate and there is added traffic. Accessing an apartment complex from Voyager Parkway will also cause huge problems with the Briargate/Voyager intersection being so close.

We sincerely appreciate your time and consideration as this proposal for this apartment complex create lots of concerns for all of us in our neighbourhood.

Sincerely,
Amy Brake

Stocker, Allison D

From: Jacqueline Peveto <jacquelinepeveto@gmail.com>
Sent: Tuesday, July 15, 2025 3:38 PM
To: Stocker, Allison D
Subject: Comment on Zoning/Development Proposal ZONE-25-0023 / LUPL-25-0010

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You don't often get email from jacquelinepeveto@gmail.com. Learn why this is important

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Dear Ms. Stocker,

I am writing to you today to express deep concern about the proposed rezoning and development at Springcrest Road and Voyager Parkway. I would like to stress the impact of these changes that will fundamentally alter the way of life for my neighborhood, the families and administration of the Classical Academy, and my family, which lives at 9620 Otero Avenue, the first house on that street.

This proposal presents heavy concerns and problematic implications for the Springcrest and Otero neighborhoods. We have already experienced many disruptions and changes with the annexation and rezoning at Old Ranch Road, and we are facing the erosion of our natural southern border at Springcrest with another proposal for rezoning by the Church at Briargate, which borders my family's property.

The impact to the Springcrest neighborhood and its one point of entry is obvious and should merit thorough review. School, lunch, and rush hour traffic currently bog down Springcrest, and residents already have experienced concerning delays with receiving emergency services during peak hours. Adding another turnout and more cars will only gridlock a rural road that was never meant for heavy usage.

Additionally, because my Otero neighborhood is in the county rather than city, it has not been appropriately considered in this proposal, but we will also be impacted by the addition of a six-story apartment complex. Though we have two points of entry, one at Old Ranch Road and one at Springcrest, both are easily clogged by traffic, which is only increasing. We ask that you consider a more holistic view of this proposal while also evaluating it in the context of the other nearby proposals. This development is not isolated; it should be assessed as one of many potential changes that will dramatically clash with this rural neighborhood.

Increases in traffic due to other developments have challenged the safety of residents and school families alike. Every day during the school year, parents line up to pick up their children, and many kids cross Springcrest to walk home or reach parents waiting along Otero. Even outside of school days, commuters often divert and speed through my neighborhood to avoid Voyager, and this shortcut will only become more common as development intensifies on the north and south sides. Since the construction of the rehabilitation center on Old Ranch Road, more and more cars are speeding down Otero Avenue, though we were assured in meetings this would not happen. Our road doesn't have sidewalks, which

means residents are at risk from drivers looking to shave time off their commute.

If apartments are approved for this development, even more cars will be driving Otero, many of them likely entering from Old Ranch Road to avoid clogging at Springcrest and Voyager. The Church at Briargate also occasionally hosts large events, and on many occasions, their parking lot has filled to capacity and required people to park on the grass and on both sides of Otero, reducing our road to one-way traffic for some time. In short, the addition of residential properties will bring even more cars to streets that cannot accommodate this kind of traffic or parking needs.

In addition to traffic, there are also other safety concerns with placing apartments so close to a school. Currently, the kids of TCA have a wonderful view of the mountains and can freely enjoy their field, practices, and recesses. The addition of apartments here, however, would create concerns about supervision and access. Other commenters have mentioned discrepancies when it comes to the proposal, whether there will be landscaping to create an appropriate barrier or not, but the fact remains that apartments cannot vet their tenants, and the potential risk to students cannot be mitigated by a few bushes.

Colorado Springs is growing, but this area is being asked to absorb development it was never intended to support. There are many areas that could naturally accommodate this kind of development without introducing traffic hazards, impractical solutions, and congestion. The development of apartments at the Chapel Hills Mall is a great example of this.

For years now, developers have been targeting families along Otero, dropping by with cards, texting, and calling to ask if we would consider selling our houses. We are not surprised by the multiple proposals that are currently poised to alter our way of life, but we ask to be heard as we strive to protect this part of the Springs from hasty, short-sighted building projects. We ask for consideration as we put forward these risks that will fundamentally change how we live here and if we can continue to do so.

The decisions made regarding this proposal and the others in near proximity will have long-lasting repercussions, setting precedents for future proposals. Please help us resist poorly conceived, unsustainable developments that will damage the community of these neighborhoods. There is more than land to be had here, and the school as well as my neighbors treasure it.

Please defend our community from overdevelopment and join our community's efforts to keep this part of the Springs open, hospitable, and safe for families for generations to come.

Thank you for your time reading this letter.

Sincerely,
Jacqueline Peveto

Stocker, Allison D

From: Ariane Peveto <ariane.peveto@gmail.com>
Sent: Tuesday, July 15, 2025 2:24 PM
To: Stocker, Allison D
Subject: Comment Regarding Zoning/Development Proposal ZONE-25-0023 / LUPL-25-0010

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You don't often get email from ariane.peveto@gmail.com. Learn why this is important

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Dear Ms. Stocker,

I am writing in reference to the proposed rezoning request (ZONE-25-0023 / LUPL-25-0010), the rezoning and development proposal for the land adjacent to the Classical Academy's Central Campus on Springcrest Road. I would like to add my voice to that of my neighbors and the school families who oppose this proposal, particularly because even though the Otero neighborhood is immediately adjacent to this land, we have been totally ignored by this proposal. I would like to rectify that oversight with this letter. The Otero neighborhood is an enclave, but even though we are outside of the city limits, we are, nevertheless, residents here. Our families and our homes—like our neighbors in Pine Woods and Chapel Ridge—should not be treated as empty, undeveloped land.

I would like to draw your attention to the following:

1. **The Project Statement ignores the primary land use in this area: residences.**

I live in the first house to the north on Otero Avenue, 9620 Otero Avenue. I was shocked to read in the developer's proposal that under the land uses around the site, only the Briargate Assembly of God Church was mentioned to the north and not the nearly 100 residences in the Otero neighborhood (or even the other church opposite, Joyful Baptist Church). But we were not the only ones intentionally overlooked. The other land uses mention the school and the golf course, but nothing of the Pine Woods and Chapel Ridge neighborhoods. Effectively, the proposal ignores the primary land use of our community, which are homes.

The proposal states that the land use will be consistent with the "surrounding commercial, school, and church/assembly uses." This statement is only possible because they sweep aside the hundreds of homes in this area—the majority of which only have one access point, Springcrest Road. The truth is that such high-density residences would not be consistent with the hundreds of homes already here. The churches and school have predictable high-traffic times (Sunday services, school days, etc.), but importantly, they are not in use at all times and have weekly and seasonal times when the parking lots are consistently empty. Though we experience pressure due to the limited access of Springcrest Road, this kind of use is compatible with the neighborhood because these properties are not constantly being accessed or used.

The proposal also states that the changes in zoning "will not create significant obstacles for tenants or occupants of property in adjacent areas." However, considering that the proposal does not acknowledge the hundreds of people already living here, it is not clear how this claim can be justified. The developer appears to be treating this area as completely undeveloped land without occupants, saying there will be "no impact." Inescapably, there will be substantial obstacles created by this development—the kind of obstacles that naturally come with doubling the amount of people living in the same space with limited roads.

2. City Planner staffers recommended less aggressive zoning for the adjacent rezoning request on Springcrest—just across the road.

The Briargate Assembly of God Church currently has their own rezoning proposal under review, which should be considered in tandem with this development. The church's proposal also asks for their property to be rezoned from Agriculture to Mixed-Use Medium. In effect, both properties on either side of the same two-lane road, Springcrest, are asking for intense zoning districts that allow for a wide variety of uses, not just multi-family residences.

After hearing the concerns during the neighborhood meeting, City Planner staffers strongly recommended that the church consider less intense zone districts. Please review the public comments available on that proposal for a full record of the objections to the

rezoning (ZONE-4-0012 / LUPL-24-0012). For the sake of brevity, I will not repeat those arguments here, but almost all of the objections to that proposed rezoning apply in equal force to this proposed development, including safety, increased traffic pressure, restricted road access, and damage to the neighborhood character.

Despite the recommendation, the church has not changed their requested zoning district upon the resubmittal of their proposal. The church's rezoning request should be taken into account when considering this proposed development, as both of these properties will be competing for access on a small road that is already overburdened and bottlenecked with traffic. If both properties are rezoned for MX-M, it will be an absolute commercial invasion of a residential and school area. And looking more broadly at the surrounding area, there are already multiple high-density residential areas approved around this exact area that will also put further pressure on the roads and community here.

3. MX-M allows for any future of the neighborhood

MX-M is an intense zoning district that allows for a wide variety of uses, including commercial, retail, and multi-family residences. While there is MX-M zoning along Briargate, as the proposal notes, there is a substantial geographical barrier between Briargate and Springcrest separating this area. In this way, the claim that it is "consistent with the surrounding zoning" is a false claim. Until the church's rezoning is approved, they are still zoned as Agriculture and the neighborhoods as residential (and in the case of the Otero neighborhood, rural residential).

The developer is proposing an apartment complex, but MX-M zoning would allow future developments to change this property into any number of other uses without neighborhood or school approval. Residents of the three surrounding neighborhoods are not thinking of just the next few years but of the next generations. Many people in my neighborhood have lived here for many decades, and they are concerned with the future of their homes. Those whose children attend TCA are thinking of the years their children will spend growing up in this school system. Our vision is focused on the long term, and the carte blanche MX-M zoning opens the door for almost any kind of development in this

area. While the developers' concern is a short-term building project, those of us who live here and attend school here are committed to the area and its future.

4. Erosion of the neighborhood and harassment of residents

Five years ago, the majority of my neighbors and I opposed the annexation and rezoning of residences on the north side of our neighborhood. The city council's decision to allow the massive commercial development of the Peaks Recovery Center rehab facility and campus allowed for properties in this area to be effectively removed piecemeal from our neighborhood and rezoned for commercial use.

This precedent for rezoning in our neighborhood makes the mixed-use zoning proposal even more concerning. Already, my family and my neighbors are being asked to sell our homes to make way for large-scale developments like apartment complexes due to our proximity to Springcrest. This continual pressure—text messages, phone calls, letters, flyers stuffed into our door—to sell our homes is not welcomed, nor is it a feature of living in Colorado Springs that other residents have to contend with. Zoning protects other residents from developers coming to their front door with an offer (as has happened to my family). Our area's zoning, however, has proved to be continually up for debate with people who do not live here— and also do not wish us to continue to living here.

If residents like my family were to cave to this pressure, how long would it be until the property owners deeper into the neighborhood were hassled to sell to allow more commercial development? Between the pressure to sell and the deterioration of the original character of the neighborhood, it is a logical conclusion that many would move away. Eventually, there would be no neighborhood left (or scattered rural residences among dense commercial developments), and this unique neighborhood would be lost. The precedent for rezoning here has made this kind of commercial invasion a real possibility for developers, and we adamantly resist this proposal, which would be an open invitation to continue to pick apart our neighborhood and pressure residents to move and make way for expanded developments. While the developers have not considered the Otero residents in their proposal because we are outside the city limits, we are constantly forced to fight for our boundaries.

5. Emergency/evacuation risk

As previously mentioned, there are multiple developments around this area, promising a deluge of new apartments. The city has grown around the Otero, Pine Woods, and Chapel Ridge neighborhoods, but the neighborhoods themselves have remained the same with just two access points in and out: Otero and Old Ranch to the north and Springcrest and Voyager to the south. For the Pine Woods and Chapel Ridge residents, Springcrest is their only real access. Otero Avenue is a rural road without sidewalks that was never intended to be a high-traffic conduit, though with continuing development around these neighborhoods, it is progressively becoming a “shortcut” to bypass Voyager.

However, this county-maintained road was never meant to sustain this kind of traffic, much less support two other neighborhoods whose primary and closest access point (Springcrest/Voyager) is currently bottlenecked by school traffic on a regular basis. The congestion at this access point will only become more strangled with the addition of further development along Springcrest. Additionally, Otero and Old Ranch is an intersection without a traffic signal near the top of a hill, so it is not an efficient entrance/exit for the neighborhood.

Because our neighborhoods have limited access points, emergency access and evacuation routes are already strained. When we raise concerns about this, we are not speaking hypothetically; one of our neighbor’s children nearly died because an ambulance was unable to pass through school traffic on Springcrest. Our area has already been under multiple pre-evacuation orders due to various wildfires over the years, so we are also very concerned about evacuation routes. Our two access points, already constrained by the current traffic, are already limited, and the addition of high-density housing at Springcrest could block that access point completely.

Recently, the Church at Briargate held an event on a Saturday; the attendance for this event nearly gridlocked our neighborhood, allowing for only one lane of traffic on Otero Avenue. Cars had to take turns to enter and exit the neighborhood on Springcrest. Even without the addition of development on Springcrest, our neighborhood is already

struggling with traffic flow and access. Though the proposal includes suggested modifications to Voyager and Briargate, these modifications will be disruptive to these already busy streets and, in some cases, dangerous, as traffic in this area is already challenging with the onramp to I-25 and the increasingly crowded Voyager.

We ask that you consider our position as those with the highest level of investment, concern, and care in this matter and deny this application for rezoning.

Thank you for your time.

Sincerely,
Ariane Peveto

Stocker, Allison D

From: Kerry Cooley <kecooley@gmail.com>
Sent: Tuesday, July 15, 2025 9:53 AM
To: Stocker, Allison D
Subject: Development on Voyager/ Springcrest

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Allison,
I am troubled to hear of more potential development in our neighborhood. We invested in a home on Brassie Ct, loving the distance between houses, mature trees, and quiet rural neighborhood. In the past year we have been inundated with THREE proposals to change the landscape, congestion, and overall experience of living here. Our rural neighborhood is threatened by developers rezoning and building high density housing and commercial uses that clash dramatically with our current neighborhood. We are being attacked at each exit with this current outrageous proposal to build apartments that overlook TCA, as well as a a Church on Springcrest looking to rezone and sell land for commercial use, IN ADDITION to a request to build at the end of Otero and Old Ranch potentially adding more high-density housing.
TCA lacks bussing so their 635 students as well as staff descend upon Springcrest each morning and afternoon. That traffic alone should be reason enough to stop high density apartments from being added to an already bottleneck situation. Otero is a connecting rural road never engineered for high-traffic. Mulligan is a dead-end road, meant only to support the houses that exist on it. Adding hundreds of apartments and additional cars is ridiculous. The traffic study by the developer does not target drop off and pick up times, AS WELL AS does not reflect the TWO other proposed changes to our neighborhood. The impact of these THREE proposals would forever alter the current value our neighborhood has. The roads in our neighborhood were not designed for this intrusion. Please consider alternative ideas for this land. City planning zoned our area as agriculture, please do not allow these changes to destroy the very reason why we love living here.
If you haven't already see it, please look at these petition, read the comments, and listen to your residents-
https://www.change.org/p/prevent-construction-of-a-6-story-complex-near-tca-central
Please, watch The Lorax and find alternative use to the little open land left.
Thank you,
Kerry Cooley

Stocker, Allison D

From: Jessica Lohmeyer <jesslohmeyer22@gmail.com>
Sent: Monday, July 14, 2025 8:50 PM
To: Stocker, Allison D
Subject: Do not build

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Hello Allison,
I am one of the many concerned parents voicing and advocating to NOT build at the Springcrest location near Tca Central.

Putting a building at this location is adding a multitude of risks for our children at a small school location. We already have a huge issue with parking and carpool, so the traffic situation would be magnified to an unhealthy level.

The school at this location is strictly elementary kindergarten through sixth grade. Our small campus allows for our children to stay younger longer, and we have a very safe location with minimal traffic at our small school. Adding any extra traffic to our area is creating a bigger problem for kids, crossing the street without a four-way stop, without a traffic light, & now taking a small residential area to be magnified with more traffic. This is unsafe for our small school.

For any major events that are held at the school, such as end of year concerts, music concerts throughout the year, curriculum days, and a variation of parties; we do not have enough parking for these events, so you added building would propose, yet, another issue for school events for parents to be involved in their children's lives.

I could go on and on with many more reasons why this building would be a terrible idea. I am asking as a parent of young children, to please find another location for your building.

Sent from Gmail Mobile

Stocker, Allison D

From: Brian Fasterling <blueskybri@icloud.com>
Sent: Monday, July 14, 2025 6:45 PM
To: Stocker, Allison D
Cc: lancejmiller@comcast.net; Patty Krueger
Subject: Opposition to Briargate & Voyager Apartments
Attachments: 4 - Project Statement.docx; 4 - Project Statement 2.pdf

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Dear Ms. Stoker:

Attached please find my comments (in red on the attached document) regarding the proposed high-density multi-family apartment complex at the corner of Voyager and Briargate Pkwy. The entire project is wholly incompatible with the surrounding residential and educational environment. The added burden of the increased traffic alone has a high potential to adversely affect our health, safety and security, not to mention the obvious threat to elementary school children who can be relentlessly and secretively peered down upon from just feet away by apartment residents the developer has no plan to vigorously vet. Plus, if the City Council were to stand on that school's football field and envision massive multi-story buildings completely obscuring the view therefrom, they'd could never in good conscience approve such a debacle.

The neighboring communities are uniformly and staunchly opposed to this project and intend to vociferously make our position heard. In fact, the local news media is already covering the story with heightened interest given the disastrous and highly unpopular decision by the City Council to approve a towering new skyscraper downtown after having vigorously opposed any and all citizen-led initiatives to allow the public to vote on building height restrictions.

Hopefully, the developer will be responsive to our concerns and come up with a radically different plan for that parcel that all would agree is harmonious with the surrounding residential and educational community.

Regards,

Brian Fasterling
9790 Kit Carson Ln.

Staff Note: Red Text are mark-ups provided by Brian Fasterling

Kimley»Horn

June 17, 2025

Development Review Enterprise
Planning & Community Development
30 South Nevada Avenue
Colorado Springs, CO 80903

RE: ***Briargate Pkwy and Voyager Pkwy Development | 1625 Springcrest Road, Colorado Springs, Colorado Project Statement for a Zoning Map Amendment***

Project Description

Blackburn Communities, LLC (the "Developer") wishes to develop a multifamily project on the existing parcel TSN 6232101002 located at the intersection of Briargate Parkway and Voyager Parkway and south of Springcrest Road. The site is currently vacant and undeveloped and is zoned as BP/CR HR (Business Park with a condition of record for a High-Rise overlay, restricting the height to 68-ft). The request for rezoning entails amending the current zoning of BP/CR HR to MX-M for multifamily residential use (See land use plan).

This site was originally zoned as BP/CR HR in 1999 and a development plan for a high-rise office building was approved in 1999 (CPC DP 99-125 and CPC P 99-120). The site has since remained vacant and undeveloped. The rezoning request is to rezone the parcel to MX-M which would be consistent with the surrounding zoning and would allow for the development of multifamily residential on this parcel. An administrative adjustment is requested to allow for an additional 10 FT of building height. This change will allow for minor adjustments in the architecture and respond to site and market conditions. The proposed MX-M zone will accommodate the proposed residential development and will reflect and support the adjacent MX-M commercial along Briargate. It is believed that with the proposed zoning request and conditions, the MX-M Residential use will reduce the overall impact on the current surrounding development by reducing the allowable building height, reducing the traffic demand, and introducing a more neighborhood-like character with active open-space, regional trail, and shared landscape features.

This zone change supports the adaptive reuse of vacant underutilized site in this area.

"Consistent with the surrounding zoning" only if you ignore the rural nature of the long-established and adjacent neighborhood directly north of this proposal.

"…reduce the overall impact on the current surrounding development by reducing the allowable building height" Blocking most of the existing view vs. blocking all of it is a benefit?

"…reducing the traffic demand…" It is physically impossible for this project to in any way reduce traffic.

"…introducing a more neighborhood-like character…" This proposal is 100% out of character with the surrounding neighborhood. It selectively ignores the adjacent residential communities.



The Property to be rezoned is bounded as follows:

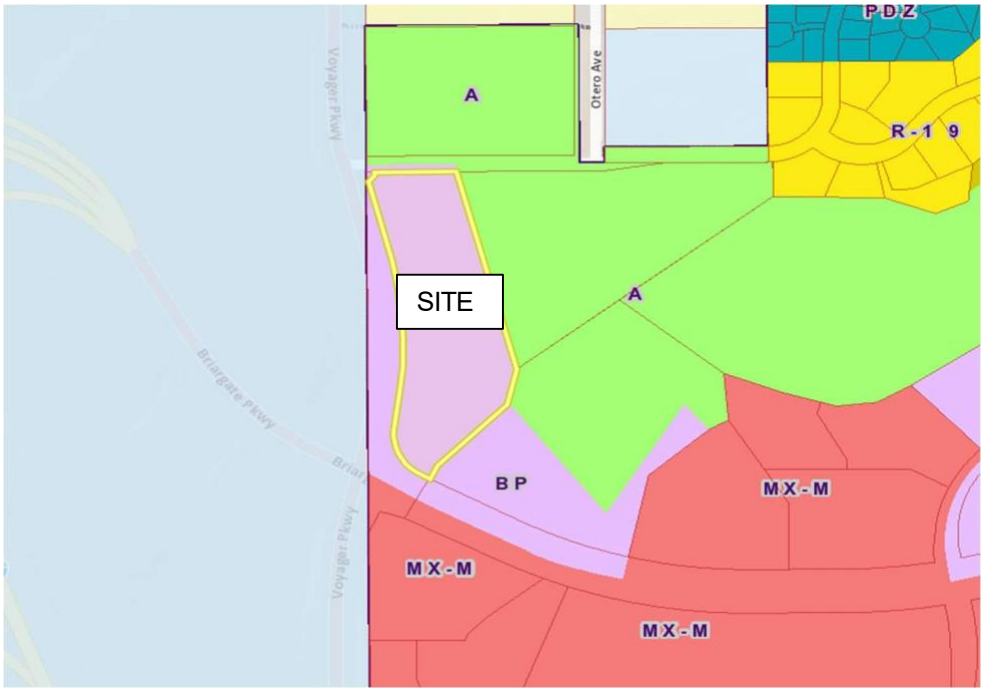
North: - Springcrest Road, Colorado Springs, CO 80920 (60-ft Public ROW); Residential

West: - Voyager Parkway, Colorado Springs, CO 80920; Principal Arterial

South: - Briargate Parkway, Colorado Springs, CO 80920; Principal Arterial

East: - The Classical Academy Central Campus

1655 Springcrest Rd, Colorado Springs, CO 80920



Zoning surrounding the site is Agriculture to the East and North. BP (Business Park) to the southeast and MX-M (Mixed Use Medium) to the South. The City of Colorado Springs boundary line lies west of the property with a small segment of land zoned BP between the County boundary line and the subject parcel. This map/statement conveniently omits the large rural residential community to the North, which is wholly incompatible with high-density multi-family housing.

The land uses around the site include the Briargate Assembly of God Church to the North, The Classical Academy Central Campus and Pine Creek Golf Course to the East, City of Colorado Springs land to the southeast, Briargate Business Campus to the South and the U.S. Air Force Academy to the west. The entire parcel is within the USAFA overlay. An avigation easement for the USAFA has been recorded on the plat.

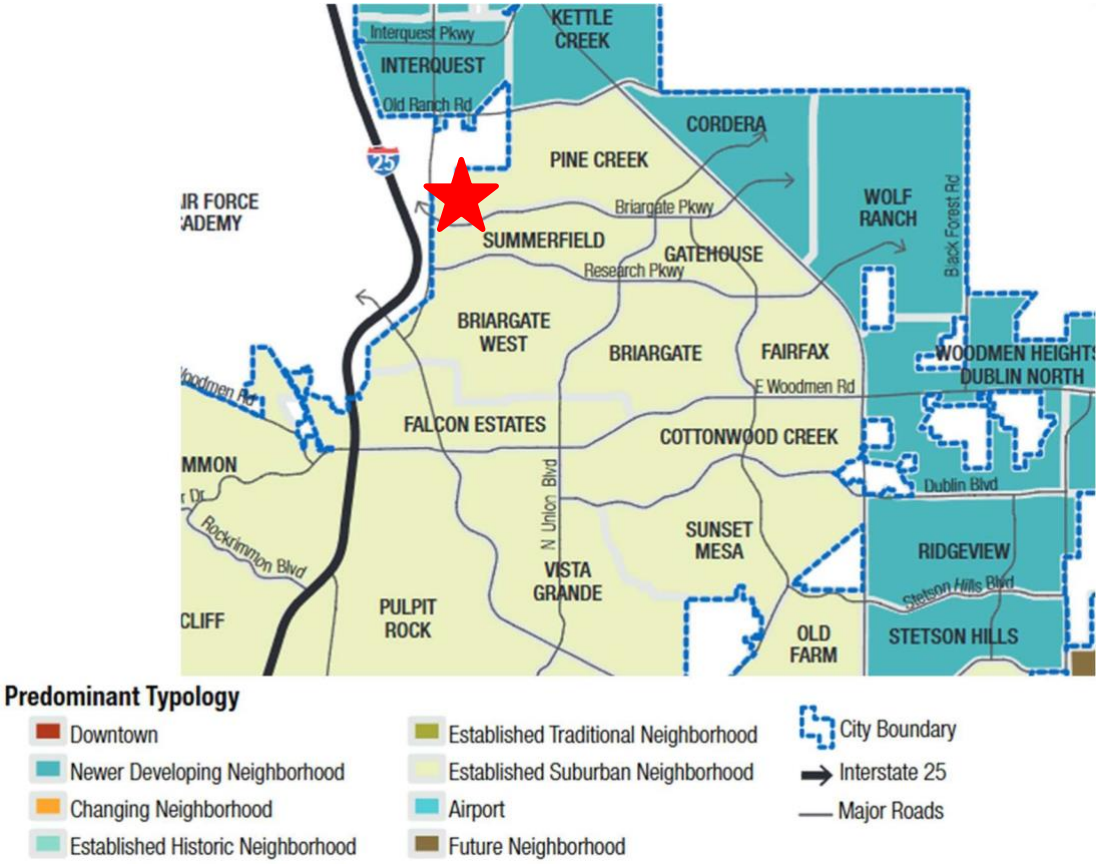
Zone Map Amendment Criteria UDC 7.5.705.D

A. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council, and with the purpose statement of the proposed zoning district.

Response: The proposed rezoning to MX-M residential is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, including the PlanCOS Vibrant Mixed Use Neighborhoods framework. The plan encourages diverse housing options and higher

density residential developments in appropriate areas, which aligns with the vision to "build a great city that matches our scenery."

The proposed rezoning is located within the Established Pine Creek Suburban Neighborhood. MX-M residential zoning will fulfil this typology's goal to recognize, support, and enhance the existing character of these neighborhoods while supporting ongoing mixed-use investment and improved adaptation and sustainability. High-density multi-family housing in no way, shape or form enhances the existing character of the surrounding neighborhoods. This is a totally arbitrary and capricious assumption based on highly vague guidelines that do not in any way "recognize and support" the adjacent communities.



The zone change is consistent with the following PlanCOS Vibrant Neighborhoods: Goals and Policies:

Goal VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

How is stacking multi-story, high-density multi-family housing adjacent to rural residential communities in any way an appropriate distribution of zoning?

- **Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements** Desired by whom? No neighborhood *affected* by this proposal *desires* this proposal.

    - Strategy VN-3.A-3: **Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors**, and meeting the needs of residents and families through various life stages and income levels. Fine. Keep huge apartment complexes next to others of its kind or in commercial zones, keep single-family neighborhoods as *neighborhoods*, and leave rural residential communities rural. That meets all of the above criteria without senselessly mixing all of those housing types together in one small area and destroying the entire concept of a community having a unique character.

    - Strategy VN-2.A-5: **Amend the City's zoning code to allow attainable housing in multifamily** and mixed commercial zoning districts in order to **maximize the availability and distribution of this housing option in the city**. Allowing mixed commercial and multi-family development immediately adjacent to rural residential zoning is egregiously disharmonious. If there's not enough open land in commercially-oriented areas to plop down yet more huge apartment complexes, the City's answer is to just stick them anywhere they can find space no matter the impact on the surrounding community?

- **Policy VN-3.A: Preserve and Enhance the physical elements that define a neighborhood's character**

    - Strategy VN-3.A-5: Update plans and City Code to **encourage a blend of uses that positively affect neighborhood and neighborhood service.** From the perspective of those of us who live nearby and who will have to deal with all the negative impacts of this project, there will be zero preservation and enhancement, and in fact nothing but dilution, of the neighborhood's character.

    - Strategy VN-3.A-7: Encourage neighborhood plans and initiatives that reflect neighborhood identity and a **built environment supporting residents of all age ranges and abilities.** This proposal in no way reflects the neighborhood's identity. In fact, it destroys it.

B. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.

Response: The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare. MX-M residential zoning will allow for a multifamily apartment complex that will provide much-needed housing options, enhance the community services, and support local businesses by increasing the local resident population and providing and extension of the Skyline Regional Trail. This response it patently false and entirely subjective. We, the residents of the area, are "the public" and the proposal is highly detrimental to our way of life. The proposal will absolutely be detrimental to our health and safety when we can't get out of the neighborhood in an emergency due to the drastic increase in traffic this plan will produce, or worse yet, EMS can't get into the neighborhood in

time (as has already happened) because of congestion at Springcrest and Voyager during peak school times. Our convenience will be strangled as well due to said traffic congestion. Our entire general welfare will thus be totally compromised by this plan. For the developer to simply state there is no negative impact based on arbitrary and vague criteria, without being required to prove so without doubt, is ludicrous.

C. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).

Response: MX-M Zoning and multifamily on this parcel will support the nearby MX-M commercial developments located southeast of the site. These uses will transition the MX-M commercial uses south of the site to the institutional and recreational uses north and east of the site. MX-M residential for multifamily development will provide needed housing diversity on an infill lot. Multifamily housing in this location will provide housing choices, be supported by the City Bus route along Voyager Parkway, Bike Route along Springcrest Road and Skyline Regional Trail located south of Briargate Parkway. Note the response doesn't mention any sort of "transition" to the rural residential community directly to the North because no such plan can in any way realistically be considered transitional between commercial and rural residential. Also, there is no bus stop anywhere near Springcrest and Voyager, and the only route that goes that far north doesn't operate in the summer. Is the developer going to pay the City to install a stop near this proposal, as well as pay the City to run buses there in the summer months? Additionally, there is no discernable bike route along Springcrest. Will the developer pay to put that in, too? Not likely. This is more evidence of a developer saying their project meets criteria that doesn't exist, or simply stating there is no impact when any reasonable person can clearly see there is.

D. **If the application proposes to rezone a small area of land** (what is the City's official criteria for what constitutes a "small area of land"?)**, the application demonstrates that: the size, scale, height density, and multimodal traffic impacts of development allowed upon approval will be compatible with surrounding development or can be made compatible through use restrictions approved through land use conditions.**

Response: The size, scale, height, density, and multimodal traffic impacts of the proposed multifamily complex will be compatible with the surrounding development. This, again, is patently false in its entirety. This is as ludicrous as a developer saying building a weed farm next to an elementary school will be compatible with the surrounding development. It is 100% incumbent upon the developer to *prove*, beyond all doubt, the unsubstantiated claims made herein. The City must not accept these claims just because the developer checked a box on some form. *The scale of the project will provide a suitable transition in building massing and provide buffers while introducing design layouts that will incorporate green spaces throughout the development. The proposed rezoning will allow for a multifamily development that will support the adjacent and nearby commercial along Briargate Pkwy and will not provide any impact to the adjacent school and church/assembly uses.* Again, patently false assertion with no data to back up the spurious claim. It's not possible for such a project to have no impact on the surrounding area. *It is believed that with the proposed zoning request and conditions, the MX-M Residential use will reduce the overall impacts on the current surrounding development by reducing the allowable building height, reducing traffic and introducing a more neighborhood-like character with active open space landscape feature.* Yet more obviously and frivolously submitted false claims. How does reducing the building height provide a more neighborhood-like character when there is no building height there at all to contend with now? "You should be grateful I'm only going to shoot you 3 times instead of 5 in order to reduce the impact of my actions." Reduced traffic? How, when traffic is already bad there and cramming in hundreds of apartments will unavoidably cram in more cars? This is farcical in every way.

Currently the parcel lays within the noted high-rise overlay zone, allowing up to 68' buildings. An administrative adjustment is being requested along with the zone change to allow for 58 FT buildings with an additional 5 FT of building height for the mechanical equipment and architectural parapets, resulting in approximately 10 FT less than the approved with the current zone and overlay.

Business Park zoning with a High Rise Overlay was approved in 1999. The High Rise overlay allowed for a 68 FT tall building(s). Since this time, market conditions and development potential of parcels has changed throughout the City. The requested additional 10 FT will allow for market rate multifamily development on the irregularly shaped parcel. Multifamily uses on this parcel responds to current housing needs throughout the City and will support the nearby MX-M commercial. Additionally, a 58 FT multifamily building on this parcel will transition the 6 lane Principal Arterial uses of Voyager Pkwy and Briargate Pkwy to the surrounding Church, School and Recreational Facilities north and east of the proposed development.

The existing bounds of Springcrest Road encroach into the subject parcel by approximately 13-ft. As part of this multifamily development, this area is planned to be dedicated as right-of-

way to create a uniform 71-ft wide right-of-way street section with adequate pedestrian access to the extension of the Skyline Regional Trail along the western boundary of the site.

A traffic study completed by Kimley-Horn in April of 2025 found that the multifamily development can be successfully incorporated into the existing and future roadway network with improvements such as stop signs, a northbound right turn movement and timing splits (See traffic study and land use map for reference). Define "successfully". Again, a totally arbitrary assertion. Traffic can be stacked up so bad you'll have to sit through 5 traffic light cycles and they can still claim "success" because the traffic does eventually move. What are the specific "success" criteria the City uses to determine acceptable traffic impacts and how often does the City enforce those criteria vs. just accepting whatever study the applicant paid for that is very likely highly skewed in their favor?

Regional access to the site will be provided by Interstate 25 (I-25) and Powers Boulevard (SH-21). Primary access will be provided by Voyager Parkway and Briargate Parkway. Direct

access will be provided by a right-in/right-out access along Voyager Parkway approximately 675 feet south of the Springcrest Road intersection and full movement access along Springcrest Road at the existing driveway cutout 300 ft east of the Voyager Parkway intersection.

Landscape buffers will be provided with the Development plan. Buffers are proposed along the eastern boundary to mitigate potential impacts between the existing school and proposed multifamily use. The parcel is within the USAFA overlay and easement will be recorded with the Final Plat. This parcel is also located outside of the 100-year floodplain.

E. **If an application proposes to rezone a relatively small area of land** (what is the City's official criteria for what constitutes a "small area of land"?)**, it demonstrates that changes in zoning will not create significant obstacles for tenants or occupants of property in adjacent areas which may be adversely impacted by other public entities or property owners under Colorado Springs Comprehensive Plan goals that would be achieved by approval of this application.**

Response: This property is within the USAFA overlay. A note to this affect has been recorded on the Final Plat and no impacts are anticipated with the use and the proposed zoning. MX-M zoning for multifamily development will support the adjacent MX-M zoning south along Briargate Pkwy and transition land uses from the Principal arterial uses of Voyager Pkwy and Briargate Pkwy to Church, School and Recreational uses north and east of the intersection. Again, this conveniently and totally ignores the existing rural residential community immediately to the North, a cherished community that has been in existence since the early 1900s.

A traffic study completed by Kimley-Horn in April of 2025 found that the multifamily development can be successfully incorporated into the existing and future roadway network with the following conclusions and recommendations: The surrounding communities have been through this before and we've never seen a developer-funded traffic study that recommends against a proposal due to huge increases in traffic. They always find a way to justify it somehow no matter how inconvenient to the existing residents. The developers and their consultants never have to sit at traffic lights to get out of a neighborhood that doesn't have traffic lights now. They have no issue assuming the affected parties will welcome or at least graciously tolerate the intrusion of interruptions to ways of life that have been peacefully enjoyed for decades before some developer set their sights on a nearby empty piece of land. When the affected communities voice opposition, the City reliably accepts the developer's claims of no impact and says we're free to spend thousands of dollars of our own money to get our own traffic study done. That study then gets overruled because the City is already bent on approving the project. What does it take for the City to fully validate and vet a developer-funded traffic study?

- *Stop signs be installed on the approach exiting the development at the right-in/right-out access along Voyager Parkway and at the proposed full movement intersection along Springcrest Road.*
- *A northbound right turn movement should be provided within the existing acceleration/deceleration lane along Voyager Parkway at the right-in/right-out access*

- *Timing splits for the eastbound and westbound approaches for the morning peak hour at the Briargate Parkway and Voyager Parkway*
- *If 2045 traffic volume projections are realized, dual southbound turn lanes may be needed at the Briargate Parkway and Voyager Parkway intersection in order to provide acceptable operations during the peak hours in 2045*

Future development plans will be designed around compatibility with the surrounding uses and future plans. Development will be designed to meet currently zoning criteria and standards.

F. **If a Land Use Plan or amendment to a Land Use Plan accompanies this application, then Land Use Plan or amendment complies with criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).**

Response: The rezoning application is accompanied by a Land Use Plan that complies with the criteria in Subsection 7.5.514.C3. The plan outlines the development's alignment with the city's long-term vision and goals for land use and community development. Land Use Plan Criteria are addressed below.

G. **The application is consistent with any approved Concept Plans in this area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.**

*Response: The proposed MX-N zoning is compliant with the existing Briargate Business Campus Master Plan and as a result not anticipated to require an amendment to the existing masterplan. "*Our plan complies and is consistent. Trust us. No need for the City to evaluate or interpret the vague master plans in favor of the existing residents." How can a rural residential community, much less any residential community, in any way be part of a business campus master plan? This proposal repeatedly ignores adjacent residential communities in favor of effusively claiming it harmoniously blends with and is consistent with the character of everything else around it. Where do we residents get access to the Concept Plan for our neighborhood and why haven't we ever been involved in the formulation thereof?

H. **If an application is for creation of an ADS-O district, then approval criteria applicable to creation of ADS-O districts in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration on zoning map amendments required to create or amend boundaries on ADS-O districts.**

Response: This application is not requesting to be within an ADS-O District. What is an ADS-O district and why is it not required to be spelled out in the proposal so communities can determine if they are affected? How are communities supposed to make informed decisions on proposed development plans if the documents are allowed to use acronyms few residents will understand? This places an undue burden on individuals in the affected area and instead favors "insider" jargon likely known only to those directly involved with the application.

I. **If rezoning to PDZ district; then proposed PDZ district is consistent with all applicable community amenities or other benefits as determined by Manager Planning Director; whether maintenance Colorado Springs Comprehensive Plan goals would not otherwise occur without such amenities/benefits provided either City Other governmental regulations**

Response: This application is not for rezoning to a PDZ district. Same comment as above, only with reference herein to a PDZ district.

J. **Complies with the additional standards of the base zone district where the property is located (See Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (See Part 7.2.6 Overlay Districts)).**

Response: Medium to high density housing is permitted within the MX-M zoning. These uses are supportive of the MX-M zones intent to promote the adaptive reuse of vacant or underused sites. The proposed zone change and the requested building height adjustments, will reduce the current allowable max building height from 68' to 58'.

Land Use Plan Criteria – UDC 7.5.514

A. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;

Response: Please see above. The proposed rezoning application is supportive of PlanCOS's Vibrant Neighborhood's typology and goals to provide a diverse and inviting community. Please prove how the City Council, in good faith, considers a massive apartment complex immediately adjacent to an elementary school (blocking 100% of their existing precious mountain views) and a rural residential neighborhood is in any way a vibrant and inviting community. What specific criteria is the City using to classify such an arrangement as "inviting"? Where can we see the underlying City code that lays out what constitutes vibrant and inviting? It doesn't exist because it's purely subjective in the eyes of those who want to approve development proposals. Citizens have no option to challenge the statue because it's so intentionally vague.

B. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;

Response: The proposed use is consistent with the surrounding commercial, school and church/assembly uses. However, it is *not* consistent with the surrounding residential uses. Again, the proposal conveniently ignores entire nearby areas with which the developer clearly know this proposal is *not* consistent. *The proposed zone change and the requested building height adjustments will also be consistent with the current approved zone conditions. The conditions of the current allowed building heights , under the high-raise overlay zone is 68'. Under the proposed new zone the building height is proposed to be 58' maximum excluding minor mechanical and architectural parapet features.*

C. Compatibility with the land uses and development intensities surrounding the property;

Response: Within the mixed use zoning and development environment, the proposed MX-M zone for residential will provide suitable transition from the major transportation corridors to the surrounding commercial, school and church/assembly uses. An extension of the Skyline Regional Trail will ensure access to existing development to the south and east of the parcel. Again, completely ignores the adjacent residential communities because this proposal cannot be realistically and morally considered "compatible". "Compatible" can simply be inferred to mean it's not bright purple or made of popsicle sticks. The City code lacks specificity on so many criteria as to what exactly constitutes "compatible" or "inviting" or "consistent" that it's impossible to effectively argue against those requirements because the City has the final say as to what they think the definitions of those words mean. The system is obviously rigged against citizens because interpreting the statutes is entirely arbitrary and capricious..

D. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;

Response: The proposed MX-M residential zone will allow for high-density residential

development, which will support the nearby commercial and transition land uses to the adjacent Church, School, City owned land and Pine Creek Golf Course. Multifamily in this location will support housing needs across the City, meet PlanCOS Vibrant Neighborhood goals and support nearby commercial developments. Again, completely ignores the adjacent residential communities because this proposal is ***not*** consistent with the surrounding residential uses, it does not create a "vibrant" neighborhood (it especially fosters animosity between the density of the proposed housing and the adjacent existing rural residential neighborhood), and ***anything*** built on the proposed site would obviously support nearby commercial establishments, so high-density multi-family housing offers nothing unique. As for housing needs across the city, this is a false urgency because the current vacancy rate for all apartments citywide is hovering near a whopping 30%. How does cramming in yet more empty apartments increase occupancy? It doesn't. It only increases vacancy.

Landscape buffers will be provided with the Development plan. Buffers are proposed along the eastern boundary to mitigate potential impacts between the existing school and proposed multifamily use. The parcel is within the USAFA overlay, an easement has been recorded with the Final Plat. This parcel is located outside of the 100-year floodplain.

E. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;

Response: See above. The proposal provides adequate access. The ingress/egress point located along Voyager connects to an existing dedicated right turn lane to allow for smooth

transitions. The ingress/egress point at Springcrest Rd. includes open landscaping for adequate sight distance standards for safe transitions. A traffic study completed by Kimley-Horn in April of 2025 found that multifamily development can be successfully incorporated into the existing and future roadway network with improvements outlined in the study. This claim of "successfully incorporated" is fatally flawed, as anyone who has spent any time in the neighborhood can attest, not only because there is no criteria for what constitutes "successful", as mentioned above, but because the proposal adds the primary ingress/egress point in the same location as traffic trying to speed up and merge onto Voyager, which is also the same lane in which people are trying to slow down to turn east onto Springcrest. There will be four different groups of traffic with competing intent all trying to use the same constricted section of roadway. This has colossal disaster and accident-heavy potential written all over it.

F. Capacity of existing streets, utilities, parks, schools, and other public facilities to serve proposed development;

Response: The site is served by Colorado Springs Utilities. Traffic impacts were analyzed within the traffic study. The study concluded that the development can be successfully incorporated (no, it irrefutably can't) *into the existing and future roadway network with improvements. Park and School impacts will be addressed with fees in lieu. All Park and School fees will be paid at time of Building Permit. Currently there have been comments concerning schools, park or infrastructure in the area.* So the developer gets to just pay some arbitrary and surely insufficient fee to get approved instead of having to actually invest in mitigating the negative effects of their project? They can just buy their way out of being responsible for their intrusion?

G. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

Response: It is believed that with the proposed zoning request and conditions, the MX-M Residential use will reduce the overall impacts on the current surrounding development by reducing the allowable building height, reducing traffic and introducing a more neighborhood-like character with active open space landscape feature. Again, more arbitrary and patently false claims. Traffic *cannot* be reduced by cramming hundreds of apartments onto that parcel and the neighborhood-like character that exists now will be permanently corrupted.

Please contact Kimley-Horn and Associates if you have any questions or need additional information in regards to this application.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Joseph Menke

Joseph Menke, P.E.
Project Manager

Staff Note: End of Brian Fasterling's Comments

Stocker, Allison D

From: Amy Harris <amyharrismd@gmail.com>
Sent: Tuesday, July 15, 2025 6:02 PM
To: Stocker, Allison D
Subject: Opposition to Rezoning (Blackburn communities LLC)

Follow Up Flag: Follow up
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Allison Stocker,

I am writing to strongly oppose the construction of apartments next to The Classical Academy Central. As a concerned parent of a first grader and community member, I believe this development poses concerns of traffic and potentially safety concerns that could negatively impact our children's learning environment and well-being.

Increased traffic congestion during school hours, and compromised student safety are just a few of the potential risks. Schools should remain a safe and quiet space for learning, not surrounded by construction and high-density housing. This is a small parcel of land and the tenants would inevitably utilize the school grounds for dog walking, exercise etc.

When I found out about this project, I started a petition and in less than a week I have achieved 652 fellow people. With more notice, I would be happy to get a physical petition going if that would have our efforts

https://chng.it/2wvKQ89mCs

I respectfully urge you to reconsider the location of this project and prioritize the safety and integrity of our schools and neighborhoods.

Sincerely,

Amy Harris

9345 Melbourne Dr, Colorado Springs, CO 80920

Amyharrismd@gmail.com

17:57

Petition overview



Amy Lee Harris, MD, FACOG
Reproductive Endocrinology & Infertility
443.980.9044

Stocker, Allison D

From: Jordan Bruce <bruceski517@hotmail.com>
Sent: Tuesday, July 15, 2025 11:02 AM
To: Stocker, Allison D
Subject: Opposition to Rezoning Request ZONE-25-0023 / LUPL-25-0010

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Dear Ms. Stocker,

I am a Colorado native and I have lived in Colorado Springs since 2009. There are so many amazing things about this city, among them are the many open, natural spaces and the unbeatable views of Pikes Peak and the front range. I know it is important to everyone that we preserve unique areas within the city as much as possible. Having seen the growth in Colorado (and Colorado Springs) and being in construction, I understand the need for growth, and I can only imagine the challenges that come with planning it. But it is so important that our planned growth is done responsibly and logistically.

My wife and I moved to the Pinewoods subdivision after living in our first house off Woodmen and Powers. We were only at that first house for under two years. The biggest driver in the decision to move was the huge amount of growth and construction in that area (and along Powers). We recognized the need for this growth and I understand why that area was the focus for all of it. It made sense. But we wanted to live somewhere that brought some of the older charm and feel that new developments just don't have anymore. After an extensive search across the city we fell upon our dream house in a cul-de-sac in Pinewoods. It was just what we were looking for- natural ponderosa pine forest, amazing views of the mountains, larger lots, and enough separation from Briargate to feel like we were in a secluded area. I still remember the house listing that stated 'a small mountain feel right in the middle of the city'. We have been here now for 12 years. And for 12 years we constantly say how truly lucky we are to live in such a unique place within this city.

This proposed development would destroy the charm of this area and neighborhood, and it would threaten many aspects of the residents' and TCA children's everyday lives. Any high-rise building would not fit the look and feel of this area. It would look dramatically out of place. This area maintains a low profile of houses and buildings that allow the natural beauty of the area and surrounding mountains to be the focal point. A high-rise building would immediately become the area's focal point, completely diminishing that mountain feel that so many of us are drawn to. And what a drastic change for the students at TCA- going from beautiful mountain surroundings to large apartment buildings.

I believe you were quoted saying "**I feel most connected to Colorado Springs anytime I have a view of Pikes Peak...**". So do all the residents and students in this beautiful area. This area was meant to maintain its natural landscape and skyscape.

I am sure you have heard numerous concerns about the traffic. And I know traffic studies have been completed to show the projected impacts. I do not know what those studies have come back to show but I can tell you from first-hand experience how challenging this area can be. First off, Briargate and Voyager naturally bring a lot of traffic through this area. Most of the time, the traffic flows fine. However, there are times that both roads experience large back-ups. And then you add the school year traffic, which is challenging in itself. Long lines of cars trying to get in and out of the school zone, along with residents leaving and returning during the workday. During these times, it is common to have to sit through several rotations at the Voyager traffic light before getting through. This can add anywhere from 5-10 minutes of delay (just leaving the neighborhood). And essentially, we just have the one way in and one way out to Pinewoods and Chapel Ridge. It can be overwhelming and frustrating at times but it is a small price to pay to live in this great spot. Adding over 230 units though to this small area- I can only imagine the congestion that would be created from all roads (Voyager, Briargate, Springcrest, Otero). I cannot see any scenario with the current (or proposed) road infrastructure where you could properly address this added traffic load. And what about traffic safety? We already see some terrible accidents at the intersection of Voyager and Briargate (where posted speeds are higher). The set-up and flow of these apartments would only create higher traffic accident risks. What about the kids walking safely to and from school with this increase in traffic? On the subject of safety, how does this impact the overall safety of the kids within walking distance of several hundred people at this complex?

I urge you and your team to really consider the concerns being communicated. I understand growth is good and our city needs it to thrive. But we also need to balance the things that make this city so amazing and desirable. This type of development does not fit the look and feel of this area. I am sure this area was originally zoned very carefully for a reason and I hope that the city is very careful about properly planning for any change to these parcels of land. There are major impacts that would result in this proposed development, many that are very negative to this community, no matter how you try to spin it. Please listen to the voices that are speaking out- these are your fellow loyal city members. People, like you, who look up at Pikes Peak and feel that connection. People that understand that growth is needed. But people that want to see our growth planned and executed strategically and responsibly. Thank you for taking the time to listen to each of us. We are reaching out because we are proud (but concerned) residents of this great city.

Sincerely,

Jordan Bruce

9620 Daywood Lane

719-466-0266

Stocker, Allison D

From: Sam Jolman <sam@samjolman.com>
Sent: Tuesday, July 15, 2025 11:33 AM
To: Stocker, Allison D
Subject: Please deny the rezoning for Springcrest/Voyager

You don't often get email from sam@samjolman.com. Learn why this is important

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Allison,

I am a resident here in COS and a parent of several elementary school students that attend TCA Central Elementary on Springcrest Rd. I am passionately asking you to please deny the rezoning request by Blackburn Communities for this plot of land. Here are my reasons:

1. TRAFFIC: The traffic is ALREADY insane during pickup and drop off hours. TCA is a charter school without any bus system for its students. Every child at that school must be dropped off and picked up by a parent every day. It is some of the most stressful parts of my day just from the traffic alone. Often cars back up onto Voyager. Adding 236 MORE apartments with possibly 500 more cars here would be irresponsible as a city planner.

2. SAFETY: putting this many apartments this close to an elementary school, right up against the playgrounds is a safety hazard. Period. It's a product of housing density. I am not saying the residents are worse people. I am saying that density creates would produce more calls. Period. There is also no buffer room here to the playground and to require the school to now monitor activity at the apartment complex to keep kids safe is too much to ask.

3. VIEWS: I get it. People sell property and build buildings. It's just life. But to suddenly add three six story building here is too much. There is a reason this was not zoned for such infill. Our school has enjoyed that view for its entire history and good neighbors would help share the view, not block it. Blackburn proposing 6 story buildings is already inconsiderate as a proposed neighbor.

Again, please deny this rezoning request.

Thank you,

Sam Jolman
Therapist + Author

E: Sam@SamJolman.com
P: 719.447.7446
W: www.SamJolman.com

Stocker, Allison D

From: Carrie Solberg <csolbergrn@yahoo.com>
Sent: Monday, July 14, 2025 10:04 PM
To: Stocker, Allison D
Subject: Please Reject the proposal by Blackburn Communities LLC for re-zoning

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I am a concerned Colorado Springs citizen and a parent of a student at The Classical Academy Central Campus. PLEASE vote AGAINST the proposed request by Blackburn Communities LLC to rezone the parcel of land at the corner of Springcrest & Voyager to build 3 six-story apartment buildings consisting of 236 dwelling units.

The traffic in the morning and afternoon for drop off and pick up at TCA is already congested. Cars are lined up along Springcrest and sometimes around the corner and down Voyager. Having a large apartment complex right next door to an elementary school could put the safety of the students at risk.

Please honor the wishes of the citizens you were elected to represent. Vote NO!

Sincerely,

Carrie Swihart

Stocker, Allison D

From: Sharon Adams <adamsfamily1315@outlook.com>
Sent: Monday, July 14, 2025 5:52 PM
To: Stocker, Allison D
Subject: Proposal rejection

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Dear Ms. Stocker,

As a parent of elementary students at The Classical Academy Central Campus, I am respectfully asking you to reject the proposal by Blackburn Communities LLC to rezone the parcel of land at the corner of Voyager and Briargate. The proposal includes 3 six story buildings and 236 dwelling units. This will negatively impact traffic that is ALREADY a problem, take away the view of the mountains, and -most importantly - compromise the safety of our students.

The traffic for drop off and pick up is already congested and a lengthy process. When winter comes and that street becomes a sheet of ice, it's a nightmare. Adding hundreds of additional vehicles to that road will be horrible for the residents in those buildings as well as the hundreds of families who are trying to get their kids to school and back in a timely manner.

The safety of our students is our biggest concern. Being able to monitor the individuals coming and going near an elementary school is extremely important. With hundreds of dwellings overlooking school facilities, maintaining secure access to our children will be compromised. Our students deserve to learn, play and grow without the worry of who might be watching them from the proposed buildings.

I ask that you please reject this proposal for the good of everyone involved, but especially for the safety of our children!

Thank you,
Sharon Adams

Stocker, Allison D

From: Emily Dow <edow@pmrsells.com>
Sent: Monday, July 14, 2025 5:10 PM
To: Stocker, Allison D
Subject: Proposed Apartment Complex at Springcrest Dr & Voyager Parkway.

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Hello Allison,

As a homeowner in the Pinewoods neighborhood, I wanted to share some concerns about the proposed apartment complex at Springcrest Dr. and Voyager Pkwy. I also want to echo the points raised by Lance Miller in his recent letter. I agree with his apartment rezoning comments.

First and foremost, the traffic situation on Springcrest during school drop-off and pick-up at TCA Central Campus is already challenging. Even without any new development, it creates safety issues for students and families and makes things difficult for residents in Pinewoods, Chapel Ridge, and Otero. Adding a high-density apartment complex would only make these problems worse.

Another concern is how a six-story building would affect the surrounding community. TCA students currently enjoy clear views of the mountains from their classrooms and playgrounds—something that would be lost if the proposed complex goes forward. Homeowners in Pinewoods and Chapel Ridge would also see their scenic mountain views replaced with a towering building, which could affect both their quality of life and their property values.

Lastly, I don't see a strong reason to rezone this property from business park to mixed-use residential. Several large apartment complexes have already been built nearby in recent years, and from what I've seen in recent reports, vacancy rates are climbing. While I understand the developer's interest in profitability, it's hard to see how this project benefits the broader community. Commercial use—under the current zoning—would have a smaller impact on traffic, views, and neighborhood character.

Thank you for taking the time to consider these concerns.

Emily

--

Emily Dow
2035 Surfwood Lane
Colorado Springs, CO 80920
818-307-5843

Stocker, Allison D

From: Daniel L. Geyser <daniel.geyser@geyserpc.com>
Sent: Tuesday, July 15, 2025 7:50 PM
To: Stocker, Allison D
Subject: RE: 1625 Springcrest / LUPL-25-0010 / ZONE-25-0023.
Attachments: 1625 springcrest -- geyser revised objection to blackburn proposal -- 7.15.2025.pdf

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Dear Ms. Stocker:

With my deepest apologies for the hassle, I'd love if you could please discard our earlier letter and replace it with the attached version. (The substance is generally the same -- this one corrects some typos, etc., from cranking this out on VERY short notice!)

Please don't hesitate with any questions, and thanks so much for your help!

All the very best,
Dan.

From: Daniel L. Geyser
Sent: Tuesday, July 15, 2025 5:00 PM
To: allison.stocker@coloradosprings.gov
Subject: 1625 Springcrest / LUPL-25-0010 / ZONE-25-0023.

Dear Ms. Stocker:

Attached please find a short letter objecting to the proposed zoning change and development at 1625 Springcrest Road (Briargate / Voyager Zone Change and Land Use Plan). We understand the developer has already been instructed to make revisions to its existing plan. Once those revised plans arrive, we will submit further (and more detailed) objections.

Thanks so much for your help -- we truly appreciate it!

All the very best,
Dan.

9745 Brassie Ct.
Colorado Springs, CO 80920
(310) 463-6631

9745 Brassie Court
Colorado Springs, CO 80920

Daniel L. Geyser
T: 310.463.6631
daniel.geyser@geyserpc.com

July 15, 2025

Allison Stocker
Senior Planner
City of Colorado Springs

Re: Project: Briargate/Voyager Zone Change and Land Use Plan
1625 Springcrest Road, Colorado Springs, CO 80920
LUPL-25-0010
ZONE-25-0023

Dear Ms. Stocker:

We are residents in the neighborhood surrounding Blackburn's proposed development at 1625 Springcrest Road, and we write to oppose both the proposed zoning change and the corresponding proposed development.

Blackburn's plan fails on every conceivable level. There is zero justification for a "high-density" complex on a narrow, "irregular[]" plot with no obvious ingress/egress point—which likely explains why the land has remained undeveloped until now. Blackburn wishes to cram three massive buildings (exceeding maximum height limits) abutting an elementary school—blocking its views and exposing its children to harm. It proposes adding 350+ vehicles—and thousands of daily trips—to one of the busiest intersections in the area (where accidents are already too common). It brushes aside the danger of slowing down cars in Voyager's acceleration lane—where vehicles must *increase* speed to merge with 55 MPH traffic: good luck avoiding accidents as drivers hit the brakes to accommodate residents making sharp right turns. And it otherwise wishes to clog a narrow, single-lane street (Springcrest) that serves as the sole outlet for an entire community—not to mention the single access point for hundreds of children at the local school.

This project is a disaster waiting to happen. This parcel could be responsibly developed in a sensible way. Blackburn could limit development to the proposed southernmost main building (see figure at Traffic Study Appx. A)—creating a true high-end environment, limiting the influx of traffic, and leaving a natural buffer between the complex and the school. It could be developed with single-family homes—thus preserving the *actual* character of the surrounding community. It could be structured as a genuine mixed-use project—one that at least adds retail, restaurants, shopping, recreation, parks, *something* for the local community.

But that is not what Blackburn has in mind. Blackburn instead wishes to create a virtual wall of three massive structures—benefiting no one but Blackburn itself. There is no community advantage to "transitioning" unrelated areas to each other or somehow

"extending" a public trail found miles away. Nor is there any public advantage to impairing traffic and introducing hazards for both residents and schoolchildren alike. Nor is there any need for three "high-density" buildings in a plot that barely accommodates even one—which, again, likely explains why this inconvenient parcel has remained undeveloped while nearby plots (appropriately) thrive with productive use. Nor is this even necessary for community housing needs—as the (many) neighboring projects have existing vacancies.

At some level Blackburn must realize all this. It assuredly knows its proposal flouts the community's interest and threatens public safety and health. But rather than respond with candor, it instead twice opts for misdirection.

It first offers platitudes in place of actual explanations—parroting the usual standards to insist this is somehow in the public interest. Yet if this project actually "enhances" the community, what, concretely, are the *community enhancements*? What benefits does this offer? How exactly will anyone in the area be better off by this proposal? Blackburn never says. We invite Blackburn to explain—in simple, direct, detailed terms—why and how this project would benefit anyone but Blackburn itself.

Its second move pivots to a false comparison: Blackburn insists its real costs are acceptable because its "high-density" project is somehow less harmful than a (non-existent) office building. Hypothetically. Per outdated zoning (and abandoned plans) adopted *in 1999*. More than a *quarter-century* ago.

This is specious. Blackburn's proposal is not in the public interest merely because some (stale) alternative is *even worse*. The proper baseline is not what might have been acceptable at the turn of the century. The world was different in 1999. The traffic has changed. The area has changed. The community's needs have changed. Builders have no vested right in any zoning designation—and it would be irresponsible for the City to simply presume that a plan considered feasible *2.5 decades* ago is automatically appropriate today.

Suffice it to say that Blackburn must justify its proposal in light of *present* conditions—not life during the days of dial-up modems and years before the Promenade Shops were even built. It is absurd to think Blackburn's massive costs and debilitating harms are acceptable today because Blackburn *might* impose fewer problems than a defunct plan from a quarter-century in the past.

In short: Blackburn's proposal reflects little more than greed and poor judgment. It is self-evidently designed for one purpose (and one purpose alone): maximizing every possible square foot of space for Blackburn's own profit.[1] Blackburn cannot merely shrug at the material damage it will inflict on the surrounding area—while leaving others to suffer and clean up Blackburn's mess. And if Blackburn were serious about the community's interests, it would at least offer a plan not riddled with errors—including references to non-

[1] Indeed, Blackburn is not even willing to dedicate any of the parcel to mandatory parks—it instead prefers to pay "fees in lieu" to crowd the area with even more development.

existent bus stops, bike paths found nowhere in reality, connections to distant trails located miles away, and fanciful traffic studies (by paid consultants) insisting a 350+ vehicle development will not impose obvious costs on swamped intersections and single-lane roads already suffering from congestion and delay.[2]

If the City approves this project, the cost will fall on the community. But the response will be directed—swiftly and unforgivingly—at any elected official with the poor judgment to sacrifice the local community for no obvious public gain. Blackburn has failed to justify its proposal. But this land could be developed in a sensible way—just not in a fashion that ignores the interest of every other stakeholder in the community. Blackburn should be sent back to the drawing board with the community's actual interests in mind.

We appreciate your consideration.

Sincerely,

/s/ *Daniel L. Geyser*

Daniel L. Geyser
9745 Brassie Court
Colorado Springs, CO 80920

[2] Blackburn's traffic study is deficient on its face. Its core premise is absurd: it invokes a generic national standard (with no bearing on any local conditions) to presume its hundreds of residents will only make 70 or so outbound trips during rush hour. If this number is wrong—as it predictably is—the study's conclusions are wrong. And since the study itself admits the project's pressure on surrounding roads, any further increase will quickly hit the breaking point.

Blackburn's sole response—in a private e-mail to a local resident—suggested it presumed its residents would "work from home." This is nonsense. Remote work will not be the condition of any lease. Blackburn offered no actual studies or surveys to support this conjecture. And its (wishful) anecdotal experience—likely based during the pandemic, if its representation is truthful at all—is directly at odds with the strong public and private return-to-work initiatives prevailing in today's society. It is fanciful at best to think hundreds of residents (with spaces reserved for 350+ vehicles) will not generate a corresponding amount of traffic during rush-hour periods.

Stocker, Allison D

From: Veronica Gearhart <veronica.rayfield@gmail.com>
Sent: Monday, July 14, 2025 6:18 PM
To: Stocker, Allison D
Subject: Reject Blackburn Communities LLC Proposal

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Dear Ms. Stocker,

As a citizen of Colorado Springs and a parent of elementary students at The Classical Academy Central Campus, I am asking you to reject the proposal by Blackburn Communities LLC to rezone the parcel of land at the corner of Voyager and Briargate for 3 six-story buildings and 236 dwelling units. This will majorly affect traffic, add high congestion to the only entrance into the neighborhood, and—most importantly—compromise the safety of the students.

The traffic for pick up and drop off for our children is already congested and a lengthy process. Adding hundreds of additional vehicles to the traffic situation will be terrible for both anyone dwelling on the property as well as the families that must be able to get their children to school on time and pick up in a timely manner.

The safety of children will also be compromised with this plan. Being able to monitor the individuals coming and going around a school campus is highly important. With hundreds of dwellings overlooking school facilities, maintaining protection of our children will be compromised.

I ask that you please reject this request for the safety of our children and the good of everyone involved.

Thank you,
Veronica Gearhart

Stocker, Allison D

From: Kimberly Thompson <kimberlydthompson@yahoo.com>
Sent: Monday, July 14, 2025 1:57 PM
To: Stocker, Allison D
Subject: Rezoning at Voyager and Springcrest

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Dear Ms. Stocker,

I recently learned about a proposal to rezone and develop a piece of land at Voyager and Springcrest, adjacent to the TCA Central Elementary campus. I wanted to express my concern about the traffic situation at that intersection that already exists during drop off and pick up times for that school. Springcrest becomes very congested every school day, and during pick up time the traffic backs up all the way onto Voyager, impacting traffic there.

Adding hundreds of housing units on that small tract of land will have a major impact on traffic at that location. There is already not adequate space for the amount of vehicles that drive there, so adding hundreds of households will certainly have a significant impact. I would highly recommend traffic studies be done to determine the impact these new housing units would have and how that could be mitigated. If the rezoning and development are to get approved in spite of the opposition of the neighbors and parents of school children there, then the city should require Springcrest be widened to accommodate the increase in traffic. Perhaps having two lanes each direction on Springcrest between Voyager and Otero, plus an additional dedicated right turn lane into the new housing development, could help alleviate the additional traffic, pending the results of a robust traffic study.

I hope you will consider the traffic and safety impacts a development like this will have on the area before it gets approved. Thank you.

Kimberly Thompson
Colorado Springs resident

Sent from Yahoo Mail for iPhone

Stocker, Allison D

From: Emily <emrosejackson@gmail.com>
Sent: Monday, July 14, 2025 8:28 PM
To: Stocker, Allison D

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Allison,

I am writing regarding the proposed rezoning property at 1655 Springcrest Road. I would like surveys to be done during the hours of 7:40am-8:15am and 2:30pm-3:50pm. It is near impossible to get in and out of the neighborhood as is during those times due to TCA's carpool traffic. Adding apartments where residents would also need in and out during those hours would create major traffic problems as well as safety concerns. I am against the rezoning proposal.

Respectfully,

Emily Jackson

Stocker, Allison D

From: Jenna Bruce <jmflo1158@gmail.com>
Sent: Monday, July 14, 2025 9:50 PM
To: Stocker, Allison D
Subject: Urgent Opposition to Rezoning Request ZONE-25-0023 / LUPL-25-0010

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Dear Ms. Stocker,

I'm writing as a concerned resident to strongly oppose the proposed rezoning request (ZONE-25-0023 / LUPL-25-0010) that would allow construction of three high-density apartment buildings, totaling 236 units at 1625 Springcrest Road.

This development is entirely out of character with our neighborhood and poses serious and lasting risks to the safety, functionality, and livability of the surrounding community, including Springcrest, Otero, and Chapel Ridge. It puts our children at risk, worsens already dangerous traffic near the school, and further restricts access to our community. I came across a quote from you that said, "I feel most connected to Colorado Springs anytime I have a view of Pikes Peak." While we share that sentiment and deeply value the view from our neighborhood, our greater concern is the safety and well-being of our community, something we believe must take precedence over even the most beautiful landscapes in our once-protected neighborhood.

Below are my primary concerns:

1. Incompatible Traffic Conditions and Unsafe Access

This area already suffers from significant congestion due to the Classical Academy Elementary School (TCA), which has no bus service. During pickup and drop-off times, traffic regularly backs up from Springcrest onto Voyager, creating choke points and blocking access for emergency vehicles. There has already been at least one documented case where an ambulance could not get through.

The only feasible entrance and exit for over 100 homes, two churches, and a school is through Springcrest, a narrow road that cannot support the existing load, let alone traffic from 236 new units. The site lies between two high-speed intersections, Briargate Pkwy and Voyager, which are also directly adjacent to I-25 on- and off-ramps, making this an extremely dangerous location for adding more right-hand turns, stops, and traffic signals.

The developer's traffic study (by Kimley-Horn) has not been made available to the public, and its accuracy is unknown. Was it conducted during school peak hours? What assumptions were made?

2. Inappropriate Height and Density

The proposed buildings would be the tallest in the area by far. The only similar structure (Zeb) is situated well back from the road, surrounded by other tall commercial buildings, and on a sloped parcel. This

proposed development, by contrast, would loom directly over a residential neighborhood and an elementary school playground.

The request for an additional height variance for rooftop HVAC systems further increases the visual impact and physical scale, an obvious tactic to get around standard zoning limits.

This area was not designed to support high-rise living. It is primarily semi-rural and suburban in character, and this sudden shift to high-density, multi-story apartments violates the expectations of residents and the original intent of neighborhood planning.

3. Drainage and Environmental Constraints

Much of the land in question lies near historically designated wetlands and a major drainage channel adjacent to Pine Creek. The area has been extensively reworked for drainage and holding ponds by the city, making much of it unbuildable or inappropriate for dense construction. Any construction would likely have to be crammed into the small buildable parcel, with minimal setbacks and green space, further degrading the neighborhood feel.

4. Impact on TCA and Local Schools

The Classical Academy serves many students and already faces traffic and access challenges. Increasing the local population without addressing infrastructure first only makes these issues worse.

In addition, nearby schools, including elementary, junior high, and high schools, are at or near capacity. The potential influx of families from a 236-unit complex will stress enrollment and transportation systems even further.

5. Misleading Use of City Plans and Amenities

The developer's project statement inaccurately suggests that the complex will be supported by bus routes, bike paths, and proximity to the Skyline Trail. In reality:

- There is no bus stop near the proposed site.
- There is no bike lane on Springcrest.
- The Skyline Trail ends over a mile away.

The proposal also tries to lean on the Briargate Business Campus Master Plan, but that plan was not intended for residential development of this type and scale in this specific parcel—especially not near churches, a school, and low-density neighborhoods.

6. No Community Engagement or Recognition

The project statement refers to nearby schools, churches, and trails, but notably ignores the actual residential neighborhoods that *define* this community: Springcrest, Otero, and Chapel Ridge. These neighborhoods are most directly impacted, yet the proposal makes no mention of the implications for our safety, property values, access, or neighborhood character.

7. Over-Saturation and Market Concerns

There are already multiple nearby apartment complexes within a 1.5-mile radius, several of which have vacancies. There is no demonstrated need for this additional density, especially in a location that cannot support it safely or functionally.

8. Precedent and Long-Term Harm

Approving this rezoning will set a dangerous precedent for allowing high-density, high-rise developments in unsuitable locations across the city. Future projects—including rumored apartment and retail developments near Old Ranch and Otero—could follow the same pattern, severely damaging neighborhood cohesion and infrastructure across the north side of Colorado Springs.

Conclusion

This rezoning request is ill-conceived, dangerous, and incompatible with existing land use, infrastructure, and community character. The site has long remained undeveloped for good reason, it lacks appropriate ingress, egress, drainage, and access to transportation infrastructure to support high-density development.

I urge you, in the strongest possible terms, to deny this rezoning request. Please preserve the integrity, safety, and livability of our neighborhood by halting this project before irreversible harm is done.

Sincerely,
Jenna Bruce

9620 Daywood Lane, Pinewoods Resident

Hello Allison Stocker,

Thank you for the answers to my initial questions. With that information I will add these further comments and concerns:

1) I am definitely opposed to any type of tall building in whatever zoning the developer wants to work within. By tall I would consider "anything taller than the school" to be tall (I don't know the school's exact height at the moment). The reasons why:
    a. The taller the building, the more strain on the traffic flow considering we have a narrow residential setting on Springcrest Rd. and Voyager Pkwy. That intersection should be a residential setting because that is what the surrounding area consists of.
    b. The taller the building the more the view of the mountains is obscured for both occupants of the residential homes and churches and the school. Certainly the view of the mountains is one of Colorado Springs' bragging points and I am not in favor of tall buildings that would block the mountain view just because the developer got permission to be allowed to build taller than everything else around them.
    c. As I previously mentioned, I don't believe there's a way to claim a tall building is "compatible" with the neighborhood because if one looks at that setting the surrounding elements are not tall buildings.
    d. If the developer does get it approved to have MX-M they need to stay within the limit of 50 ft. Not adding administrative adjustments (that don't require public hearings) nor adding more height for HVAC or architectural parapet features (Project Statement pg. 9B)
2) Thank you for sending along the Traffic Study. That document was not available at the start of the comments and I know I would need more time to really study it. With just an initial look at the traffic study I will just echo what others have mentioned to you and that is the lack of review of the school traffic in the afternoon. Glad they studied at least the morning but they really should be reviewing both peak traffic times.
    a. The basic answer of the developers is that these large apartment buildings can easily fit into the current setup (with their specific modifications about stop signs, etc.) but I think that people driving to and from the neighborhood will feel a slower impact regardless of the time of day since with that many apartments there's bound to be someone coming or going at various hours of the day.
    b. In addition, how does one account for the traffic impact from TWO potential developments? From what I read of the traffic study so far, this group is looking at current traffic and projecting the future from that. But meanwhile, ZONE-24-0012 and LUPL-24-0012, right across Springcrest Rd. wants to change some of their land to MX-M as well but who is looking at the impact if BOTH of these requests were allowed? It is an incomplete traffic study if they are reviewing JUST their specific traffic impact and not accounting for the other nearby potential traffic change as well. (I know the ZONE-24-0012 / LUPL-24-0012 is not under your umbrella but it affects the same intersection.) Maybe the cumulative effect has been evaluated further into the traffic study that I

haven't gotten to read yet but wanted to be sure someone is studying that aspect and reporting that to the neighborhoods.

   c. Regardless of what they want to build in that parcel, the traffic light at Springcrest & Voyager will need an overhaul to account for the added traffic.

3) Did the school receive the notice of this proposal? Since they are on summer break how often would they read mail and be alerted to this potential building complex? They should certainly have time to evaluate and respond since they are adjacent to the parcel in question.
4) I can't imagine adding a bike lane on Springcrest Rd. It is already tight when the school traffic is involved. That is just asking for an injury. (Project Statement pg. 5C)
5) My first preference would not be rental apartments because:
   a. Of course apartments will bring a good amount of traffic. Some of the other potential uses of MX-M would be less traffic but not all are desirable for a residential neighborhood.
   b. Renters don't always care for their surroundings. Having been a renter in the past I know that's just how it is. I wouldn't want the first image of our neighborhood to project a less up-kept image than what our neighborhoods have projected over the years.
   c. Putting renters in close proximity to school children and being unable to block the renters from observing the children may be opening the door to problems that are not currently an issue for the school. Certainly one would not want to introduce potential for problems for the school children and those charged with keeping them safe.
   d. Would there be a playground included for the renters? If not, it is likely they will assume they can use the school playground after hours. Will they leave trash or damage? Is the school going to have to check the grounds every morning to be sure nothing unwanted has been left on the grounds?
   e. Has the developer evaluated the need of rentals in the area? It seems there are quite a large amount of apartments to choose from, all the way from the Chapel Hills Mall and then up through Highway 83 across from the college. Is there truly a high need to add more apartments in the area?
   f. If it is approved to add apartments, and thus all the traffic that goes with it, I echo Lance Miller's idea about also adding an entrance to the property to be accessed from southbound Voyager Pkwy.
6) Perhaps some of the other MX-M uses that would allow less traffic would not be as lucrative in income as rental apartments so they might not be a consideration for the developer. I'm not an expert on the traffic resulting from storage units but would think they have less traffic than apartments and thus could be better for that intersection? Assuming they could be built to look acceptable to the neighborhoods

I am also not confident that a proposal about changing zoning and adding apartments would result in the plan described. If the developer wanted to sell the land once they obtained the rezoning there could be a different developer with a different plan and not all of the MX-M

allowable entities would be desirable near residential neighborhoods and churches and a school.

Thank you for the opportunity to express my concern.

Patty Krueger, 2001 Mulligan Dr., resident since 1992.

Stocker, Allison D

From: Danielle Lykins <lykins.danielle@gmail.com>
Sent: Monday, July 14, 2025 10:46 AM
To: Stocker, Allison D
Subject: 1625 Springcrest Rd -- Development Proposal

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Allison,

My family owns a home in the Springcrest neighborhood, and we are opposed to this proposed development. My neighbors have put forth their opposition to this as well, as I'm sure you've noticed. I urge you to read through their many points as to why. I echo their sentiments and educated opposition. This development would change the character of our neighbor for the worse. There are plenty of apartments right down the street, and it's already difficult to enter and exit our neighborhood with the many other developments nearby in recent years. It's exactly this kind of growth that stunts a community. Colorado Springs has been beloved by its residents for its immediate access to the beauty of the mountain range that connects us all and the sweeping plains all around. This development only damages what we hold dear. It in no way improves the land or the lives of those living near it.

Respectfully,
The Wofford Family
2110 Springcrest Rd.
719-229-3021

Stocker, Allison D

From: Elizabeth Gilbert <elizabethrunyen@gmail.com>
Sent: Sunday, July 13, 2025 1:01 PM
To: Stocker, Allison D
Cc: Crow-Iverson, Lynette; Risley, Brian; planning@coloradosprings.gov
Subject: 1625 Springcrest Rd rezoning proposal

Follow Up Flag: Follow up
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Hello,

I am a resident of Pinewoods (the neighborhood along Springcrest) and a mom of students at TCA. I'm writing to discourage you from allowing the rezoning of the land bordering TCA Central along Voyager (between Briargate Parkway and Springcrest Road). This change would not be in the best interest of the school's students and employees, nor is it at all good for the residents of the **established neighborhoods** near this land.

Pinewoods, Chapel Hills, and Otero neighborhoods do not have the infrastructure in place to handle the density proposed by this change. Springcrest is the one entrance and exist for many homes, and we can't risk bottlenecking traffic and limiting access for emergency vehicles. We have already had an incident where an ambulance could not respond in a timely manner to a medical emergency due to congestion on Sprincrest. If you would like more details about this incident, please let me know.

Dropoff and pickup are already very crowded for student families and residents. TCA does a great job working with families and the community to make it functional and as smooth as possible given the infrastructure, but this new rezoning/multi-family development would interfere greatly with the processes that are already established and working for the community.

We understand that *something* will be built on this land owned by developers. But we strongly oppose rezoning it for multi-family use.

The TCA community is deeply rooted in northern Colorado Springs. TCA Elementary is ranked #1 in D20, and the high school is ranked #9 in all of Colorado. There is not one person in the TCA community who approves of this space directly along TCA Central's field to be used for apartments. Please protect these schools from further congestion. Lots of kids and their families walk to school from the nearby established neighborhoods; the construction and addition of traffic from this infill will compromise the safety of these kids and disrupt their learning environment.

Apartment vacancy in Colorado Springs is rising and currently sits at nearly twice the rate as the rest of Colorado (13.5% in the metro area vs 7.4% in Colorado). More apartments are not needed in general, and much less right next to an established school. Increases in density lead to increases in crime rates as well, which everyone should looking at very carefully—especially in land bordering a school for young children.

To the City Council Members: During this decision-making process, I genuinely implore you to be clear whom you are representing in your position. Aggressive infill supporters and enablers are more and more on the radar of citizens who treasure open space, breathable neighborhoods, and safe schools. This is a chance to show the community that you are representing *us* and not developers. A lot of people are tuning into this one.

Sincerely,
Elizabeth Gilbert

Stocker, Allison D

From: Steve & Laura Spinella <stevespinella@gmail.com>
Sent: Monday, July 14, 2025 10:20 AM
To: Stocker, Allison D
Subject: 1625 Springcrest Rd

Follow Up Flag: Follow up
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As someone who lives up the street and also manages my elderly mother's house at 9685 Otero, I am quite familiar with this piece of ground as I pass it almost every time I enter or leave my neighborhood. For whatever historical reasons, this entrance is essentially the only way in or out for more than 100 houses in addition to the elementary school and the two churches. In addition, it is quite close to the major intersection of Briargate Pkwy and Voyager, which is also the interstate highway entrance for this whole sector of Briargate and beyond.

1. So obviously the immediate concern is safe traffic flow. Adding a right hand entrance and exit between Voyager and Springcrest certainly does not seem safe based on my experience. I already need to make it a point to a) be in the best lane coming from any of the three directions negotiating around many competing cars headed elsewhere and b) pay special attention to the high speed merging that happens in that very brief space between Briargate Pkwy and Springcrest including cars that may be travelling at very high speeds and changing speed quickly due to the high speed limits on both Briargate and Voyager as well as the proximity of the freeway entrance and exit ramps.

To add a starting and stopping right hand turn in the middle of that short space would be creating an incredible menace and a frequent site for collisions.

2. Also concerning for traffic is the very short space between Voyager and Otero, as well as the overlapping intersection for the heavy traffic generated whenever the charter school (no bus service, minor neighborhood enrollment) is starting, stopping, or holding special events. To place a traffic controlled intersection or a roundabout between these would be almost impossible given the flow of traffic on and off Voyager and to have an uncontrolled intersection inserted in this small space would be equally unwise.
So how could large number of new residents be processed from the proposed space? Perhaps the school could sell the developer land so that the traffic entered and exited at Otero and Springcrest and this intersection be developed into a multi-lane circle or signal-controlled junction? That's about all I can think of so I understand why a developer would be so foolish and calloused as to propose dangerous untenable solutions as alternatives. I certainly hope that city planners and leaders would not tolerate such foolishness.

We all know the reason this land is still undeveloped is not just because it is historically wetlands adjacent to a major drainage but also because it has no appropriate ingress and egress for any significant amount of traffic. This high density development proposal out of scope with surrounding

development certainly does not address or ameliorate these concerns, but rather the opposite. It is audacious and inappropriate.

3. City development should be planned and appropriate. As I have said about previous proposals nearby, if the city wants to change the character of this semi-rural, barely suburban sector, it should do so intentionally, systematically, and with full disclosure and involvement of the whole area. So far the city hasn't even taken responsibility in any meaningful way for the traffic flow from Otero and Springcrest as well as a fully enrolled elementary and two churches! Let this be done first.
Doubling the number of residents using a single entry/exit route onto a major highway very close to one of the busiest, fastest intersections in Briargate and placing high rise buildings on an undersized, traffic-locked parcel is not going to make the city look smart, wise, or forward-thinking. Rather it would likely lead to unintended consequences that would require expensive amelioration going forward.

4. What is the appropriate density of usage for this tract? Is this developer hoping to propose something so audacious that they can then negotiate back down to something still audacious but only a third or quarter the original proposed size? If the city wants apartments, zone the entire rural county chunk between Old Ranch and Springcrest as high-density and redevelop it with appropriate utilities, access to Voyager, and Old Ranch, etc. At the same time, place the appropriate controlled intersection on Chapel Hills at Mulligan so that both emergency services and residents can flow appropriately into the rest of the city, north, east, and west instead of all being channeled through tiny Springcrest onto Voyager like some forgotten wards of a negligent authority.

5. We all recognize that The Classical Academy Elementary School has taken a discarded campus (previously Mountain View Elementary) and turned it into a major educational center for our most vulnerable students. Yet nothing has been done to address the resulting traffic concerns on the adjacent roadways. If the intent of the city is to force this campus to move, let this be done first, rather than placing inappropriate, high density housing in such a way that all its problems are made more complicated. This campus is an educational treasure and certainly additional students living nearby would benefit from it, but these students and their families need appropriate housing in a development congruent with its surroundings. This proposal is exactly the opposite.

Steve and Laura Spinella
US: 1930 Springcrest Rd, CO Springs 80920
mail: 9685 Otero Ave, Colorado Springs, CO 80920
Steve cell 719.355.4809, Laura cell 832.755.4261
<stevespinella@gmail.com> <
lauraspinella@gmail.com>

Stocker, Allison D

From: David Micheletti <jenndavekfly@gmail.com>
Sent: Monday, July 14, 2025 10:09 AM
To: Stocker, Allison D
Subject: Development Near Voyager and Springcrest

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Hello,

My name is Dave Micheletti, co-owner of our house on 9715 Brassie Court, Colorado Springs CO 80920.

I oppose the current development plan proposed at the corner of Voyager and Springcrest given the volume of apartments, increase in traffic, and added risk to the safety of children and families associated with the TCA Elementary school.

Until the developer presents a thorough plan to address and resolve my concerns, I oppose this development.

r/
David Micheletti

Stocker, Allison D

From: lancejmiller@comcast.net
Sent: Sunday, July 13, 2025 8:11 PM
To: Stocker, Allison D
Subject: Feedback re: Rezoning Request at Springcrest & Voyager (ZONE-25-0023 / LUPL-25-0010)
Attachments: ApartmentRezoningComments.docx; ApartmentRezoningComments.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Ms. Stocker – please see the attachments containing the same information – one in DOC format and one in PDF format. Please let me know if you have any issues accessing or opening either document.

As you'll see, residents from the three affected neighborhoods nearby all have multiple concerns about the rezoning and possible apartment complex.

If you have any questions about my comments or want to discuss the contents, please don't hesitate to contact me as follows:

Lance Miller
2160 Mulligan Dr
Colo Spgs, CO 80920
719-210-7098 (C)
719-268-6630 (H)

Thank you and regards
Lance Miller

Staff Note: Feedback from Lance Miller on Zone Change and LUPL proposal

9 July 2025

Ms. Allison Stocker
Senior Planner
City of Colorado Springs

Dear Ms. Stocker,

I am writing to convey my thoughts (and those of others in the Pine Woods (accessed via Springcrest Rd), Otero (access off Otero Ave), and Chapel Ridge (Mulligan Dr / Brassie Ct) residential developments that will be impacted if the proposed rezoning request (ZONE-25-0023 / LUPL-25-0010) is permitted to proceed as currently requested. We are NOT in favor of the proposed rezoning as written; however, with a few modifications, the project could achieve a win-win for developers and the neighborhoods. The current proposal for 3 buildings (2 4-story buildings and 1 5-story building) with 223-236 units is not acceptable.

Please note that information (e.g., traffic study and site plan) were published well into the comment period making it difficult to fully assess the issues associated with the proposed rezoning request.

From the developer's view (and that of their paid consultant), everything about the proposed rezoning request has been written to showcase the development without doing much in-depth analysis. It appears that squeezing 223-236 units into 3 buildings of very tall height is not in the community's interest or in the interest of the affected neighborhoods – it clearly benefits only the developer.

My ensuing comments are broken into three main sections: 1) high-level areas of concern, 2) detailed areas of concern based on the Project Statement provided by the developer and their paid consultant (Kimley-Horn), and 3) suggested modifications to the proposed plan.

1. **HIGH-LEVEL AREAS OF CONCERN**
    - TRAFFIC – The Pine Woods, Otero, and Chapel Ridge neighborhoods are already under pressure from increased traffic from the TCA school. Adding 223-236 units with entry/exit onto Springcrest Rd will compound the problem. Currently, at school drop-off (morning) and pick-up (midday and 3:30) times, traffic can back up onto Voyager Pkwy, and it is severely constricted because of the narrowness of Springcrest Rd between the school and the church north of Springcrest Rd.

- TRAFFIC STUDY – The traffic study conducted by Kimley-Horn is flawed in two major ways:
  - 1) the times when traffic was sampled did NOT include the peak periods of parental pickup/drop-off at TCA. The peak period at 3:30 in the afternoon would completely invalidate the study. Choosing the default “rush hour” times for analysis demonstrates no awareness of the neighborhood/community.
  - 2) the stop light timings at Springcrest Rd and Voyager are erroneous. There are wait times in excess of 2 minutes from Springcrest Rd onto Voyager and when the light does change it has very little delay to allow traffic through the intersection. The traffic study queueing analysis is invalid.
- TRAFFIC LINE OF SIGHT SOUTH-FACING – with the proposed 5-story building being situated on the northern end of the land, it will be difficult for drivers existing from Springcrest Rd onto Voyager to completely see any oncoming traffic headed northbound. And yes, many drivers speed through the light north-and-south bound on Voyager so it’s not safe to assume the light will be obeyed.
- HEIGHT OF PROPOSED BUILDINGS – The proposed buildings are only matched in height by one other complex (Zeb); all others are 2/3 stories or 4 stories with a lower level below grade. The height of Zeb is mitigated by its presence amongst other taller commercial buildings, a very large setback from Voyager, and a sloped land parcel.
  - The proposed 5 story building is completely unacceptable, and the 4 story buildings are only acceptable if a portion is below grade. If the reduced height affects the profitability of the project, then perhaps it should not be built.
  - The city zoning standard for MX-M is shown below. It states a maximum height of 50ft is permitted (inclusive). It does not say 50ft plus HVAC or architectural features. The standard of 50ft needs to be rigorously enforced if the project is to be approved. The standard is 50ft (not 51, 52, …), period.

Mixed-Use Zone Districts Dimensional Standards

NOTE: Any different dimensional standards in Overlay zone districts or neighborhood protection standards supersede the standards in this table.

Zone District	OR - Office Residential	MX-N - Mixed-Use Neighborhood*	MX-T - Mixed Use Transition*	MX-M - Mixed-Use Medium Scale*	MX-L - Mixed-Use Large Scale*	MX-I - Mixed-Use Institutional*
District Standards						
District area (minimum)	N/A	N/A		2.5 acres	10 acres	N/A
Lot Standards						
Lot area (minimum)	5,000 sf	N/A	Varies *	N/A	N/A	N/A
Additional lot area standards						
Lot width (minimum)	50 ft	N/A	50 ft	N/A	N/A	N/A
Lot coverage (maximum, for residential uses)	50%	-	-	-	-	-
Setbacks						
Front and side street frontages					N/A	
Minimum	25 ft	5 ft	25 ft	20 ft	-	N/A
Maximum		20 ft		Subject to Land Use Plan or Development Plan	-	Subject to Land Use Plan or Development Plan
Side - Interior	5 ft	10 ft	5 ft	20 ft	N/A	20 ft
Corner Lot - Side Street	15 ft	20 ft	15 ft	30 ft	N/A	30 ft
Rear	20 ft	15 ft	25 ft	15 ft	N/A	20 ft
Adjacent to Residential						
Height						
Building height (maximum)	35 ft	45 ft	60 ft	50 ft	**General** - 65 ft **Lots with arterial frontage** - 85 ft	65 ft
Other Standards						
Front parking setback (minimum)		20 ft		20 ft	20 ft	20 ft

*** Additional standards are outlined in the UDC in Part 7.2.3 Mixed-Use Zone Districts and Table 7.4.2-C**

- HEIGHT VARIANCE – The rezoning asks for an added 5 feet for roof mounted HVAC. This is a deceptive way of saying the buildings will end up being taller than expected. Any variance has the potential to grow in height well beyond any initial promises. The developer and consultant seem to think they're doing everyone a favor by being below the original height of 68 feet (which was approved for office buildings, not apartments); these buildings will be the tallest in the area and will be completely out of place with everything else in the neighborhood, including USAA, T. Rowe Price and other commercial properties. Any variance should be denied.
- NEIGHBORHOOD IMPACTS – the Project Statement repeatedly refers to the school (TCA), churches, and recreational facilities. It never mentions the homes in the Pine Woods, Otero, and Chapel Ridge neighborhoods. These 3 developments are what defines the neighborhood character/feel and the proposed rezoning completely ignores the traffic, safety (fire, police, emergency), property values, and access to/from our neighborhoods on an already overused Springcrest Rd. Springcrest Rd was never intended to be a thoroughfare – it is a residential street.
- OCCUPANCY OF APARTMENTS IN THE SURROUNDING AREA – Occupancy rates at the nearby 7 properties (i.e., Zeb, Elements, Sagebrook, Volta, Jasper, Springs Allison Valley and Overlook) show vacancies ranging from 5-10 units per apartment complex. The proposed 3 buildings comprised of 223-236 units appear to

oversaturate the market within a 1.5-mile radius. According to the Colorado Housing and Finance Authority, apartment vacancy rates on the north side of Colorado Springs are 7.2% - why is this project needed and why does it have to be so big? The answer is heavily biased towards "developers always win in Colorado Springs" to the detriment of surrounding neighborhoods.

- FOOTPRINT – It is not clear where the buildings would be situated on the land. The area east of the Briargate Pkwy and Voyager Pkwy intersection has been completely reworked for extended drainage and holding ponds such that the only area that can be built is the 1625 Springcrest Rd area. First approximations suggest the buildings will be crammed together with little of the purported open space and landscaping.
- PROXIMITY TO SCHOOL – Even with a buffer (unspecified size and spacing), the TCA school will be impacted. Elementary school kids on the playground will be adjacent to the apartment complex and may be subjected to undesirable situations. A preliminary rendering of the site plan (provided late as part of the traffic study) shows a driveway and an easement on the site's east boundary with the school – no vegetation or mitigation is shown.
- IMPACT ON SCHOOL ENROLLMENT – It's logical to assume that some of the families who might reside in the apartments will have school age children. The nearby Classical Academy already has a waitlist, and the nearby elementary, junior high, and high schools may be impacted. Added pupils will also impact getting children to/from school as buses or parents enter/exit the apartment complex.
- IMPACT TO AIR FORCE ACADEMY (ORIGINAL APPROVAL DATES TO 1999) – When the original plan was approved for the property in 1999, the number of flights and the flight paths were different. An increase in flights with flight patterns directly overhead may be affected by 4 and 5 story buildings as proposed.
- NO RETAIL – It is encouraging to see an apartment complex is being proposed in lieu of retail pad space.
- HIGH-END APARTMENTS / LANDSCAPING – There are no guarantees (other than vague developer assurances) that the fit-and-finish of the buildings would be high-end, complement the area and preserve property values for all within the affected areas. Furthermore, no analysis has been published about the demand for "high-end" apartments, the tolerance of renters to high prices, and the competitiveness of any rents compared to the surrounding area.
- LAND USE – Once a rezoning to MX-M occurs, there is no guarantee that the apartment complex will be built. The developer could simply sell the land to another party who might put any of the following businesses on the land as defined by MX-M (e.g., Bar, B&B, Motel, Storage, Medical Marijuana, Retail, Club, Liquor Store) and

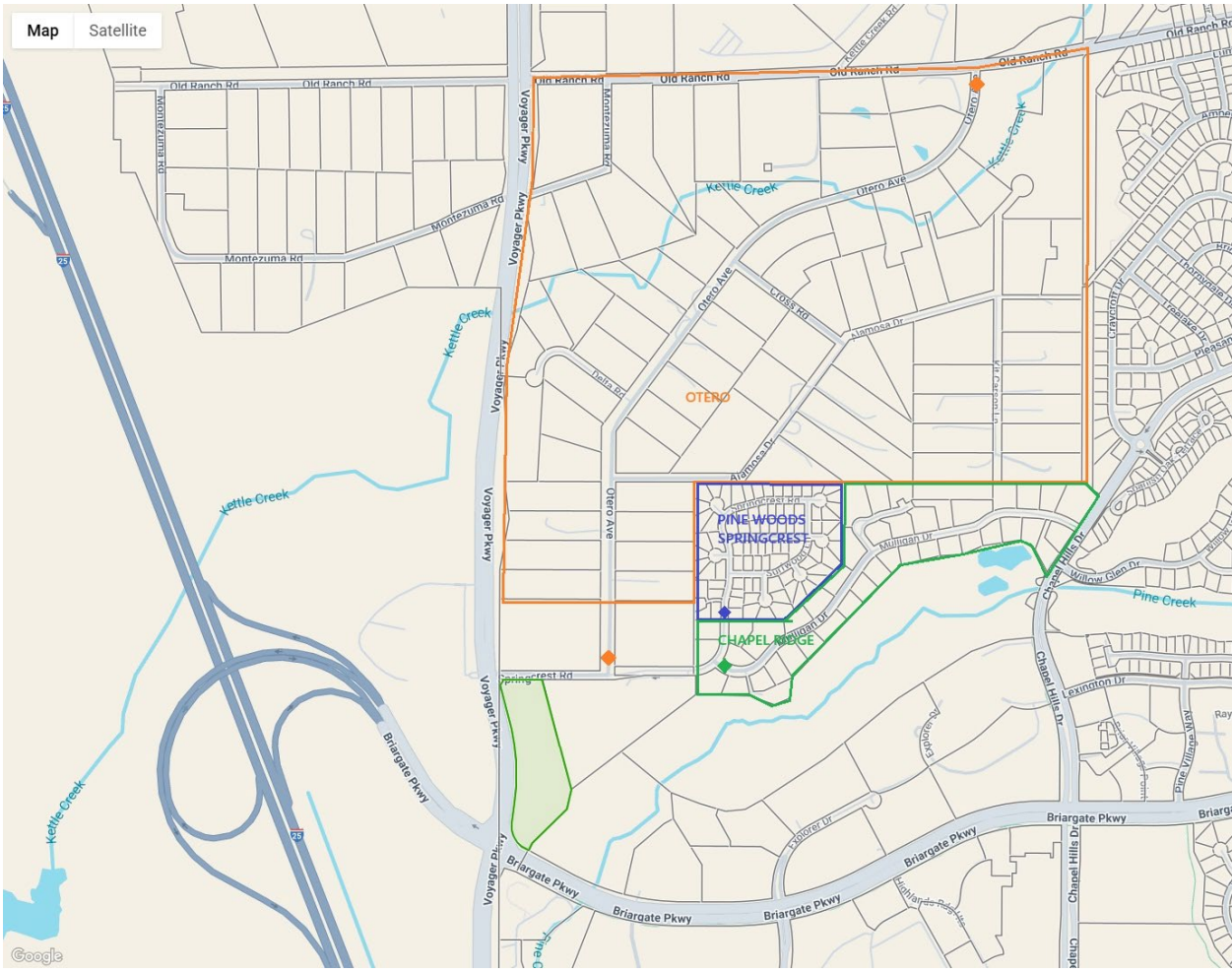
other undesirable businesses that are incompatible with the school, churches, and neighborhood.

- PRECEDENT – If the proposed rezoning is allowed to proceed without suggested modifications, it will set a precedent that will completely strangle the Pine Woods, Otero, and Chapel Ridge neighborhoods. Preliminary discussions of apartments near Old Ranch and Otero and proposed rezoning of church property area near Springcrest Rd and Voyager, coupled with this unbounded rezoning request, would be catastrophic. The neighborhoods were unanimously and vigorously opposed to the contentious rezoning request for Springcrest Rd and Voyager Pkwy.
- WALKER IMPACT – if the proposed rezoning is approved and an apartment complex is built, there is nowhere along the apartment boundaries for people to walk. The most likely recreational walking pathway will be back into the neighborhoods. This added foot traffic from apartment dwellers who are not invested in the neighborhood character could be detrimental to our neighborhoods.

2. DETAILED AREAS OF CONCERN (BY PAGE/REFERENCE)

- Page 1 – Project Description states "… the MX-M Residential use will reduce the overall impact on the current surrounding development by reducing the allowable building height, reducing the traffic demand, and introducing a more neighborhood-like character with active open space, regional trail, and shared landscape features."
    - The height of the buildings will exceed everything else in the neighborhood, the traffic demand will not be reduced, and the apartments as proposed will have little open space.
    - The current Skyline Trail map does not show a means to connect to this parcel of land. The current Skyline trail ends at Research and Chapel Hills. Further evidence to support this statement is needed.
    - It's unclear what shared landscaping will exist.
- Page 2 – Project Map does not show or mention the long-standing Pine Woods, Otero, and Chapel Ridge neighborhoods. These 3 neighborhoods define the character and feel more so than the school or churches.

  A close examination of the map that follows shows the very restricted access points to each neighborhood denoted by the color-coded diamonds. This is an issue for police, fire, and emergency services access. Added traffic on Springcrest Rd from apartments exacerbates the access problems.



- Page 3 – Project Map references a Business Park (BP) zoned area which has been negated by recent drainage and holding pond work (to improve Pine Creek) performed on behalf of the city. After the groundwork, the Business Park area no longer exists as a lot suitable for building; therefore, any implied justification of tall buildings consistent with a business park is not valid. This has a direct link to the developer's assertion that the apartments are an improvement on the originally approved business complex (which can no longer be built as approved).
- Page 4 – Neighborhood Character is defined by the "established traditional neighborhoods" (Pine Woods, Otero, and Chapel Ridge neighborhoods) as shown by the map. It neglects to include the Otero neighborhood because it is not within city limits; but it is part of the neighborhood feel. The proposed development, unless modified, does not "enhance the existing character of these neighborhoods".
- Page 5
    - Policy VN-3.A states city policies are to "positively affect neighborhoods and neighborhood services" in concert with the "neighborhood

identity". It appears the consulting firm has not done an in-depth analysis of the character and identity of the neighborhood, or they would have seen the adverse impacts of the project as defined.
    - Paragraph B – city policy states the proposed rezoning is not to be detrimental to the "public interest, health, safety, convenience, or general welfare"; and clearly this proposal directly conflicts with those stated policies. Again, there is mention of a connection to the Skyline Trail which is clearly not possible given the existing endpoint of the Skyline trail is more than a mile away.
    - Paragraph C – the proposal states it will be "supported by the city bus route on Voyager, bike route on Springcrest Rd and the Skyline trail". None of these are possible because there is no bus stop on Voyager near the project site, there is no bike lane on Springcrest Rd, and the Skyline trail is more than a mile away as mentioned before.
- Page 6 – Paragraph D – the proposal is supposed to be compatible with the surrounding neighborhoods in terms of suitability, size, scale, height, density, and traffic. None of these are correct in the context of the existing neighborhoods.
    - The proposal clearly states the proposed rezoning "will not provide any impact to the adjacent school and church" usage. This assertion is patently false, especially considering its omission of the affected neighborhoods.
    - The heights of the proposed buildings (including added height for mechanical) are completely out of touch with the neighborhoods.
    - The proposal purports to be a "transition" between the Briargate Pkwy and Voyager Pkwy developments and the "church, school and recreational facilities". There is no direct access to recreational facilities north of the property and the golf course east of the property is not accessible from either Briargate Pkwy or Voyager Pkwy Again, the consultants have not done their homework.
    - Lastly, the proposal states "primary access will be provided by Voyager Pkwy and Briargate Pkwy". Primary access from Voyager makes sense and is the ONLY feasible approach. Primary access is implied from Briargate Pkwy, and this is not desirable or possible without major disruption to Briargate Pkwy westbound traffic.
- Page 7 – Paragraph D cont'd states there will be landscape buffers of unspecified size and placement. The preliminary site plan shows no landscaping between the apartments and the school.

- Page 7 – Paragraph E states the rezoning is not supposed to create “significant obstacles for tenants or occupants of the property in adjacent areas”. This is clearly in error because there will be significant obstacles, inconvenience, and traffic/safety issues.
- Page 8 – Paragraph G – The proposed rezoning states it is consistent with the Briargate Business Campus Master Plan. The master plan conceived by La Plata and others is generally defined to be the area bounded by Research (south), Voyager Pkwy (west), Briargate Pkwy* (north), and Chapel Hills (east). The asterisk by Briargate Pkwy supports adjacent businesses along the north side of Briargate Pkwy. It’s a bit misleading to implicitly justify the proposed rezoning by claiming adherence to a vaguely defined master plan.
- Page 9 – Paragraphs B, C, and D – None of the land uses mention the Pine Woods, Otero, and Chapel Ridge neighborhoods. These three residential areas define “the neighborhood”.
- Page 9 – Paragraph E – The only feasible “primary entry” to the property in from Voyager Pkwy
- Page 10 – Paragraph F – Responsible land use states the proposed development should exist with the capacity of existing streets, parks, utilities, schools, and other public facilities. This document mentions impacts to school, traffic, fire, police, and emergency services. With a constricted entry on Springcrest Dr, there has already been one life-threatening situation where an ambulance could not get through the school traffic to reach a child.
- Page 10 – The developer will pay a fee in lieu of dealing with parks suggests the developer is buying their way out of an obligation to provide park-like settings.
- Page 10 – Paragraph G – Responsible land use states the proposed development should exist in complement to height, traffic, and neighborhood character. As proposed, the rezoning claims to do that, but it falls woefully short.

3. SUGGESTED IMPROVEMENTS

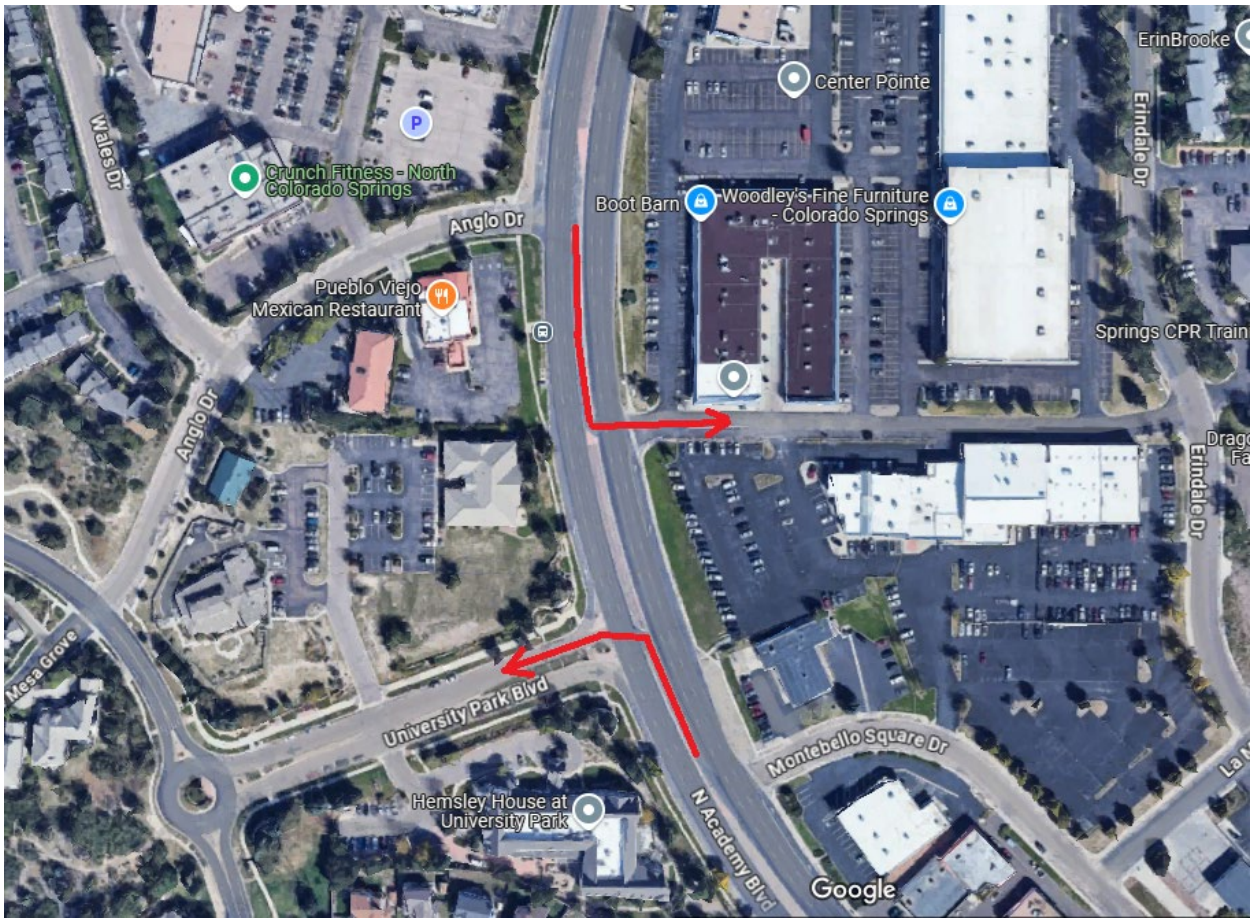
If the following recommendations are included in the proposed apartment complex, I believe the neighborhoods can support the development. Piecemeal implementation of a few ideas will not be favorably received. Without significant changes, the rezoning request should be denied.

We support “right-sized” infill, an apartment complex (not retail), and added housing. The key is right-sizing the buildings to the land and neighborhoods. A possible response from the developers might be “we need extra stories and more apartments to make a

profit". If reducing the height of the buildings to the MX-M standard adversely affects the profitability of the complex, the financial model should be reworked, or the project should be questioned.

We suggest the following:

- Require all 3 buildings to be no more 50ft tall (inclusive), independent of the number of stories in each building.
- Require that the lower floor be partially below-grade (so that the windows are above ground) to lower the overall height if the 50ft maximum does not allow for "full stories" to be built.
- Require that the main entry be on the right-in-right-out entrance of Voyager Pkwy
- Require a median modification on south-bound Voyager to accommodate a left-in only entrance from Voyager into the property. This approach is already in use at several spots on Academy Blvd (which is every bit as busy as Voyager) – if it can be done there, then why not on Voyager Pkwy Two examples of this are near the entrance to University Heights on N Academy. See below:



- Require complete adjustment of the stoplight at Voyager and Springcrest Rd to support added traffic from Springcrest Rd to Voyager Pkwy Adjustment means redoing the signal algorithm, not adjusting the motion cameras (which has been done already, with no improvement to wait times on Springcrest). Currently the light favors Voyager during workdays to the detriment of the neighborhood trying to emerge from the Pine Woods, Otero, and Chapel Ridge neighborhoods.
- Require the address be a Voyager Pkwy address to match the main entry from Voyager, and not Springcrest Dr.
- Require more foliage for buffer along the east and north edges of the property.

CLOSING QUOTE

Allison, I discovered the following quote from your city government webpage:
“The view of the mountain range is so special to this City and always makes me feel at home.“

Our concerns regarding the proposed apartments are focused on the myriad, adverse impacts of the project as proposed because we value our neighborhood views (*see above*), safety, community character/feel, traffic, emergency services and more. We hope that these elements will be preserved by any developments in the area.

IN CONCLUSION

Therefore, we respectfully ask that you work with the developers to faithfully amend their rezoning and land use requests to remedy (not just acknowledge and ignore) these concerns. Too often, developers walk through the approval process checking all the process steps and claiming their project will be wonderful – when in reality, they fail to acknowledge the impacts on the affected communities and often don’t follow-through on promises made to secure approval. Our willingness to suggest alternatives shows the affected communities could support the project if amended.

Staff Note: End of Lance Miller's Feedback

Stocker, Allison D

From: Danielle Obenchain <dvobenchain@gmail.com>
Sent: Friday, July 11, 2025 9:29 AM
To: Stocker, Allison D
Cc: planning@coloradosprings.gov; Crow-Iverson, Lynette; Risley, Brian
Subject: For your consideration...

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning, Ms. Stocker!

We just recently learned of the plans to build an apartment complex in the space between our beloved school, TCA Central, and Voyager Parkway.

We respectfully ask that you NOT allow Blackburn Committees, LLC to amend the existing zoning in order to build the new development. I am unsure if you have experienced this area during school pick up and drop off times but I would strongly caution against the added congestion to this area. We are deeply concerned about the safety ramifications of this addition- accessibility for emergency vehicles, the blocking in of several adjacent neighborhoods, and the worsening of an already complicated, time-consuming, and chaotic area during school start and end times. We are concerned about the safety of our precious elementary children and we BEG of you NOT to allow this construction to take place for these reasons. As it is, the natural beauty of Colorado Springs is slowly dwindling in exchange for income opportunities from commercial properties. Please use your influence to protect this rare, small patch of land in its natural beauty, maintaining its glorious mountain view and most importantly, preserving the safety of our school community as well as the neighborhood inhabitants.

Thank you for your service and leadership in our community and for your consideration of this important request.

Respectfully,

Danielle Obenchain

Stocker, Allison D

From: Hillary Jeanjaquet <hillary.pingel@gmail.com>
Sent: Thursday, July 10, 2025 5:40 PM
To: Stocker, Allison D
Subject: Land Zoning Request Near TCA Campus

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ms. Stocker,

As a resident of Colorado Springs and a parent of elementary students at The Classical Academy Central Campus, I am writing to express my strong opposition to the proposed rezoning request by Blackburn Communities LLC for the parcel of land at the corner of Voyager and Briargate.

The plan to construct three six-story buildings with 236 dwelling units poses serious concerns for our community—particularly in the areas of traffic congestion, scenic preservation, and most importantly, student safety.

Pick-up and drop-off traffic at the school is already heavily congested and time-consuming. Adding hundreds of new residents and their vehicles to the area would significantly worsen the situation, creating unsafe conditions for families trying to transport their children to and from school each day.

Even more concerning is the safety risk posed by such a large-scale residential development directly adjacent to a school. With hundreds of units potentially overlooking the school grounds, it becomes far more difficult to monitor who is coming and going near our children. This undermines the secure environment that is critical to a school campus.

For the safety of our children, the wellbeing of our families, and the preservation of our school, I respectfully urge you to reject this rezoning proposal.

Thank you for your time and consideration.

Sincerely,

Hillary Jeanjaquet

Stocker, Allison D

From: Voget <voget@comcast.net>
Sent: Thursday, July 10, 2025 7:09 PM
To: Stocker, Allison D
Subject: Neighborhood apartments

Follow Up Flag: Follow up
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Hello Allison,
We would like to write to wholeheartedly agree with Lance Miller's comments on the proposed apartment complexes on Voyager and Springcrest Rd. It's absurd to think the proposed volume of tenants would enhance or contribute to our small neighborhood. The traffic "study" did not take into account the volume we experience here during school times and work times. We plead with city council and yourself to reconsider this project and the amount of units proposed. The height should be restricted to how many of the existing close apartments are-ideally no more than 2-3 stories at most, if this project is even considered. Personally, we feel the empty space would be much better suited for something less dense.
Sincerely,
KC and Barbara Voget
1890 Springcrest Rd.

Stocker, Allison D

From: Ali Odom <ali.allred1@gmail.com>
Sent: Friday, July 11, 2025 9:03 AM
To: Stocker, Allison D; Crow-Iverson, Lynette; Risley, Brian
Cc: planning@coloradosprings.gov
Subject: Please OPPOSE Rezoning Near TCA Central

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Allison, Lynette, Brian, and Members of the Council:

I'm writing as a concerned parent of a TCA CENTRAL student, to respectfully urge you NOT to approve the proposed zoning change that would allow high-density apartments to be built near TCA Central.

Our children's school is a place where safety, learning, and community should be prioritized. Adding a high-density development right next door will significantly increase traffic, congestion, and safety risks—especially during school drop-off and pick-up times. The area is already under extreme pressure during those hours, and additional traffic from a new apartment complex would make it worse.

Moreover, our neighborhood was planned and built with families in mind. We do not oppose growth, but growth must be thoughtful and compatible with the community around it. High-density housing next to a school does not align with that vision and would negatively impact the well-being of our children and the safety of our neighborhood.

We do not need a developer profiting at the expense of our community's and children's safety and quality of life. Please keep the zoning as it is and preserve the integrity and safety of our neighborhood and our school.

Thank you for your time and for listening to your constituents. Please protect the children.

Sincerely,

Ali Odom

Parent of a TCA Central Student

Stocker, Allison D

From: Lindy Keffer <lindy.keffer@gmail.com>
Sent: Friday, July 11, 2025 9:28 AM
To: Stocker, Allison D
Subject: Please reconsider rezoning the land next to The Classical Academy Central

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ms. Stocker,

I am writing to ask you request that the land at Voyager and Springcrest NOT be rezoned for residential/apartments.

As a parent of a TCA Central Student, I believe it would be terribly unwise to put apartments in this space for several reasons, the most grave of which is giving unrelated adults a perch to look down on our elementary playground. TCA East has an apartment complex across the street (not even right next to the school) and has had a number of problems created by this scenario. Please don't give TCA the risk and headache at this campus.

Second, developers need to be aware that the combination of a neighborhood with only two outlets and a school with no bus transportation is already a recipe for a traffic disaster 2x a day, without the addition of hundreds of residential units on top of it.

Finally, there is no way to build multi-story dwellings (even at 4 stories) in that space without obliterating some of the best views in the city. Builders based in Colorado Springs tend to account for this because they know how important it is to residents, but it seems to have been ignored in this case. Please reconsider!

Sincerely,
Lindy Keffer
Briargate resident and TCA Central Parent

Stocker, Allison D

From: Andrea Tepley <ATepley@mti.org>
Sent: Monday, July 14, 2025 1:30 PM
To: Crow-Iverson, Lynette; Risley, Brian; Donelson, Dave; Bailey, Tom; Williams, Brandy; Gold, Kimberly; Henjum, Nancy; Rainey Jr, Roland; Leinweber, David; Stocker, Allison D
Subject: Re: Considerations for proposed building site at Springcrest Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Council,

As one last appeal from me, a resident of this very neighborhood for nearly 30 years, PLEASE, if you have not, drive up and exit at Briargate Parkway and imagine (as we all have) a large 4 to 6 story residence on that NE corner. If you do that like I did today, at 1pm on a normal summer Monday, and observe the traffic, the number of buildings, and also the lovely, landscaped SE side of that exit, it is not hard to see that this would truly be a blight on the corner and a hazard to the already voluminous number of cars. And we aren't even in school season. Then imagine HOW cars (potentially 230+) would get in and out of the place, especially on school days.

I am asking you not just as leaders, but as citizens of this town, and people who care about how things appear, not just how they are "utilized," to see how this intersection could not withstand what this proposal suggests.

Please consider! Thank you again for your time,
Andrea Tepley
Springcrest Road resident and TCA parent

From: Andrea Tepley <ATepley@mti.org>
Sent: Friday, July 11, 2025 3:37 PM
To: Lynette.Crow-Iverson@coloradosprings.gov <Lynette.Crow-Iverson@coloradosprings.gov>; brian.risley@coloradosprings.gov <brian.risley@coloradosprings.gov>; Dave.Donelson@coloradosprings.gov <Dave.Donelson@coloradosprings.gov>; Tom.Bailey@coloradosprings.gov <Tom.Bailey@coloradosprings.gov>; Brandy.Williams@coloradosprings.gov <Brandy.Williams@coloradosprings.gov>; Kimberly.Gold@coloradosprings.gov <Kimberly.Gold@coloradosprings.gov>; Nancy.Henjum@coloradosprings.gov <Nancy.Henjum@coloradosprings.gov>; Roland.RaineyJr@coloradosprings.gov <Roland.RaineyJr@coloradosprings.gov>; David.Leinweber@coloradosprings.gov <David.Leinweber@coloradosprings.gov>
Subject: Considerations for proposed building site at Springcrest Rd.

Good afternoon, City Council Members,

My name is Andrea Tepley and I am a resident of the Springcrest Rd neighborhood. There is a building proposal for the entrance area to this neighborhood by The Classical Academy Elemenary School. The reference case, I understand, is Re: LUPL-25-0010 ZONE-25-0023

I have a few pressing concerns I would like for someone who cares about this community and our city to consider.

As residents (anywhere) in Colorado Springs, we are all too aware of the potential of evacuation due to fires or other extreme conditions. This particular neighborhood has basically ONE exit. It is the exit for the Springcrest loop, the Mulligan neighbors and is a secondary for all those on Otero (which is county). If, as the proposed building states, there is a potential for over 230 MORE cars to be exiting during an emergency, that more than doubles what we already have in the area. We have already experienced issues with emergency vehicles trying to get in during school carpool.

I know the builder has indicated that the proposed apartment building would have an entrance/exit off of Voyager, BUT that "exit" would be a right-turn only, due to Voyager having a median. This means that no matter which way people exit from that apartment, off of Springcrest Rd. OR from the Voyager exit, they will run into the Springcrest Rd stoplight and it will be very bottlenecked. It is too much pressure on that area.

We, as a neighborhood, already deal with the major traffic from the school during carpool times every single day (2x per day) of the school year, and it can feel tenuous trying to get out or in with any personal emergency. However, it would be impossible with that many added residents to the area. I find the response of the builder saying that they are doing "traffic pattern" studies right now to be preposterous, as June-July would be NOT AT ALL what the school year reality would be.

In addition, my family built a home in the Springcrest neighborhood in 1992. We remember it being "in the middle of nowhere" at the time, with the little District 20 elementary school near the entrance to the area. While we understood development (as we were part of it), we also grew to see that Colorado Springs cares about how our city appears and functions through the beauty of land, both wild and landscaped. The number of high rise apartments in this area has soared. And they are not at capacity, and this would be offering over 230 (!) more!! Further, this development would be squeezed into an already booming intersection right at Briargate parkway and I-25, where we have shops and hotels and businesses that line up as you exit the interstate. Our one little neighborhood with a school is right there. We have seen the traffic, the safety issues, the wandering of people increase exponentially through the area, and now this development will compound all of that. There is NO evidence that it will improve anything for our residential area.

As City Council, we implore you to consider the care and well-being of the citizens that have lived here for decades, keeping our community humming and supporting businesses and lifestyles that are consistent with the beautiful land we have the privilege of stewarding. In reading about you guys, it seems that you deeply care about the land and how we use it. We would ask you to advocate for US and not an out-of-state, out-of-touch developer who has NO interest or knowledge in how our streets or communities function.

For these, and so many other reasons, I beg you to reconsider what this land could be, if it must change. With the open spaces around the north end, there should be much better, more suitable places for such a building than jammed into this little corner by the school and a one-way-in/out neighborhood. 33 years

ago, that very area had been deemed a wetland and not buildable. I don't know if anyone has considered that. But either way, as it has somehow now been billed "unutilized," could that value of landscaped open space be considered as it was across Briargate Parkway where the horse statue is? This would be a far more congruent look at that exit and preserve some natural beauty to the area, not blight it with an out-of-place tower of 6 story apartments.

Respectfully, and with concern,
Andrea Tepley

Stocker, Allison D

From: Steve Flannery <o_flannery@yahoo.com>
Sent: Monday, July 14, 2025 11:20 AM
To: Stocker, Allison D
Subject: Re: proposed apartment complex near Springcrest & Voyager

Follow Up Flag: Follow up
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Dear Ms. Stocker,

As a resident and homeowner in the Pinewoods neighborhood, I'm writing to express concern regarding the proposed apartment complex at the intersection of Springcrest Dr. & Voyager Pkwy. in Colorado Springs. I strongly support the concerns shared by Lance Miller in his recent letter regarding this matter.

To emphasize a few of these:

The traffic back ups/obstruction on Springcrest during school drop off and pick up at TCA Central Campus are concerning and serious. As things stand currently with no further development, there are significant safety concerns for students and parents and access inconveniences for residents of the Pinewoods, Chapel Ridge, and Otero neighborhoods. The addition of a high population apartment complex would make this exponentially worse. The volume of traffic added by an apartment complex of this size would also put a strain on the existing--and growing--high volume of traffic at the Voyager and Briargate Pkwy. intersection. During rush hours, traffic backs up for multiple light cycles at this intersection are already routine. Adding in- and out-flow from a large apartment complex right in the midst of this intersection would push this into a very undesirable scenario.

The negative impact a six-story building in this location would have on the adjacent school and neighborhoods is difficult to overstate. The children playing on the fields and playground, not to mention looking out their classroom windows, would no longer be able to enjoy the majestic mountain views they currently have, but instead see only apartment buildings. Likewise, the homeowners in Pinewoods and Chapel Ridge, who purchased their homes in no small part because of the unobstructed views of the Front Range would have the largest building in the whole region of the city dominating that view. That this change would have a negative impact on both quality of life and property values is undeniable.

Finally, there is simply no compelling reason in the public interest for a zoning change from business park to mixed use (allowing multi-family residential development) for this property. Multiple large (200-300 unit) apartment complexes have been built within less than two miles of the proposed site, and the large number of new apartments being build city-wide have led to a rising vacancy rate, according to recent news reports. Further, plentiful high-end apartments, such as the proposed complex, have not led to greater availability of affordable housing. While the potential profitability of the proposed

development is a matter for the developer to determine, there is clearly no compelling need, and it is difficult to see why a zoning change allowing apartments to be developed would be justified in terms of community benefit. The offices or other commercial businesses allowed under the current zoning would have a less severe negative impact (assuming building height was also limited) in the areas I have mentioned than would apartments or other multi-unit residential development.

Thank you for your consideration of these concerns as the planning process goes forward. While growth and change can be good and are inevitable given the beauty and high quality of life offered by our city, it is essential that amid the new development we preserve the quality of life and beauty that makes living here so special for both current residents and those we welcome to our city.

Respectfully,

Stephen Flannery
2125 Bramblwood Lane
Colorado Springs, CO 80920

Stocker, Allison D

From: Emma M. Tenorio <noblegal@gmail.com>
Sent: Friday, July 11, 2025 4:38 AM
To: Stocker, Allison D
Subject: Regarding the rezoning parcel next to TCA Central campus

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Dear Ms. Stocker,

As a citizen of Colorado Springs and a parent of elementary students at The Classical Academy Central Campus, I am asking you to reject the proposal by Blackburn Communities LLC to rezone the parcel of land at the corner of Voyager and Briargate for 3 six-story buildings and 236 dwelling units.This will majorly affect traffic, take away the view of the mountains, and—most importantly—compromise the safety of the students.

The traffic for pick up and drop off for our children is already congested and a lengthy process. Adding hundreds of additional vehicles to the traffic situation will be terrible for both anyone dwelling on the property as well as the families that must be able to get their children to school on time and pick up in a timely manner.

The safety of children will also be compromised with this plan. Being able to monitor the individuals coming and going around a school campus is highly important. With hundreds of dwellings overlooking school facilities, maintaining secure access to our children will be compromised.

I ask that you please reject this request for the safety of our children and the good of everyone involved.

Thank you,

Thank you & best regards,

Emma M. Tenorio
noblegal@gmail.com
786-763-6111

Stocker, Allison D

From: Rachel Small <rach.m.small@gmail.com>
Sent: Monday, July 14, 2025 9:51 AM
To: Stocker, Allison D
Subject: Rezoning on Springcrest

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Dear Ms. Stocker,

As a citizen of Colorado Springs and a parent of elementary students at The Classical Academy Central Campus, I am asking you to reject the proposal by Blackburn Communities LLC to rezone the parcel of land at the corner of Voyager and Briargate for 3 six-story buildings and 236 dwelling units.This will majorly affect traffic, take away the view of the mountains, and—most importantly—compromise the safety of the students.

The traffic for pick up and drop off for our children is already congested and a lengthy process. Adding hundreds of additional vehicles to the traffic situation will be terrible for both anyone dwelling on the property as well as the families that must be able to get their children to school on time and pick up in a timely manner.

The safety of children will also be compromised with this plan. Being able to monitor the individuals coming and going around a school campus is highly important. With hundreds of dwellings overlooking school facilities, maintaining secure access to our children will be compromised.

I ask that you please reject this request for the safety of our children and the good of everyone involved.

Thank you,

Rachel Small

Stocker, Allison D

From: Morgann and Tonya Olson <morganntonya@msn.com>
Sent: Monday, July 14, 2025 9:28 AM
To: Stocker, Allison D
Subject: Springcrest Project

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Dear Ms. Stocker,

I hope this email finds you well.

I am writing to you to express my opposition the the Springcrest project you are proposing at the corner of Voyager and Springcrest Road.

As you know, this is the entrance for a school for our amazing children and a residential neighborhood for our amazing citizens.

You wrote in your bio on the city of Colorado Springs website "I feel most connected to Colorado Springs when I have a view of Pikes Peak". While I can only speak for myself, I think that many of us would say the same. You are looking to block that for many residents and children.

More importantly though, you are directly impacting the safety and welfare of the school and neighborhood. What about an emergency? Adding these apartments would not only jeopardize the safety of the children at school, but many more if our elderly citizens in the surrounding neighborhoods.

Is it that you don't care unless you are affected? The right amount of money was in the table and everyone else be damned?

Colorado Springs used to be one of the top ranked places to live, for many years, but now because of projects like this one. It's just becoming another expensive city who cares only about the money and not it's residents.

Please, please reconsider this project if you care about your city and its residents.

Sincerely,
Tonya Olson

Stocker, Allison D

From: sarahfrueh@gmail.com
Sent: Monday, July 14, 2025 11:10 AM
To: Stocker, Allison D
Subject: Springcrest zone change

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Hi Allison,

I'd like to voice my disapproval for the proposed zone change.

This is simply not safe for our children. No other elementary schools in D20 have multi-family buildings located in such a way that children can be watched from private living quarters while they play on the playground.

We, as adults, have a moral imperative to protect all children to the best of our ability. Thousands of children will play on that playground in the coming decades. There are people who wish to harm our children and these apartments will be perfectly located to shield them as they plot their wicked schemes.

Please protect our children and DO NOT facilitate these multi-family buildings.

Thank you!

Sarah May
(719)393-3972

Sent from my iPhone

Stocker, Allison D

From: Glenn Cooley <glenn.cooley@gmail.com>
Sent: Thursday, July 10, 2025 5:21 PM
To: Stocker, Allison D
Subject: ZONE-25-0023 / LUPL-25-0010

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Hello,

I agree with Lance Miller's Apartment Rezoning Comments.

My biggest concern is traffic during TCA's afternoon pickup. TCA doesn't offer bussing service so parents line up starting 40 minutes before school lets out. Once the pickup que extends past TCA, parents park illegally on Springcrest and Mulligan which blocks two-way traffic flow. A time-averaged traffic study is inadequate because it doesn't account for inbound traffic parking (not passing through).

I invite the city and developer to join me during afternoon TCA pickup once school is in session.

Thank you,

Glenn Cooley
9735 Brassie Ct
Colorado Springs, CO 80920

Stocker, Allison D

From: Jeff Willsey <jeffreywillsey@gmail.com>
Sent: Thursday, August 28, 2025 4:46 PM
To: Stocker, Allison D
Subject: Comments on (ZONE-25-0023) and land use plan (LUPL-25-0010)
Attachments: Zoning Change Contradiction.pdf

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Good Afternoon Ms Stocker,
We are writing to you today to provide comments on the proposed zoning change (ZONE-25-0023) and land use plan (LUPL-25-0010).

Please see the attached pdf for details.

Thank you for your consideration.

Jeffrey Willsey and Danae Decker


Virus-free.www.avast.com

Staff Note: Below is public comment letter from Jeff Willsey

Dear Ms. Allison Stocker,

I am writing to express serious concerns with the zoning change request (ZONE-25-0023) and land use plan (LUPL-25-0010) applications for a project at the northeast corner of the intersection of Briargate Boulevard and Voyager Parkway. These applications are intended to support the future development of multi-family residential on the 7-acre vacant property.

After reviewing the Land Use Plan, Project Statement, and Traffic Impact Study documents in detail, I believe the outlined project and associated zoning change contains numerous critical flaws that make it unsuitable for approval at this location. This plan underestimates traffic and safety impacts, fails to adequately account for conflicts with existing school and neighborhood traffic, and does not demonstrate compliance with access spacing, design standards, or long-term congestion management. Beyond transportation, the proposal is incompatible with the surrounding single-family, agricultural and educational land uses, and it introduces density and operational challenges that will strain local infrastructure. Approving this project would compromise roadway safety, reduce quality of life for nearby residents, and set a precedent for rezoning that disregards established community planning principles.

I have addressed a number of my concerns with rebuttals of many of the submitted Zone Map Amendment Criteria UDC 7.5.705.D. and of the Land Use Plan Criteria – UDC 7.5.514. submitted by the applicant. If it would be advantageous, I am happy to discuss how the flaws outlined below demonstrate that this project does not meet any of the criteria it asserts to meet.

Land Use Plan Criteria E. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;

Applicant Claim: The development will not create adverse impacts on public facilities, services, or the community.

Rebuttal:

Driveway distance from school misrepresented: The Project Statement says the Springcrest access is ~300 ft east of Voyager, while the Traffic Impact Study says ~200 ft. That 100-ft difference is critical for queue spillback and pedestrian safety near The Classical Academy. This inconsistency demonstrates the applicant has not provided reliable or accurate information for the city's decision.

Unacceptable LOS F conditions: The Traffic Impact Study itself projects the Voyager/Briargate intersection will **degrade to LOS D in 2029 and LOS F by 2045** buildout, with more than 90 seconds of average delay per vehicle . LOS F is defined as failing, unstable operations with excessive congestion—completely unacceptable for a neighborhood corridor adjacent to

schools. The applicant's Project Statement does not disclose this, instead claiming "no negative impacts." Approving a rezoning that knowingly produces LOS F directly contradicts the UDC's protect to "promote health, safety, and general welfare of the public."

Incompatible Access Points: The Project Statement alleges this project will support the broader Briargate Business complex to the south, while at the same time claiming that RIRO access to Voyager with exclusive access to the northbound lanes will accept the majority of traffic.

Incomplete Traffic Study:

- Only two intersections were analyzed, excluding nearby I-25 ramps and adjacent collectors. This overlooks diversion patterns and upstream/downstream congestion.
- The Project Statement vaguely alludes to "future development plans will be designed around compatibility with the surrounding uses and future plans" without providing any details and leaving residents at the mercy of the developers.
- No safety assessment of unsignalized crossings, lighting, or ADA compliance at site accesses is included.
- RIRO design on Voyager Parkway is not engineered for 55 mph traffic. The report references existing acceleration/deceleration lanes but provides no design checks for required taper, deceleration length, or merge sight distance.
- Analyses show multiple approaches at LOS E/F by 2029 and 2045, but mitigation (dual southbound right-turn lanes) is deferred indefinitely, with the project's contribution downplayed.
- The study that was completed outlines mitigation plans that are not funded expected to be shouldered by the taxpayer

Zone Map Amendment Criteria A. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council, and with the purpose statement of the proposed zoning district.

Applicant claim: Multifamily apartments at this location are consistent with PlanCOS policies, providing housing choice, density, and multimodal support.

Rebuttal:

Height/density exceedance: The proposed 58-ft building height exceeds MX-M standards. A variance is required but not requested; thus the plan cannot be “consistent.”

No multimodal integration: The plan asserts bus connections but provides no transit stops or ADA connectivity.

Bottom line: A proposal that exceeds zoning limits and misrepresents multimodal integration is not consistent with PlanCOS or with the MX-M district purpose.

Zone Map Amendment Criteria B. Not a Detriment to Public Health, Safety, and Welfare

Applicant claim: The development will not create adverse impacts on public facilities, services, or the community.

Rebuttal:

Traffic safety impacts: The TIS identifies required signal timing changes and possible dual southbound turn lanes by 2045—these are impacts, not neutral conditions. The Plan omits them, leaving funding unresolved.

School traffic conflicts: The statement that there will be “no impact” on the school is contradicted by projected 1,920 daily trips and adjacency to Springcrest.

Overlay conflicts: Noise, light, and bird-attractant detention pond issues near USAFA flight paths directly affect safety. No mitigation is provided.

Bottom line: Ignoring documented traffic and overlay impacts does not eliminate them; the project demonstrably harms public safety.

Zone Map Amendment Criteria C. Suitability of the Site for the Proposed Use

Applicant claim: The site is ideal for multifamily because of size, location on Voyager Pkwy, and utility availability.

Rebuttal:

Access spacing failure: The Voyager RIRO is only 675 ft from Springcrest however it does not take into account the fact that a significant portion of that space is taken up by a merge lane and does not provide sufficient space to merge with high speed traffic. This contradicts @ CCR 601-1 Section 4 requirement for 550 ft of space on a 55mph road. This directly contradicts suitability; the site cannot provide compliant access.

Fire access unresolved: Buildings over 30 ft require two approved fire apparatus access roads. No written CSFD approval is provided confirming that the RIRO counts.

School proximity hazard: Suitability must account for safe circulation near schools. The proposed full-movement driveway on Springcrest is 200 ft from Voyager, within school pick-up/drop-off influence zones. No mitigation for pedestrian/queue safety is offered.

Bottom line: Without compliant access spacing, proven fire access, or safe school circulation, the site is not suitable.

Land Use Plan Criteria B. Conformance with the City's Zoning Ordinance

Applicant claim: The proposal meets MX-M dimensional and use standards.

Rebuttal:

Height nonconformance: 58 ft + 5 ft mechanical exceeds MX-M + admin adjustment maximum. That is not compliant.

Inconsistent zoning references: The applicant erroneously cites MX-N standards in one section—showing a lack of precision in their ordinance application.

Open space standards: No quantified on-site open space, amenity program or multimodal circulation is included, despite UDC requirements for multifamily.

Bottom line: The project does not conform to MX-M standards as proposed.

Land Use Plan Criteria C. Compatibility with Surrounding Land Uses

Applicant claim: The apartments "complement" the adjacent school, church, golf course, and residential uses.

Rebuttal:

School impacts ignored: The traffic study shows 223 units will generate ~1,920 daily trips with a full-movement driveway on Springcrest directly across from The Classical Academy. The Plan's claim of "no impact" to school/church is indefensible and counteracts their own language of immediate and ongoing LOS D, E and F traffic impacts.

Visual/scale conflict: A 58-ft structure abutting low-density residential and a school campus is not visually compatible. Applicant provided no shadow studies, step-backs, or screening measures.

Noise & USAFA flight paths: The site is within USAFA's avigation easement, yet no noise attenuation plan or lighting mitigation is provided. That is incompatible with both adjacent uses and overlay standards.

Bottom line: The proposal introduces traffic, scale, and noise impacts that are incompatible with the existing school, residential, and community uses.

Furthermore, in correspondence I have read from the developers and as outlined in their Project Statement and TIS, they have stated many times that the plan they have outlined is better than a theoretical alternative plan that has never been proposed. Approving a development plan with disastrous consequences for a local community because it has less severe consequences than a theoretical development plan is not a good reason for approving a development plan.

I strongly urge you and any other decision makers with the city council to engage in constructive dialogue with the local community to find a business, housing or other zoning solution that fits with the criteria outlined in the UDC to "enhance the quality, diversity, and safety of neighborhoods by encouraging pride and investment."

Thank you.

Staff Note: End of Jeff Willsey's comment letter

Stocker, Allison D

From: Kim Gaston <kimgaston719@gmail.com>
Sent: Thursday, August 28, 2025 10:40 AM
To: Stocker, Allison D
Subject: Briargate/Voyager Zone Change and Land Use Plan - neighbor resident complaint

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Hello Allison and the city planning committee,

As a resident of this neighborhood, I'm writing to oppose the rezoning change and land use plan for the multi-family, 236-resident development. My primary concern is that it presents a public safety risk. Specifically, the potential for traffic accidents at the entrance into the complex off Voyager, and at the intersection on Voyager and Springcrest, as well as the proposed left-turn out of the complex onto Springcrest and the additional intersection at Springcrest and Otero. Secondly, but most importantly, the potential for a car-pedestrian accident at the intersection of Springcrest and Otero in front of TCA.

I do not have a child who attends TCA, but I have lived in the neighborhood since 2008 and have witnessed increased traffic congestion at the intersections of Springcrest and Voyager, Springcrest and Otero, all along Springcrest into the neighborhood, and on Mulligan, simply due to the school's enrollment. The school is a commuter school and does not have adequate or safe parking facilities to accommodate its student/parent population as it stands today.

The best use for this land would be as a school parking lot. I realize the school does not own it, and therefore, this is not the developer's responsibility. However, the proposed multi-family rezoning of this land is a clear public safety hazard. I respectfully disagree with the conclusion of the traffic study. Basic, common sense would conclude that adding 236+ cars (probably double) to an already dangerous, high-traffic, pedestrian-congested area would not be considered the "best land use".

To the planning commission, before you consider rezoning, please witness the traffic congestion during the school's morning drop off, or better yet, afternoon pick up time. At either of those times, it is currently a traffic accident or worse, a fatality, waiting to happen. You don't have to be a parent to see how the impact of 236 additional residents would be on the safety of this school and this neighborhood. Please reconsider and deny the rezoning of this parcel to multi-family use due to detrimental public safety.

Thank you for your consideration.

Kim Gaston
9730 Brassie Court
Colorado Springs, CO 80920

Stocker, Allison D

From: Edwin Hamada <ehamada@ColoradoCollege.edu>
Sent: Wednesday, August 27, 2025 10:14 AM
To: Stocker, Allison D
Subject: Concern with rezoning of ZONE 25 0023 / LUPL 25 0010
Attachments: ApartmentRezoningComments final - from LanceMiller[48].pdf

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Ms. Stocker,

I am unable to attend the meeting tomorrow night but wanted to voice my concerns regarding the rezoning request. I know you received this letter but wanted to use it as a reference as I share these same concerns.

There are only 2 ways into our neighborhood, one off Old Ranch Road and this one off of Springcrest. The north entrance is now being impacted by a previous approved housing complex west of old ranch and Otero. I had concerns but trusted the traffic study. This new proposal would greatly impact access to the neighborhood access. Logically, folks living in the apartments would have a hard time exiting onto Springcrest (heading west) and currently existing neighbors would have a difficult time getting into the right lane since there is a short run from Briargate if you are heading north on Voyager.

I understand the need for more housing but this is not a good location. There are other better location south of Briargate on Voyager that wouldn't impact entrance and exiting of a current neighborhood. Changing zoning is clearly just a financial decision, especially given the parcel of land and the infrastructure already in place.

I hope you take these concerns and others brought up seriously since the lack of ingress/egress to the neighborhood poses risks that go beyond financial gains of the city.

Thank you for reading my concerns.

Edwin

Edwin Toshio Hamada, Ph.D.
He/Him
Associate Vice President for Student Life
Office of Student Life
Bemis 118

Stocker, Allison D

From: Elizabeth Gilbert <elizabethrunyen@gmail.com>
Sent: Friday, August 29, 2025 3:59 PM
To: Stocker, Allison D
Subject: Re: 1625 Springcrest Rd rezoning proposal

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Hello! I learned at the meeting that the owner is NOT the trust from Houston, so I just want to acknowledge that on record. I see that it's OC-1 Associates in Boulder.

I appreciate your time at the meeting last night. I know it wasn't easy, but you and the developer did well answering our questions and assuring us that we're in the beginning stages.

Thank you!
Elizabeth

On Thu, Aug 28, 2025 at 5:10 PM Elizabeth Gilbert <elizabethrunyen@gmail.com> wrote:

> I would like to add the following to my public comments. It's what I plant o say at the meeting this evening if given the opportunity:
>
> I know this land owner and developer is a Trust located in Houston, Texas, so I realize they don't have an emotional investment in our community, and they likely don't know much about TCA and the value it has brought to the community for the last 27 years. The school's instructional philosophy encourages a lifelong pursuit of truth, beauty, and goodness, all of which are at the core of good character. The staff is dedicated, kind, and driven by love for kids and for knowledge. This school has sent thousands of high school graduates out into the world well prepared for college and well prepared to be thoughtful and effective citizens. Kids at TCA often sketch outdoors and are taught to respect and protect nature when possible, and they're encouraged to admire the beauty of the front range from school grounds. This proposal is the antithesis of that. If it goes forward, this development will blot out the view of the mountains and ignore the wishes of the community that it intends to join. Hopefully, after people speak tonight, the developer will realize just why nearly 900 people in the community have signed a petition to prevent the approval of this development. I've printed the petition and provided the URL for your records.
>
> Moving on to more of a legal standpoint, the Colorado Springs Comprehensive City Plan, specifically the second chapter on Vibrant Neighborhoods, implies protections for established suburban neighborhoods that were built in previous decades. Here is something directly from the plan:
>
> The goal of this neighborhood typology is to **recognize, support, and enhance the existing character** of these neighborhoods, while supporting their ongoing investment and improved adaptation. New development and/or redevelopment should incorporate elements of the existing neighborhoods."

These six-story buildings are a far cry from any other residential buildings in the area. They do not fit into this context.

The city plan also states that in established suburban neighborhoods, "these neighborhoods have a high value in maintaining the privacy of homes and safe streets for families." Packing in 236 units and an estimated 320 parked cars into this narrow plot of land along the fence of a school is not compatible with this. The area already becomes very congested during dropoff and especially pickup, when the line of cars frequently backs up onto Voyager in the turn lane. This would likely block the would-be entrance and exit of the apartment complex.

I know the city is growing, but any infill must be done tactfully and respectfully with minimum impact so as not to disrupt the character of the neighborhood. This is not happening here. I believe all schools in this city, and anywhere really, should be protected by a buffer of land from any encroaching developments. The purpose of this would be for emergency vehicle access, noise disruptions that could cause issues for both parties (such as school bells and special events), less congestion for the safety of those who walk to and from school, less visibility of the young students while they play, and space to maintain a more secure environment overall. TCA is special to me, but I would be happy to show up to any meeting like this to help protect any school from this type of intrusion.

I don't know if everyone is aware of this, but the Church of Briargate just across Springcrest, north of us right now, is also trying to change the zoning of the land from agriculture/residential to medium-density mixed use. The goal of the pastor, who also happens to be running for governor, is to sell off parcels of the land to fund the building of the new church. Rezoning the land in this way would be more lucrative for him. I won't get into all the details, but the change in density of this suburban neighborhood will be dramatic, and it is unwanted by all who live in the three affected neighborhoods. I do wonder if the traffic studies provided by both petitioners here have accounted for each other's plans. We need to keep that in mind when they provide impact assessments.

I do want to clarify: This isn't resistance to the city growing or expanding; this is about infill that we think is inappropriate for this particular land—infill that will disrupt the peace and character of this established neighborhood and school, and the openness that Colorado residents are dedicated to protect in order to enjoy the beauty of where we live. As of May 2025, apartment vacancy in Colorado Springs is nearly twice that of the entire state at 13.5%. And this doesn’t account for the vacancy rate once the hundreds and HUNDREDS of units in progress along Voyager will be available. The need for these apartments is not there.

1) I know there are a lot of people here who would like the chance to speak tonight, so I'll end with just two questions: Given the extent of backlash you are receiving for this proposal, are you willing to compromise with this community and work with us on zoning and building plans that are more appropriate for this location? And if not, how much would you be willing to sell the land for?

Thank you.

On Mon, Aug 11, 2025 at 11:41 AM Stocker, Allison D <Allison.Stocker@coloradosprings.gov> wrote:

> Hi Elizabeth –

against, to frame their comments in context with these criteria to best appeal to the criteria used by the decision makers.

If at any point you have questions, want to add on to your public comment, or want an update on what stage this project is in, please feel free to email me. If you know anyone who may also want to provide comment on this project, please feel free to give them my contact information.

Thank you,

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

Senior Planner / Streamside Reviewer

City Planning Department

Direct Line: (719) 385-5396

Office: (719) 385-5905

Email: allison.stocker@coloradosprings.gov

Why Pronouns?

From: Elizabeth Gilbert <elizabethrunyen@gmail.com>
Sent: Sunday, July 13, 2025 1:01 PM
To: Stocker, Allison D <Allison.Stocker@coloradosprings.gov>
Cc: Crow-Iverson, Lynette <Lynette.Crow-Iverson@coloradosprings.gov>; Risley, Brian <Brian.Risley@coloradosprings.gov>; planning@coloradosprings.gov
Subject: 1625 Springcrest Rd rezoning proposal

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Hello,

Stocker, Allison D

From: Richard K Davidson <richardkdavidson@gmail.com>
Sent: Wednesday, August 27, 2025 8:06 AM
To: Stocker, Allison D
Subject: Springcrest & Voyager Intersection
Attachments: Briargate Church - Assembly of God City Planning Commission Hearing.eml

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Church at Briargate rezoning

and

Re: Project: Briargate/Voyager Zone Change and Land Use Plan
1625 Springcrest Road, Colorado Springs, CO 80920
LUPL-25-0010
ZONE-25-0023

This video along with other pictures was taken by Lance Miller, 2160 Mulligan Dr. on Tuesday, August 19, 2025. It shows the extremely unsafe traffic conditions at approximately 3 pm with the release of the students at TCA. Traffic is backed up onto Voyager. Vehicles are double stacked onto Springcrest which is a two lane street. There's a vehicle attempting to turn left from Voyager onto Springcrest and is stuck in the intersection. Residents in the Springcrest, MulliganDr. and Otero neighborhoods can't safely access their homes. Pray emergency vehicles are not needed to get into the area.

Richard Davidson
2165 Mulligan Dr.
Colorado Springs, Co 80920

Stocker, Allison D

From: Valerie Muennich <valerie.muennich@gmail.com>
Sent: Wednesday, August 27, 2025 3:10 PM
To: Stocker, Allison D
Subject: Voyager in briargate parkway A multi-family land use now

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You don't often get email from valerie.muennich@gmail.com. Learn why this is important

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As a person who lives in this neighborhood, I can speak for myself and my other neighbors as we are highly against this change. We purchased these homes in this neighborhood decades ago. We bought these homes to get away from the exact thing that is occurring with this zone change, multi-family home and apartment complexes ruining our neighborhoods. Now, whomever owns this land is wanting to change and build right by the school. Which if its an apartment complex, Will it be vetted to prevent child predators and sex offenders from being able to live there?

Now, although the sign says a decision has not been made, May I ask why there's already infrastructure and construction going on there? Does the city really think we do not understand that the decision has already been made underneath our noses? The fact that we're having this neighborhood meeting is an insult since it will not change anything, because let me assure you every member in my neighborhood is against this project and rezoning for multi-family builds.

If I am wrong in any way, I'm highly open to your response.

I'm also curious to know if there's any possible way that us (as the community) can buy this land outright? Do not laugh as I am serious. Is there any possible interest from the classical academy or District 20 wanting to buy that land for school use?

Valerie

Stocker, Allison D

From: Ann Kumm <akummco1@gmail.com>
Sent: Thursday, August 28, 2025 4:08 PM
To: Stocker, Allison D
Subject: Voyager Pkwy/Springcrest Road apartments

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ms. Stocker,
I am unable to attend tonight's meeting at TCA Elementary. I live in Pine Creek and have strong reservations about the proposed apartments at the location noted above.

Once again, a developer is looking to place apartments at a location that already does not have adequate ingress/egress for the stated number of apartment units. Springcrest Road will be a bottleneck during school drop off and pick up. The ability to get fire and rescue units into the neighborhood will be hampered. Adding several hundred cars so close to the Briargate Parkway/Voyager/I-25 ramps, as well as its vicinity to the Colorado National Guard facility is absurd. Additionally, Voyager Parkway is the only nearby, valid north-south bicycle artery and believe it or not, a good number of cyclists do commute on it. Please don't make this already busy, high-speed area become even more congested and dangerous!

Other concerns I have are that it is so obvious to anybody who drives around northeast Colorado Springs that we have had tremendous growth in apartment units already in the past few months, let alone years...and there is now a glut of available apartment units judging by the "rent/lease" signs and flags at every single completed complex. Apartments are also offering enticements (e.g. 1-2 months' free rent) to try and fill their units. "Build it and they will come" seems to be a poor way to grow and my guess is our entire economy is heading for a slowdown of pretty big proportions. Furthermore, I fail to see where the city has brought in hundreds, or better yet, thousands of really good paying jobs. The City has allowed developers and wealthy businessmen to build car washes, storage units and fast food restaurants on every available piece of land so much that you barely have to drive a mile in northeast Springs before you see repeats of the same type of businesses. And sorry, those businesses do not pay living wage jobs. The only folks who benefit are the already well-to-do owners and investors.

Of major concern is that Colorado Springs acknowledges that fire and police hiring and infrastructure aren't keeping pace with growth. I know the new fire station is (hopefully?)
about to open, but that was in question a few weeks ago per local media.. Supposedly it will open, but I haven't heard whether there will be adequate staffing and those are two very different scenarios. How can the City botch this type of planning and budgeting?
It boggles my mind. Meanwhile. I rarely see Springs Police up in this neck of town. It is not their fault, they simply don't have the manpower. The result? Speeds of 60-70 mph on Briargate Parkway, Research Parkway and Union Boulevard. Drivers flying through red lights. Drivers not paying any attention to pedestrians and cyclists who wait and use the cross lights at major intersections. I personally have

taken to having my phone out and video "on" when I cross said streets...and I am a frequent walker and cyclist. Every apartment complex in this city has problems with car break-ins and auto theft; it has become an epidemic. Motorcyclists are joy riders on Briargate, Research and Voyager Parkways, Union and Powers Boulevards and Old Ranch. I certainly see and hear them, observe them doing illegal lane splitting and I see them congregating in nearby parks and retail areas during their high speed rides. All these poor traffic patterns, with dangerous outcomes happen because too many drivers in the area know there is little to no visible police presence. Again, it is not the fault of our brave force, it is the extreme growth at the expense of commonsense public safety!

Additionally, I can't fathom a six-story building anywhere in this area of the city. It will stick out like a sore thumb and certainly doesn't fit the nature of this area of town. My husband and I were walking down Chapel Hills yesterday (we live in the eastern part of Pine Creek). When we got to the spot where Chapel Hills looks west across the Pine Creek Golf Course and beyond the TCA Elementary area, it struck us both how awful a looming six-story building down that way would be. I wish the City would have one iota of concern about unfettered growth that citizens have. Don't you think that people who live here are here for a way of life they can't get in Denver or other larger cities? This is a spectacularly beautiful area that is being ruined by a misguided, hasty desire to "grow". Growth isn't always the answer!

Finally, I think the time has come to require large-scale developers to make substantial financial investments (a sliding scale based on the cost and size of their approved development) which would go to both shelter(s) and services for our homeless population, AND towards fire and police services and infrastructure. Our homeless population is no longer contained to downtown or the southwest and southeast parts of the city. Just today I saw several homeless folks pushing their large, filled carts along the Cottonwood Trail north of Union Boulevard. It appeared that the recent rains had displaced them; indeed, though info hasn't yet been released it is probably safe to say the body found in Fountain Creek a few days ago was likely a homeless individual. They deserve safety as do the "homed" population of the Springs in the sense that the homeless dispersion throughout the area has and will continue to result in dangerous wildfires.

Colorado Springs has already greatly harmed northeast residents through the Ford Amphitheatre project and we really don't need yet another ill-advised project rushed through the planning process. I wish for once city planners and leaders would listen to their constituents!

Thank you for your time.
Respectfully,
Ann Kumm
3714 Palazzo Grove
Colorado Springs, CO 80920

Stocker, Allison D

From: Jeff Willsey <jeffreywillsey@gmail.com>
Sent: Saturday, September 13, 2025 3:29 PM
To: Stocker, Allison D
Subject: Comments on the (ZONE-25-0023) and land use plan (LUPL-25-0010) Public Comment Response Letter
Attachments: Zoning Change Public Comment Response Letter Rebuttal.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Good Afternoon Ms Stocker,
I am writing to you today to provide comments on the proposed zoning change (ZONE-25-0023) and land use plan (LUPL-25-0010) Public Comment Response Letter that was submitted by the developer.

Please see the attached pdf for details.

--

Jeffrey Willsey

Staff Note: Beginning of Jeff Willsey's Comment Letter

Dear Ms. Allison Stocker,

I am writing to bring your attention to the significant deficiencies in the applicant's September 9, 2025 Public Comment Response Letter regarding the proposed zoning change (ZONE-25-0023) and land use plan (LUPL-25-0010) at Briargate Boulevard and Voyager Parkway. After reviewing both the applicant's responses and the City's land use policies, it is clear that many substantive concerns remain unaddressed. These gaps undermine the credibility of the application and demonstrate that the proposal does not meet the requirements of the City's Unified Development Code (UDC) or the goals of PlanCOS.

1. Traffic and Access Conflicts Not Resolved

- **Contradiction:** The applicant dismisses school-peak traffic congestion as an "existing issue" for the City and The Classical Academy to resolve without addressing their developments impacts, and ignoring the UDC's mandate (7.5.514) to demonstrate *adequacy of ingress/egress and circulation*.
- **Specific Issue:** The driveway distance from Voyager is inconsistently reported (200 ft in the Traffic Study vs. 300 ft in the Project Statement). This directly affects queue spillback and pedestrian safety.
- **Standard Practice:** A proper response requires reconciling conflicting data and presenting mitigation measures, not shifting responsibility.

2. LOS Failures Ignored

- **Contradiction:** The Traffic Impact Study shows Briargate/Voyager degrading to LOS F by 2045, yet the applicant claims "no adverse impact."
- **UDC Violation:** Approving a rezoning that knowingly produces LOS F contradicts the City's obligation to promote public safety and welfare (UDC 7.1.103.A).
- **Standard Practice:** Satisfactory responses must disclose issues and outline mitigation plans that will be implemented, not defer them indefinitely or reclassify them as background conditions.

3. Zoning Standards Misrepresented

- **Contradiction:** The Public Comment Response claims compliance with MX-M standards, yet the proposal seeks a 58-ft building height, which exceeds MX-M limits (50 ft, or 55 ft with administrative adjustment). No variance request was submitted.
- **UDC Reference:** 7.3.304 height standards, 7.5.514 land use plan and 7.5.526 Non-Use Variances

- **Standard Practice:** A credible response must acknowledge variances and request them formally; failing to do so means the application is incomplete. Furthermore, a non-use variance as defined in article 7.5.526 of the UDC should not be approved as this development does not meet the 4 criteria for approval under Section F.

4. Compatibility with Surroundings Not Demonstrated

- **Contradiction:** The applicant asserts the apartments "complement" nearby schools and neighborhoods. In fact, the development places a full-movement driveway directly across from a school with 1,900+ daily trips, introduces a 58-ft building adjacent to 2–3 story structures, and disregards USAFA noise/lighting overlays.
- **PlanCOS Conflict:** Vibrant Neighborhoods goals call for context-sensitive infill that protects adjacent uses and community character.
- **Standard Practice:** Responses should address visual compatibility with shadow studies, step-backs, and screening, not vague assurances of "residential character."

5. Multimodal Integration Claimed, Not Delivered

- **Contradiction:** The applicant cites "multimodal support" but provides no transit stop or ADA connectivity.
- **PlanCOS Reference:** Emphasizes integrated multimodal corridors.
- **Standard Practice:** Public comment responses must reconcile gaps by providing a circulation plan, not unsupported claims.

6. Precedent and Future Rezoning Risks Minimized

- **Contradiction:** The response assures the City will "uphold zone uses" in the future, but this rezoning itself sets the precedent for high-density infill in an area planned for Business Park and low-density edges.
- **PlanCOS Conflict:** Encouraging piecemeal rezoning undermines long-range land use planning.
- **Standard Practice:** Proper responses must acknowledge precedent-setting risks and explain why this case uniquely aligns with adopted plans.

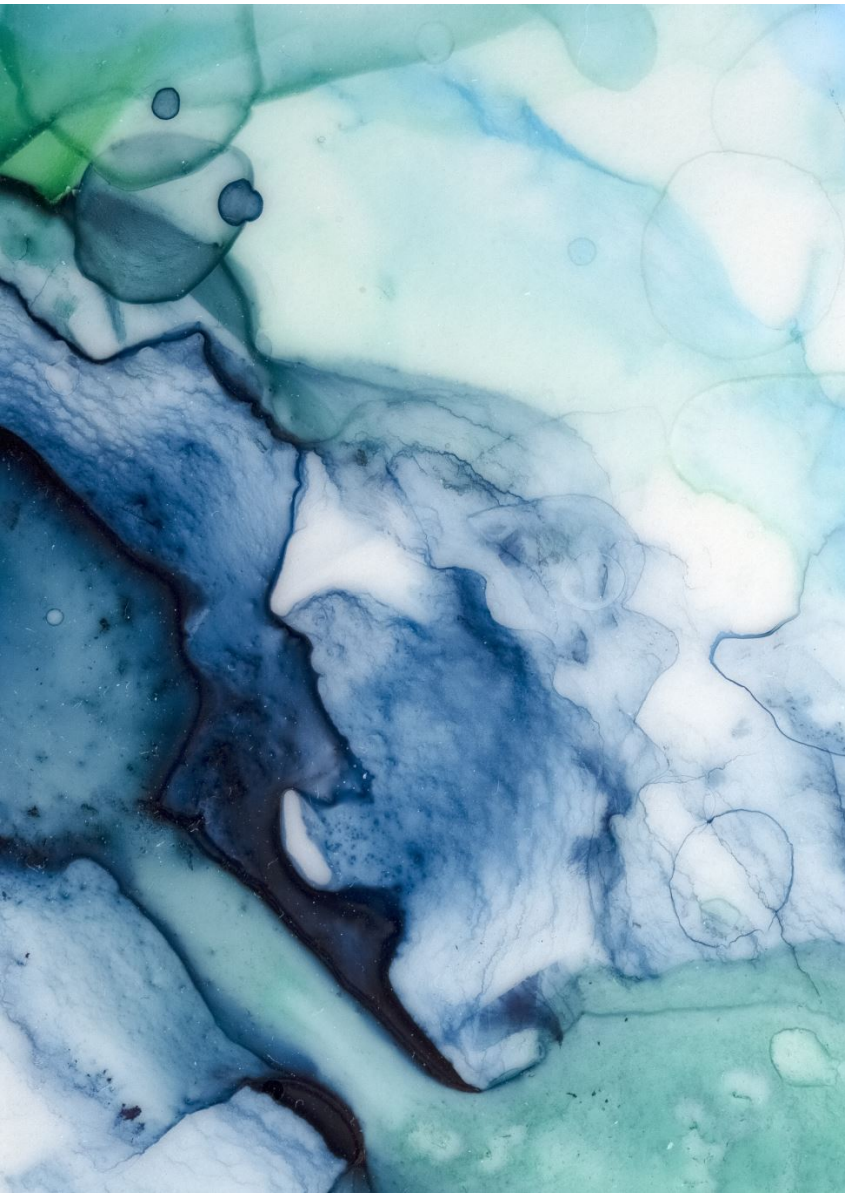
The applicant's response letter provides surface-level assurances but fails to resolve or even address any of the issues outlined by public comments. The developer should be submitting detailed, evidence-backed responses to public comments, not vague commitments or dismissals of documented problems.

I respectfully urge you to reject ZONE-25-0023 and LUPL-25-0010.

Thank You

Jeff Willsey

Staff Note: Presentation provided to staff in regards to neighborhood concerns.



COMMUNITY RESPONSE

To Proposal: Zone-25-0023/LUPL-25-0010

Elizabeth Gilbert
Hillary Jeanjaquet
Sarah Pramanik

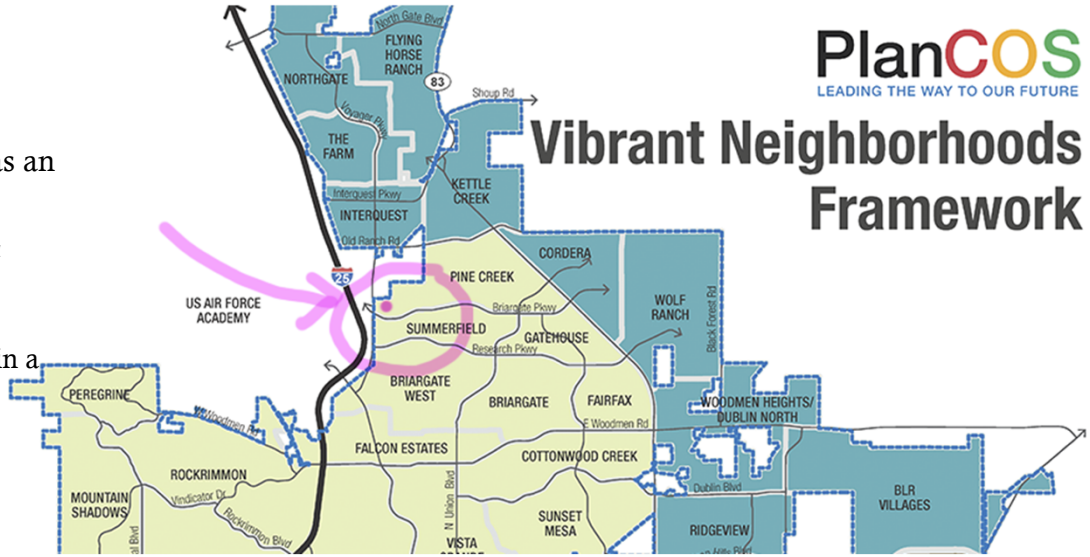
AGENDA

- Land Use/Compatibility Criteria
- Safety Concerns
- Options

Thank you for meeting with us!

NEIGHBORHOOD

- According to the PlanCOS this neighborhood is designated as an Established Suburban Neighborhood
- For this type of neighborhood, PlanCOS recommends traffic calming measures, sidewalks and trail enhancements and enhancement of existing parks
  - As a note, this neighborhood does not have any parks within a walkable distance
  - The only "greenspace" in the neighborhood is that lot
- The lot being proposed for rezoning backs up to the playground/field of a charter school
- Across the street is a National Guard Unit which regularly has helicopters land
  - When necessary, the National Guard takes control of the intersection of Voyager and Springcrest. The proposed development could interfere with their operations.



SURROUNDING AREA COMPATIBILITY

- Aside from the homes in the area, the other surrounding structures are 1-2 stories tall, with 3 stories being the tallest structure visible from Voyager and Briargate
  - The addition of two 4 story and one 5 story buildings at the front of the neighborhood would be visibly jarring and not congruous with the surrounding area.
  - There would be no smooth transition in terms of height, intensity or character of the neighborhood
  - The proposed development is inconsistent with existing aesthetics and building sizes
- In the established neighborhood there are ~110 homes. The proposed development would more than triple the density, with no new roads or access points.
  - It should be noted that on Mulligan, the residence have a paid agreement with the city to keep the road inaccessible except by emergency personnel. It is not a new thoroughfare point.

COMPATIBILITY CONTINUED

- There are already concerns with water pressure and drainage in the neighborhood.
  - Adding in triple the amount of living spaces into the neighborhood will not improve water pressure and there is a concern that it could block the drainage from the neighborhood into the nearby reservoir.
  - Currently during rain and snow storms, the neighborhood sees flooding. There is a concern that the watershed will not make it to the retention pond with the new development
- The neighborhood is right off I-25. The proposed right-in/right-out would cause people from the apartment complex to go up to Springcrest and flip a U to get onto I-25.
  - At the same time, parents are coming off of I-25, would have to cross three lanes to try and turn onto Springcrest. This will inevitably lead to collisions and is inherently increasing the safety risk to the community
  - We already see road rage on this road, as people from surrounding areas come on voyager to get onto I-25. This will only increase with the proposed right-in/right-out

LAND USE AND SAFETY CONCERNS

- We do not represent TCA. Our children attend TCA, so we have several safety concerns:
  - TCA is a charter school. There are no buses. This means that at drop off and pick-up parents drive on the outside of the field to pick up children. This is called carpool. During the snow season, the addition of the proposed buildings will block the afternoon sun that melts the ice. This in turn will cause unsafe driving conditions for all parents and students
- Apartments were recently built by our East campus. We have heard of residence harassing children and parents. We are concerned this will occur here as well
  - During the beginning and end of school there are loud bells that can be heard across the neighborhood. These are also sounded during fire drills. The development will be closer than any of the houses in the neighborhood. There is a concern new residence will harass our students and staff because of this.
  - During carpool and recess, the surrounding area can get quite noisy. We are concerned that residence may harass the students during the school day for being too loud.
  - On the flip side, we are concerned that the constant traffic and noise from the development could cause a disrupted learning environment

SCHOOL SAFETY CONCERNS CONTINUED

- The apartments would provide a high vantage point over our children multiple times a day
  - Recess is held in the field next to the proposed development. Each class has 2 recess periods and a lunch period outside. Some classes also go outside for school work, such as painting the mountains.
  - The children line up at the far end of the field for fire drills. This means they would be lined up right next to the apartment complex every month.
- The high vantage point puts our children at risk for:
  - Being targeted by rogue shooters
  - Viewing lewd acts (intentionally or unintentionally)
  - Illicit photographing – with the increase in AI, it takes very few photos of a child to create predatory videos. This would be exceptionally hard to mitigate
- Many of the kids in the neighborhood walk to and from school. There are no cross walks. Neighbors look out for each other.
  - With the increase in population and traffic with proximity to I-25, this becomes a concern that our kids could be targeted for human trafficking and drugs.
  - There is also increased anonymity with the development due to the high number of people, their visitors and delivery drivers. This will make it much harder to spot ill intended individuals. It also could lead to loitering and trespassing on school property, creating additional safety concerns during evenings and weekends when staff aren't present

LAND USE AND ADDITIONAL SAFETY CONCERNS

Traffic is already a problem in the neighborhood.

- The neighborhood is part city and part county. The new development would triple the number of cars on the connecting county road (to reach Powers).
  - This road is barely a two-lane road, with no sidewalks and no shoulder. It is already dangerous when there is a storm, because it doesn't get plowed as quickly.
- The other road is Springcrest. It is the only way in and out for the residents who don't live on Otero.
  - During carpool hours, there is already a problem with getting emergency personnel in or out of the neighborhood
  - There is significant safety concern that during an evacuation neighborhood residents would get blocked.
  - The proximity to grassy areas off of I-25 and the Air Force Academy open land, put the neighborhood much in the same position as those that experienced the 2021 Boulder fire
- Going back to the COSPlan, the addition of this much traffic would not support the purported goal of traffic calming measures
- Often apartment developers do not put in enough parking. This coupled with the current lack of parking during school events could cause substantial safety concerns. With small children involved, this could prove disastrous

DEVELOPMENT OPTIONS

The neighbors would not object to:

- 10 single family homes
- A small medical/dental/veterinarian facility
- Single story retail
- A two-story office building
- A coffee shop – we could drive through as we do carpool ☺
- Additional parking
- A new park/greenspace

Q&A

Thank you for meeting with us!

Stocker, Allison D

From: Paul Danielson <pdanielson58@yahoo.com>
Sent: Thursday, September 11, 2025 11:36 AM
To: Stocker, Allison D
Subject: Re: ZONE-25-0023 / LUPL-25-0010 - Resubmitted for Review

Follow Up Flag: Follow up
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Allison-Good morning. As you know yesterday that the Briargate Church project was reject to rezoning from an MX-N to wanting an MX-M zoning change. With this in mind I still believe everything about placing this apartment complex at this same location is totally wrong. We do not have a shortage of apartments in our location in this city. I do not believe this project maintains visual harmony for this neighborhood. I still believe there is a water-table issue before this project starts, which has to be addressed. There will be no more open spaces in this city unless this city slows down with growth. Our infrastructure is so bad now in this city things are only going to get worst. This project speaks to adding a second exit dumping on to Voyager in a merge lane for entering into our neighborhood. This makes no sense for anybody going north from Briargate, from regular traffic heading north thru the Briargate intersection or any traffic coming off the I-25 going north on Voyager. This developer should find a different location and the city should make this parcel of land a park or an open space only. Thank you for your time.

On Thursday, September 11, 2025 at 11:03:42 AM MDT, Stocker, Allison D <allison.stocker@coloradosprings.gov> wrote:

Hi Paul –

If you have comments on the resubmittal, please send those to me directly and I can pass them along to the applicant and eventually to the City Planning Commission and City Council in advance of the hearings.

Thanks,

COLORADO SPRINGS
OLYMPIC CITY USA

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

Senior Planner / Streamside Reviewer

City Planning Department

Direct Line: (719) 385-5396

Office: (719) 385-5905

Email: allison.stocker@coloradosprings.gov

Why Pronouns?

From: Paul Danielson <pdanielson58@yahoo.com>
Sent: Thursday, September 11, 2025 11:02 AM
To: Stocker, Allison D <Allison.Stocker@coloradosprings.gov>
Subject: Re: ZONE-25-0023 / LUPL-25-0010 - Resubmitted for Review

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Allison-Who and where do we send our comments?

On Thursday, September 11, 2025 at 10:40:42 AM MDT, Stocker, Allison D <allison.stocker@coloradosprings.gov> wrote:

Good morning –

This email is to notify interested parties that the zone change and land use plan applications for the proposed multi-family development at the corner of Briargate and Voyager has been resubmitted to the City for review. The reviewing agencies and I will begin our second review of these applications within the coming days and will be assessing the application's revisions based on the Code requirements and application criteria. The review period will last approximately two weeks, so if you have any comments on the resubmittal, I encourage you to provide those within that time. Only when all City comments have been addressed will this application move on to the public hearing stage, and additional notice will be provided at that time so that the neighborhood can attend and provide comments.

The applicant has provided a response letter addressing all the public comments from the 1st notice period and from the neighborhood meeting per City requirements. I encourage you to review this letter as a part of your review and preparation for future comments and public hearings.

I did my best to capture all the emails of attendees at the neighborhood meeting, but I apologize in advance if any of your neighbors were unintentionally left off this email. I encourage you to forward this email to others in the community who are interested in this project to ensure that everyone is informed of where the project stands, and if anyone would like to be included on future emails, please have them email me.

If you have any questions about the project or process that I can assist with, please feel free to reach out. I am also more than happy to help anyone access the full application package if you would like to review the materials.

Thank you,

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

Senior Planner / Streamside Reviewer

City Planning Department

Direct Line: (719) 385-5396

Office: (719) 385-5905

Email: allison.stocker@coloradosprings.gov

Why Pronouns?

Stocker, Allison D

From: Edwin Hamada <dredwin66@gmail.com>
Sent: Wednesday, September 17, 2025 3:19 PM
To: Stocker, Allison D
Subject: Concerns with rezoning ZONE-25-0023 and LUPL-25-0010

Follow Up Flag: Follow up
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Allison,

Thank you for reading the prior emails and in-person concerns regarding the housing plans on Springcrest and Voyager. I appreciate you listening to the feedback and the board's last vote.

The newest rezoning was as concerning as the other proposal. In this newest request, it adds a right turn in/out of the proposed housing complex off of Voyager as well as an exit on Springcrest. I'd like to focus my concerns with this change in rezoning on the traffic patterns as I am guessing others will voice their concerns with the actual housing complex.

The problematic traffic pattern entering our neighborhood is from Northbound Voyager turning right on Springcrest. Many vehicles enter North bound Voyager to Briargate from the freeway. There are 2 left turn lanes heading into 2 northbound Voyager lanes. There is a short 3rd lane that is the right turn only onto Springcrest. This is the concerning lane. In this scanario, when exiting the freeway turning left, you have a short window to get to the right lane and jockey for position with cars already in that lane (Briargate westbound, turning right onto Voyager northbound). If there is one or two cars turning at the same time as you (since we all technically have our own lanes), we have to fight to get over to the right while they are signaling left to get out of the Springcrest right turn lane. The far right (Briargate W to Voyager N) is not a yield lane so you pray they will remain in their own lane (something that seems to be a problem for COS drivers). I actually feel bad for cars that are trying to get onto Voyager since they have to get up to speed quickly since Voyager's speed limit is at least 50.

The plans for the housing traffic pattern had an entrance/exit off Voyager onto this short Springcrest right turn lane. It was bad before battling Briargate to voyager north traffic and they propose adding another player into the northbound voyager merging game. Theoretically, anyone exiting the housing complex is probably wanting to head north on Voyager so they have less space to get up to speed, even if that right lane is clear and they are merging to the northbound lanes quickly.

Anyone exiting the housing complex wanting to go the freeway would head south on Voyager. Their route would be a left on Springcrest and I know others have voiced concerns with pick up and drop off. Adding an impossible left turn from that complex either blocks eastbound Springcrest or encourages a right on Springcrest and a quick left on Otero (to Old Ranch Road). The Otero/Springcrest intersection during pickup/drop off is frustratingly long and dangerous and adding more to that mix would make it

worse. The parents are actually kind and someone usually stops to allow others to turn but only after there is a noticeable backup.

A few other observations that I would like to note:
-A northbound Voyager merging lane off of Research/voyager highlight the challenges of getting onto Voyager. This is an actual merging lane with no street at the end of the end of the merge. So the far right lane is only concerned about getting onto Voyager and the Voyager Norht lane's focus is on zipper merging with this lane) While our Springcrest/Voyager lane isn't merging but a right turn, those wanting to continue north to Voyager will come to a stop prior to turning on to Springcrest and impede the flow of traffic for those in that right lane. Even if there was a yield sign from Briargate W to voyager, the short right turn lane off of Briarcrest could easily spill into Westbound Briargate.

Quick summary:
Describing the traffic concerns in words is a challenge with all the directions/streets I'm referencing. If you look at a google map, it clearly shows the short distance between Briargate and Springcrest. The distance to merge in/out of the right lane to get from Voyager to Springcrest East or Briargate W to Voyager north without crossing a solid is approximately 625 feet. The proposal requests adding another point of entry to that right lane approximately midway between Springcrest and Briargate. That makes a bad situation significantly worse. See the attached photo and distance key in the upper right corner for reference.

Thank you for reading this long email and I hope you understand my concerns regarding traffic and safety concerns.

Sincerely,

Edwin Hamada
1965 Alamosa Drive


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125 ft
SPRINGCREST RD
64°
AQI 28
N

Stocker, Allison D

From: Mark Kiemele <mkiemele@airacad.com>
Sent: Thursday, September 11, 2025 1:13 PM
To: Stocker, Allison D
Cc: Carol; Patty Krueger
Subject: RE: ZONE-25-0023 / LUPL-25-0010 - Resubmitted for Review

Follow Up Flag: Follow up
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You don't often get email from mkiemele@airacad.com. Learn why this is important

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Hi Allison,

Thanks for letting me provide another comment, which fits in the category of school student safety. Considering the proliferation of school shootings these days, including in Colorado and Colorado Springs, these school kids playing on the beautiful athletic area just adjacent to the proposed buildings would be sitting ducks for some deranged individual either living in, visiting, or commandeering a unit facing east. The 2017 mass murder in Las Vegas comes to mind. It will be impossible to continuously vet every occupant or visitor to the housing units to the extent needed to ensure with at least 99.9999% confidence that such an event would not occur. I would think the City Council would not want to take ANY kind of chance of this happening, not even a one in a million chance (probability of .000001). What once were considered black swan events are no longer that. Protecting our kids should be our number one priority and any kind of catastrophic risk to that end should be eliminated.

Sincerely,

Mark Kiemele
2065 Mulligan Drive
Colorado Springs, CO 80920

From: Stocker, Allison D <Allison.Stocker@coloradosprings.gov>
Sent: Thursday, September 11, 2025 10:41 AM
Subject: ZONE-25-0023 / LUPL-25-0010 - Resubmitted for Review

Good morning –

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public hearing stage, and additional notice will be provided at that time so that the neighborhood can attend and provide comments.

The applicant has provided a response letter addressing all the public comments from the 1st notice period and from the neighborhood meeting per City requirements. I encourage you to review this letter as a part of your review and preparation for future comments and public hearings.

I did my best to capture all the emails of attendees at the neighborhood meeting, but I apologize in advance if any of your neighbors were unintentionally left off this email. I encourage you to forward this email to others in the community who are interested in this project to ensure that everyone is informed of where the project stands, and if anyone would like to be included on future emails, please have them email me.

If you have any questions about the project or process that I can assist with, please feel free to reach out. I am also more than happy to help anyone access the full application package if you would like to review the materials.

Thank you,

COLORADO SPRINGS
OLYMPIC CITY USA

Allison Stocker (she/ her/ hers), *AICP*
Senior Planner / Streamside Reviewer
City Planning Department
Direct Line: (719) 385-5396
Office: (719) 385-5905
Email: allison.stocker@coloradosprings.gov
Why Pronouns?

Stocker, Allison D

From: Steve Luna <steveluna@gmail.com>
Sent: Tuesday, September 16, 2025 1:40 PM
To: Stocker, Allison D
Subject: Re: ZONE-25-0023 / LUPL-25-0010 - Resubmitted for Review

Follow Up Flag: Follow up
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Hi Allison,

Please see my comments on the project and my responses to the developer's responses below.

Thank you,
Steve Luna
1975 Alamosa Dr

The proposed 57 foot, five story apartments are not compatible with the surrounding neighborhood. To the north lies a two story church on a 7.73 acre agricultural lot, along with a neighborhood of single family homes on 2.5 acre residential rural lots. To the east is a two story school, and to the west is the Air Force Academy. To the south is a retention pond, followed by a park, followed by one story medical offices. None of the surrounding buildings exceed two stories. A 57 foot, five story apartment complex would be completely out of character with the surrounding neighborhood.

Zoning categories such as OC, MX-N, or R-Flex-Low would provide a more reasonable transition to the school and the large lot residential uses to the north. If residential is a better fit than BP zoning, it should be limited to two story homes, townhomes, or apartments.

Rezoning the property to MX-M would lead to an erosion of the neighborhoods to the north. The Church of Briargate previously sought MX-M rezoning but was denied because such intensity was incompatible with the area. If MX-M is approved here, the church could reapply successfully, creating a domino effect where adjacent residential parcels sell to developers seeking similar rezonings. This chain reaction could ultimately threaten the integrity of the Otero neighborhood. The current natural boundary at Briargate Parkway and Voyager should be preserved.

MX-M zoning also opens the property to uses far more intrusive than apartments, including adult entertainment, bars, motels, liquor stores, and retail marijuana. If a developer chooses not to submit a development plan, the community would be left with MX-M zoning and all of its undesirable uses.

The developer argues that MX-M zoning is preferable because the current BP zoning allows a height of 68 feet. This is a false comparison. An office building would likely be two stories, or even if tall, it would

occupy only part of the lot with the remainder used for parking. By contrast, three apartment buildings that span the property from north to south would be far more obtrusive. In terms of safety, professional office workers in a closed-window environment present fewer risks than apartment residents and visitors with direct balcony views of the elementary school. Also, traffic impacts would be lower for an office building than the proposed apartment complex.

If rezoning were approved against neighborhood opposition, a strict 50-foot height limit should be enforced. The existing 68-foot high rise allowance is from the 1990s, is outdated, and is intended only for office development, not apartments. BP zoning without the high rise overlay only allows for a 45 foot building.

The traffic study is unreliable:

1. It does not consider the school pick up period (3pm – 4pm). On page 14, you can see that the Springcrest morning traffic is 6-7 times the afternoon traffic because the morning overlaps with the school drop off. The school pick up will also be much larger and should be considered to understand the traffic impacts.
2. It estimates only 100 AM peak trips and 98 PM peak trips for 250 units, less than half of what logic suggests, given multiple cars per household and typical commuting patterns. Actual peak trips will likely exceed 250 in both periods.
3. It did not consider the Springcrest/Otero intersection, which is the likely route to Powers Blvd. That intersection should be studied to understand the traffic impacts.

The proposed right-in/right-out access on Voyager may help but also creates new hazards. During school hours, traffic already merges from multiple directions into the Springcrest turn lane. Adding outbound traffic at this point introduces a three-way uncontrolled merge, increasing accident risk and congestion.

Allowing 4–5 story apartments overlooking an elementary school playground is unsafe. Residents or visitors would have clear, elevated views of children on the field throughout the day, and multiple times per month, the entire school is on that field for special events or fire drills. In an era of heightened concerns about school shootings, this exposure is unacceptable. The school already has locked doors and security to prevent unauthorized access, and they practice lockdown drills in case of a mass shooting. These efforts would be undermined by apartments looming directly over the field.

The developer's responses to neighborhood concerns show an unwillingness to compromise or mitigate the impacts of their development in any way. I've included my responses to their responses below.

Traffic Congestion and Emergency Access

- Springcrest Road is the sole exit for multiple neighborhoods (Pinewoods, Chapel Ridge, Otero) and already bottlenecks during TCA Central's daily drop-off and pick-up times.

- A proposed 236-unit complex would more than double local traffic, creating standstills at the Springcrest–Voyager intersection and risking blocked egress for emergency vehicles.

- Current traffic studies are criticized for ignoring peak school-hour counts (around 3:30 PM) and for relying on off-season data.

- Blackburn Response: We acknowledge the current traffic is congested at school peak hours and look to the school and city to come to a resolution for the existing issue. The projected peak hours in the traffic study for the development do not occur during the school peak hours. These are projected to be during peak morning and evening commute times. We understand the concern for traffic during an emergency event and have placed a second exit from the development onto Voyager Pkwy to mitigate bottlenecks onto Springcrest Road.
- **My Response: Your morning peak hours do overlap with the school drop off. Your apartments will contribute to traffic during school pick up because your residents will have kids in school too. As a contributor to traffic, you should provide solutions instead of expecting the school and the city to solve them for you, neither of which has the money.**

School Safety and Student Privacy

- Hundreds of apartments overlooking playgrounds and classrooms are seen as a security threat, enabling unauthorized observation of children.

- Lockdown or emergency events at the complex could spill over to school grounds due to close proximity.

- Residents urge that any residential development be capped at two stories and physically buffered from the school.

- Response: We take student safety seriously and prioritize this in design aspects. We have included a 15’ landscape buffer and 6’ opaque screen at the property lines to limit close access to the fencing of the school. Resident checks will take place for potential residents for further security measures. The current zoning allows for a 68’ maximum building height, and we plan to pursue a revised maximum height of 57’. Building Height, Scale, and Neighborhood
- **My Response: A 6’ opaque screen does not solve the problem if your building is 57’ high. Your residents and their visitors will have a clear, elevated view of the school field, and students are on that field all day. Several times a month, the entire student body is on that field. Background checks are not going to catch every potential mass shooter, and you are not going to check visitors. The current zoning is for an office building, and it’s a false comparison to compare that to an apartment building.**

Character

- Six-story buildings (plus rooftop mechanicals) drastically exceed the surrounding 2–4-story scale, obstructing mountain views and altering the visual character.

- The “Mixed-Use Medium” (MX-M) zone allows up to 50 ft, yet the proposal seeks –68 ft, prompting calls for strict enforcement of existing height limits.

- Residents fear property value declines and a shift from a residential feel to an apartmentdominated corridor.
- Response: As stated above, we will pursue a shorter maximum building height than the current zoning, adjusting from 68’ to 57’. Architectural and site layout designs will aim to reflect the

neighborhood's residential character and, as much as possible, protect mountain views through strategic placement. Our goal is to maintain visual harmony and community identity by following the guidelines of the PlanCOS Vibrant Neighborhoods initiative.

- **My Response: Two story, not 57', is the neighborhood's residential character. Placing buildings from north to south across the entire strip of your property does not protect mountain views through strategic placement. The 68' height is for an office building, not apartments, and it should not be used as a justification for your building height.**

Zoning Consistency and Precedent

- Many note that the current Business Park/High-Rise overlay was intended for office uses, not apartments; converting to MX-M could open the door to bars, storage, or other incompatible uses.

- Allowing this change sets a precedent for high-density infill in areas not designed for it, encouraging more rezoning requests nearby (e.g., church or Otero proposals).

- Request for clarity on historic wetland designations, drainage easements, and water-table issues before any rezoning.

- Response: We understand concerns about rezoning and are confident in the city upholding the approved zone uses for future developments. All existing environmental designations and easements are taken into deep consideration during the design phase and proper protection will be in place.
- **My Response: Hopefully, the city will uphold the existing zone use of this property, and not allow a rezoning of this property. If the city does not uphold the existing zone use of this property, what confidence can we have that they will uphold the zone uses for future developments?**

On Thu, Sep 11, 2025 at 10:40 AM Stocker, Allison D <Allison.Stocker@coloradosprings.gov> wrote:

> Good morning –
>
> This email is to notify interested parties that the zone change and land use plan applications for the proposed multi-family development at the corner of Briargate and Voyager has been resubmitted to the City for review. The reviewing agencies and I will begin our second review of these applications within the coming days and will be assessing the application's revisions based on the Code requirements and application criteria. The review period will last approximately two weeks, so if you have any comments on the resubmittal, I encourage you to provide those within that time. Only when all City comments have been addressed will this application move on to the public hearing stage, and additional notice will be provided at that time so that the neighborhood can attend and provide comments.
>
> The applicant has provided a response letter addressing all the public comments from the 1st notice period and from the neighborhood meeting per City requirements. I encourage you to review this letter as a part of your review and preparation for future comments and public hearings.

I did my best to capture all the emails of attendees at the neighborhood meeting, but I apologize in advance if any of your neighbors were unintentionally left off this email. I encourage you to forward this email to others in the community who are interested in this project to ensure that everyone is informed of where the project stands, and if anyone would like to be included on future emails, please have them email me.

If you have any questions about the project or process that I can assist with, please feel free to reach out. I am also more than happy to help anyone access the full application package if you would like to review the materials.

Thank you,

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

Senior Planner / Streamside Reviewer

City Planning Department

Direct Line: (719) 385-5396

Office: (719) 385-5905

Email: allison.stocker@coloradosprings.gov

Why Pronouns?

Stocker, Allison D

From: Allison Flannery <allisonflannery@live.com>
Sent: Monday, September 22, 2025 8:42 PM
To: Stocker, Allison D
Subject: Proposed apartment building on Voyager and Springcrest

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To: Allison Stocker and the City Planning Commission
Re: ZONE-25-0023 / LUPL-25-0010 – Rezoning and Land Use Plan
Property Address: 2125 Bramblwood Lane, Colorado Springs, CO 80920

I respectfully urge the Commission to deny this rezoning and land use request. The proposed development conflicts with *PlanCOS*, overwhelms neighborhood infrastructure, and places an unsafe, oversized project directly adjacent to a school. It would significantly increase traffic, evacuation risk, and visibility issues for children, while introducing a building height and density wholly inconsistent with the surrounding area. The negative impacts far outweigh any potential benefits, making this development inappropriate for this location.

Comparison to Land Use Review Criteria:

Criteria A
This proposal is inconsistent with *PlanCOS*, which identifies this property as part of an **Established Suburban Neighborhood (Typology 1(3))** on the Framework Map. The recommendations for this neighborhood type emphasize enhancing existing parks (none of which currently exist in this area) and implementing traffic-calming measures. This project would do the opposite, adding an estimated **300–500 additional vehicles** entering and exiting a narrow parcel of land.

PlanCOS recommendations for **Emerging Neighborhoods (Typology 3)** include higher-density housing and a mix of housing types. However, our neighborhood is not classified as Emerging; therefore, this project is misaligned with the city's adopted planning framework.

Criteria C
The **scale of the proposed development** and its proximity to **The Classical Academy (TCA)** make it incompatible with surrounding land uses. Families with children at TCA strongly oppose this project, as it creates excessive visibility of the school's athletic fields and playground from a large number of units. Elevated vantage points, such as rooftops, have tragically been exploited in national incidents involving school and political shootings.

Our city must adapt land use policies in light of these realities to ensure the safety of children and schools. Approving a multi-story, high-density development directly adjacent to a school disregards this critical responsibility.

Criteria D
The development would have a **wholly negative impact** on the neighborhood:

- **Traffic & Evacuation:** This project would triple the density of the surrounding area and concentrate vehicles near the only exit onto Voyager. In the event of a wildfire—which is a real risk given the adjacent Air Force Academy open land—the evacuation of existing residents would be severely compromised.
- **Neighborhood Strain:** Increased traffic and congestion near the school will further erode quality of life for current residents.
- **New Resident Quality of Life:** Residents of the proposed apartment complex will not enjoy hearing the school bells aimed toward the field, and they will likely feel inconvenienced by the school dropoff, pickup, and special event traffic. In fact, residents may find that some parents choose to pick up their students in the apartment parking lot. This development does not set up a harmonious dynamic between the school and complex.

Criteria E
The proposed **right-turn-in, right-turn-out access along Voyager** will be unworkable. During school pickup times—particularly in inclement weather—this access will often be blocked by queueing traffic.

To reach I-25, residents of the development will be forced to use the northern exit, making a **left turn onto Springcrest**. This maneuver will be highly dangerous due to its proximity to the Voyager/Springcrest intersection and may be virtually impossible during school traffic peaks.

Criteria G
The proposed buildings are **significantly taller and denser** than both the surrounding neighborhood and the nearby commercial developments along Voyager, such as Aspen Endodontics. This disparity in scale would disrupt the character of the community and create visual imbalance.

If the rezoning passes, a condition of approval for the development needs to be put in place to include a height restriction of two stories.

Thank you for your time.

Allison Flannery
www.allisonflannery.com
719-352-7144

Stocker, Allison D

From: Grant Winger <grant.a.winger@gmail.com>
Sent: Sunday, September 21, 2025 6:55 PM
To: Stocker, Allison D
Subject: Proposed apartment development at Briargate Parkway and Springcrest

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Hello Allison,

I wanted to send this email in regards to the proposed rezoning presented to the city for the property at Briargate Parkway and Springcrest.

As a parent of children at TCA Central, I am highly concerned for the proposed apartment development that would hold approximately 250 units, half of which would have terraces overlooking the children's playground from approximately 40-50 yards at maximum distance.

After several recent instances where violence was brought to schools, this seems as though it sets up a prime location, which highly concerns me as a parent whose children could be in harms way. With Mayor Yemi's push to help address mental wellness, we can make the correlation that there are many who need support that the city and local organizations are not able to address. This situation also is alarming as residents would have easy access for other unspeakable actions to harm children from such a close proximity.

Going back to another concern I have heard Mayor Yemi speak towards is addressing low income housing to meet the need of the 40,000 units that the Pikes Peak region is still short, this is not in line to address this need. The teachers that are employed by the school next door would not be able to comfortably afford the rent this proposed development would charge.

During the informational town hall meeting held recently, traffic concerns were also a high rated concern. Due to the ingress and egress of the development, this would lead to dangerous acts of driving would be presented through the use of forced U-turns, cutting through parking lots, matched with increased traffic for a neighborhood behind the school and along Otero roads with no other options for accessing I-25 for the residents of the development. There is also a concern for drop off and pick up times where traffic is already backing up on Voyager Parkway that would wrap around the housing development being proposed, frustrating the residents when they are leaving for work or coming home from work.

My prayers are that each message is read and taken seriously, and that thoughtful consideration is given to this project, the redevelopment, and the concerned parents of TCA and the residents of the Chapel Ridge neighborhood.

Thank you for your time,

Grant Winger
719.301.7116

Stocker, Allison D

From: Hillary Jeanjaquet <hillary.pingel@gmail.com>
Sent: Tuesday, September 23, 2025 2:53 PM
To: Stocker, Allison D
Subject: Proposed Development on Springcrest Rd

Follow Up Flag: Follow up
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Dear Allison,

The proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) presents significant traffic, infrastructure, and safety risks for The Classical Academy (TCA) students and families. It is also incompatible with the City's review criteria, which require that zoning changes "will not be detrimental to the public interest, health, safety, convenience, or general welfare."

This project would funnel hundreds of additional vehicles onto already congested corridors, create unsafe right-in/out access, and further limit evacuation routes in the event of an emergency. Equally troubling, its multi-story height would give residents direct sightlines into TCA's fields and playgrounds—exposing children to constant observation and creating extreme security risks.

PlanCOS identifies this area as an Established Suburban Neighborhood, characterized by 1–2 story homes. Four- and five-story buildings would not only triple the density of the area but also overwhelm strained infrastructure and undermine the established neighborhood character.

If rezoning proceeds, there are several minimum conditions of approval that must be met to protect the safety of TCA Central students and staff:

1. **Limit buildings to two stories**
2. **Prohibit balconies and openable windows facing the school**
3. **Changing the orientation of the buildings to reduce unit visibility of the field**

These conditions would closer align with PlanCOS and the City's Review Criteria, which require compatibility in size, scale, and height, as well as appropriate transitions in intensity and character. Just as importantly, they would help to mitigate the extreme safety risks created by elevated vantage points—risks that include rogue shooters, harassment, illicit photographing, or worse. It would also uphold the City's requirement that zoning changes not endanger public health, safety, or welfare.

These requests are not excessive; they are practical, balanced measures that allow development to proceed while protecting students, families, and the neighborhood. Moving forward without these conditions would disregard well-documented safety risks and undermine the intent of both PlanCOS and the City's land-use criteria.

Thank you for considering these critical concerns.

Sincerely,

Stocker, Allison D

From: Ashley Contrascere <ashley.contrascere@gmail.com>
Sent: Monday, September 22, 2025 3:40 PM
To: Stocker, Allison D
Subject: Proposed development- Voyager and Springcrest

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Good afternoon,

I'm writing about the new proposed development off Voyager and Springcrest. This development raises significant concerns for the safety of children at The Classical Academy. Adding hundreds of cars to already congested roads will make student drop-off and pick-up more hazardous. Emergency evacuation routes could be obstructed, limiting the school's ability to respond in critical situations.

In addition, multi-story units overlooking school playgrounds would compromise both student privacy and security.

Protecting children's safety must come first, and this project is not appropriate next to a school.

Best,

Ashley Contrascere

719.654.2627

Stocker, Allison D

From: Katherine Van Wieren <kitkat80920@gmail.com>
Sent: Tuesday, September 23, 2025 10:39 AM
To: Stocker, Allison D
Subject: Proposed development

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Dear Allison Stocker,

The proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) would create serious traffic and safety risks for The Classical Academy (TCA) students and families. Increased vehicle volume, unsafe access design, and excessive visibility of school grounds make this project incompatible with a site immediately adjacent to a school. Below are the key concerns regarding school traffic and safety:

Unsafe Traffic Flow

Development would add hundreds of new vehicles onto narrow Springcrest and Voyager corridors already strained by school traffic.

Proposed right-turn-in/out on Voyager will be blocked during times of the day by TCA pickup lines, particularly during inclement weather dismissal.

Residents trying to reach I-25 will be forced into a left turn onto Springcrest, dangerously close to the Voyager/Springcrest intersection—an accident waiting to happen.

Evacuation Risks

The neighborhood already has only one main exit on Voyager.

In emergencies (e.g., wildfire evacuation), the added density will trap both residents and school families in congestion, endangering lives.

Child Safety & Visibility Concerns

The project's multi-story height gives residents direct sightlines onto TCA fields and playgrounds, exposing children to constant outside observation.

Elevated vantage points have been exploited in national tragedies; placing tall residential units next to a school ignores these lessons.

New Resident Quality of Life

Apartment residents will also suffer from school bells, traffic congestion, and parent pickup spillover into their parking lot.

This conflict sets up an adversarial relationship between the complex and the school, instead of community harmony.

Conditions of Approval

Should this rezoning go through, we need to instate strict conditions of approval for the development, including the following: a height restriction of two stories, changing the orientation of the buildings to reduce unit visibility of the field, and asking that the developers do not incorporate balconies or windows that open toward the school.

Thank you
Concerned parent Katherine V

Stocker, Allison D

From: Cherilyn Irvine <cherilynirvine@gmail.com>
Sent: Sunday, September 21, 2025 9:00 PM
To: Stocker, Allison D
Subject: Protect TCA Central

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Dear Allison Stocker,
The proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) would create serious traffic and safety risks for The Classical Academy (TCA) students and families. Increased vehicle volume, unsafe access design, and excessive visibility of school grounds make this project incompatible with a site immediately adjacent to a school. Below are the key concerns regarding school traffic and safety:

Unsafe Traffic Flow

- Development would add hundreds of new vehicles onto narrow Springcrest and Voyager corridors already strained by school traffic.
- Proposed right-turn-in/out on Voyager will be blocked during times of the day by TCA pickup lines, particularly during inclement weather dismissal.
- Residents trying to reach I-25 will be forced into a left turn onto Springcrest, dangerously close to the Voyager/Springcrest intersection—an accident waiting to happen.

Evacuation Risks

- The neighborhood already has only one main exit on Voyager.
- In emergencies (e.g., wildfire evacuation), the added density will trap both residents and school families in congestion, endangering lives.

Child Safety & Visibility Concerns

- The project's multi-story height gives residents direct sightlines onto TCA fields and playgrounds, exposing children to constant outside observation.
- Elevated vantage points have been exploited in national tragedies; placing tall residential units next to a school ignores these lessons.

New Resident Quality of Life

- Apartment residents will also suffer from school bells, traffic congestion, and parent pickup spillover into their parking lot.
- This conflict sets up an adversarial relationship between the complex and the school, instead of community harmony.

Conditions of Approval

- Should this rezoning go through, we need to instate strict conditions of approval for the development, including a height restriction of two stories.

Cherilyn Irvine

Stocker, Allison D

To: Stocker, Allison D
Subject: RE: Concern

Allison Stocker (she/ her/ hers), *AICP*
Senior Planner / Streamside Reviewer
City Planning Department
Direct Line: (719) 385-5396
Office: (719) 385-5905
Email: allison.stocker@coloradosprings.gov
Why Pronouns?

From: Karen Ohl <ktiffany22@yahoo.com>
Sent: Wednesday, September 24, 2025 6:26 AM
To: Stocker, Allison D <Allison.Stocker@coloradosprings.gov>
Subject: Concern

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To Allison Stocker, Case Manager
Re: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road
I am concerned with this development as it has a direct impact on TCA and the safety of students and families. Adding 3-500 more vehicles to Springcrest and Voyager will make an already congested school zone far worse. During pickup and drop-off times, traffic is already stretched to its limit. The proposed right-turn-in and right-turn-out onto Voyager would often be blocked by school lines, especially during bad weather, and residents heading to I-25 would be forced into a difficult and dangerous left turn onto Springcrest, right next to the Voyager intersection.
Beyond the day-to-day traffic issues, this proposal also raises serious concerns about emergency evacuation. The neighborhood only has one main exit on Voyager. In the event of a wildfire (a real risk given the nearby Air Force Academy land, such as the fire that occurred in Boulder in 2021), adding this much density next to the school would make it nearly impossible for residents and students to evacuate safely.
My biggest concern is the matter of visibility. The height of the proposed buildings would give residents a direct view into the school's fields and playgrounds. **Families are understandably uncomfortable with this,** and in light of the tragedies that have occurred at schools nationwide, we cannot ignore the risks that come with placing multi-story housing right next to a school campus. Any development approved for this land should not exceed two stories for the safety of the students and for consistency with the neighborhood. **The units should also not have balconies or windows that open toward the school, and the buildings should be oriented to limit the number of units facing the school.**

Finally, this project doesn't serve future residents well either. People moving into these apartments will have to deal with loud school bells, constant traffic, and the likelihood that some parents will try to use the complex's parking lot for student pickup. This isn't setting up a healthy or harmonious dynamic between the school and the development.
For all of these reasons, I believe this project is the wrong fit for this location. It creates safety hazards for children, traffic problems for families, and daily frustrations for future residents. I urge the Commission to reject this proposal.

Karen Ohl
Concerned school parent
Community member

Sent from Yahoo Mail for iPhone

Stocker, Allison D

From: Elissa Tipps <elissatipps@icloud.com>
Sent: Wednesday, September 24, 2025 1:20 PM
To: Stocker, Allison D
Subject: Re: ZONE-25-0023 & LUPL-25-0010 - Voyager and Briargate major traffic concern

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Hi Allison,

I do have one remark to follow up on regarding TRAFFIC on VOYAGER AND BRIARGATE.

-I drive circles around this land multiple times a day, taking and picking up my kids from school. You could say, I am an expert on the traffic patterns because I am there constantly.
(I also volunteer at the school, which means one more trip! In addition, we have special events midday, and in the evening. More trips!)

-This is how I come to TCA Central: I exit I25 to Briargate, then I take a LEFT at Voyager. I immediately merge into the far right lane, with other traffic that is merging behind me (from a RIGHT turn off of Briargate) on to voyager as well. As I take a left, they take a right AND WE CONVERGE IN THIS FAR RIGHT TURN LANE... there is a heavy zipper merge happening every time I come. At least a dozen cars come with me into this right turn lane when I turn off briargate. we are all immediately merging into this lane at pick up and drop off. ***There is a very short space of road to allow us to get over.***

-I am imagining introducing a road in that very merge lane - with apartment residents entering. This is a very alarming traffic scenario! Especially with my kids in the car! ***It is hands-down, a safety hazard and very risky to ask cars to cross through that right turn lane while dozens of people are coming into it. This is not a realistic plan.***

Residents will be extremely frustrated with the reality they are faced with trying to get out of the apartments, which could be a life threatening route.

I am not alone in this, hundreds of people are taking this route multiple times a day. That particular lane is **not** a place for people to start entering onto Voyager.

-concerning SPRINGCREST ROAD. We have had construction traffic going in and out of the land for a while. We are bumper-to-bumper on Springcrest multiple times a day, and those construction vehicles sit idling, waiting to get on for extended periods of time. It is not free flow onto Spring crest.

Thank you for listening to my detailed concern.

Thoughtfully,

Elissa Tipps

Sent from my iPhone

> On Sep 24, 2025, at 9:44 AM, Stocker, Allison D <Allison.Stocker@coloradosprings.gov> wrote:
>
> Good morning –
>
> On behalf of the City of Colorado Springs Planning Department, we want to thank you for your interest in the proposed Zone Change (ZONE-25-0023) and Land Use Plan (LUPL-25-0010) applications associated with the Briargate and Voyager Development project. You are receiving this email because we recently received your public comments that contained insightful feedback and observations for consideration on the project. Due to the high volume of comments received regarding this project in the last few days, City Planning staff won't be able to address each email individually. However, if you have any specific questions or concerns that pertain to the application process and review, or applicable City Code sections, we would be happy to address those further through follow-up discussions. Please note that all comments received through the review process will also be provided to the Applicant and applicable review agencies to aid in their review of the applications.
>
> Please be aware, the project applications are still in the review process by City staff and regional partners. Through this review our partner review agencies, CSPD, CSFD, USAFA, El Paso County, and City Traffic to name a few, will provide feedback on ways the applications must be modified to meet City Code and identify potential ways for the Applicant to address the neighborhood concerns. Once all comments have been satisfactorily addressed, the project will start the public hearing process. Additional public notice and emails notifications will be issued when those hearings are scheduled. Procedurally, City Planning Commission will hear this project first and provide a recommendation to City Council. City Council will be the final decision maker. All public comments received during the review and hearing processes will be provided to both bodies for their consideration before their respective hearing.
>
> If you have any specific questions on City Code development standards, requirements, or process, please feel free to reach out anytime.
>
> Thank you,

Allison Stocker (she/ her/ hers), *AICP*
Senior Planner / Streamside Reviewer
City Planning Department
Direct Line: (719) 385-5396
Office: (719) 385-5905
Email: allison.stocker@coloradosprings.gov
Why Pronouns?

Stocker, Allison D

From: Kira Tompson <kira.tompson@icloud.com>
Sent: Sunday, September 21, 2025 7:26 PM
To: Stocker, Allison D
Subject: Re: ZONE-25-0023 / LUPL-25-0010

Follow Up Flag: Follow up
Flag Status: Flagged

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To Allison Stocker, Case Manager
1625 Sprincrest Road, ZONE-25-0023 / LUPL-25-0010

Dear Mrs. Stocker,

I write to respectfully urge you to reconsider the proposed 48-foot-tall, 200+ unit apartment complex adjacent to The Classical Academy. Not only does the proposal present serious concerns for privacy, safety, traffic, and community character, but it also appears to run counter to multiple provisions of Colorado Springs law, which merit careful scrutiny.

Firstly, under the City's Unified Development Code (UDC), Section 7.4.201 General Dimensional Standards mandates that structures adjacent to lots in residential zones (or designated residential uses) that exceed zone height maximums must increase side and rear setbacks by one foot for each foot by which the building exceeds that maximum.

Furthermore, still within Section 7.4.201, even with height bonuses, any part of a building within 75 feet of the property line adjacent to a residential lot is limited to a maximum height of 35 feet. If the proposed building places any taller construction closer than that to the school (or adjacent residential properties), it may violate that standard.

Secondly, Colorado Springs Code § 7.6.205 defines "setbacks" as minimum distances that structures must maintain from property lines (front, side, rear). These are intended to safeguard light, air, privacy, and safety for surrounding properties. A large structure

overlooking a playground may well intrude into the expected buffer between school grounds and neighboring development.

Thirdly, Colorado law limits recording or surveillance where people have a reasonable expectation of privacy. The law (including C.R.S. § 18-7-801 and related statutes) prohibits visually recording individuals in situations where they reasonably expect privacy, without consent. Recording audio requires at least one party's consent. Given that school children on a playground are minors in a sensitive setting, constructing a building that overlooks the playground with potential for video or audio observation raises serious privacy implications.

Lastly, the purpose of the UDC (Article 7.1) includes promoting public health, safety, welfare, protecting private property from incompatible uses, and preserving neighborhood character. Allowing an overly tall, dense building overlooking a school's play area, on a road already burdened by school traffic, nearby neighborhoods, and churches, seems to conflict with these foundational goals.

I respectfully request that you ensure the development proposal be evaluated for full compliance with these standards, that alternatives be considered (such as reducing height, increasing setbacks, shielding sightlines, or relocating the project), and that community voices—especially from parents and the school—be heard in the decision process.

Our children's safety, privacy, and well-being depend on careful land use decisions. Thank you for your attention to these matters.

Sincerely,

Carl and Kira Tompson

Stocker, Allison D

From: Chad Tipps <chadmtipps@gmail.com>
Sent: Monday, September 22, 2025 3:30 PM
To: Stocker, Allison D
Subject: Re: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road

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To Allison Stocker, Case Manager
Re: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road

My biggest concern with this development is its direct impact on The Classical Academy and the safety of students and families. Adding three to five hundred more vehicles to Springcrest and Voyager will make an already congested school zone far worse. During pickup and drop-off times, traffic is already stretched to its limit. The proposed right-turn-in and right-turn-out onto Voyager would often be blocked by school lines, especially during bad weather, and residents heading to I-25 would be forced into a difficult and dangerous left turn onto Springcrest, right next to the Voyager intersection.

Beyond the day-to-day traffic issues, this proposal also raises serious concerns about emergency evacuation. The neighborhood only has one main exit on Voyager. In the event of a wildfire (a real risk given the nearby Air Force Academy land, such as the fire that occurred in Boulder in 2021), adding this much density next to the school would make it nearly impossible for residents and students to evacuate safely.

There is also the matter of visibility. The height of the proposed buildings would give residents a direct view into the school's fields and playgrounds. Families are understandably uncomfortable with this, and in light of the tragedies that have occurred at schools nationwide, we cannot ignore the risks that come with placing multi-story housing right next to a school campus. Any development approved for this land should not exceed two stories for the safety of the students and for consistency with the neighborhood. The units should also not have balconies or windows that open toward the school, and the buildings should be oriented to limit the number of units facing the school.

Finally, this project doesn't serve future residents well either. People moving into these apartments will have to deal with loud school bells, constant traffic, and the likelihood that some parents will try to use the complex's parking lot for student pickup. This isn't setting up a healthy or harmonious dynamic between the school and the development.

For all of these reasons, I believe this project is the wrong fit for this location. It creates safety hazards for children, traffic problems for families, and daily frustrations for future residents. I urge the Commission to reject this proposal.

Stocker, Allison D

From: Megan Sallee <mesallee@hotmail.com>
Sent: Monday, September 22, 2025 7:11 AM
To: Stocker, Allison D
Subject: Regarding rezoning at Voyager and Springcrest

Follow Up Flag: Follow up
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This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school.
Respectfully,
Megan Lake

Stocker, Allison D

From: Andrea Tepley <ATepley@mti.org>
Sent: Tuesday, September 23, 2025 10:18 PM
To: Stocker, Allison D
Subject: Regarding ZONE-25-0023/LUPL-25-0010--Rezoning and Land Use Plan for 1625 Springcrest Rd

Follow Up Flag: Follow up
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I respectfully ask that the Commission deny this rezoning and land use request. The proposal would overwhelm the neighborhood and school area with an oversized project that would not be compatible with the surrounding area or traffic patterns that have already increased over the last decade. It would be an enormous evacuation risk, and it already is a hazard to emergency vehicles going in and out of the area. This would get far more complicated with such a structure with multi-family units. A multi-storied building would look wholly inconsistent with this already busy intersection between the entrance/exit to I-25, but more importantly, the Springcrest/Voyager intersection would not be navigable multiple times per day. As a resident in this area, this is my HIGHEST concern, because the way the proposal states a coming and going from the new complex makes NO sense for the realities of this intersection!! No matter which way people turn or try to get out, they would run into the Springcrest traffic light.

Also, a building of this height and capacity has not business being so close to an elementary school, as it butts right up against the field and recreation area. This poses safety issues for children. The area could be used as a beautiful open space or park, since the Springcrest neighborhood has nothing of the sort at this time. We have been and are an existing neighborhood, not an emerging one, so this project does not align with the planning framework for the city.

I know that the land is considered "unutilized," but this rezoning proposal and the building project plans we have all seen is terribly unfit for the land and intersection as it is now. Green space, landscaped to match what is across Briargate Parkway by the horse statue would be a much better, less impeding, more aesthetic solution.

Thank you for your time and consideration,

Andrea Gradin Tepley

Compass Language Coordinator

Mission Training International ~ www.MTI.org

719.487.0111 ext 204 local | 720.704.8744 WhatsApp


MISSION
TRAINING
INTERNATIONAL

Stocker, Allison D

From: Andrea Kippel <andimer@aol.com>
Sent: Wednesday, September 24, 2025 4:16 PM
To: Stocker, Allison D
Subject: Rezoning / apartment complex near TCA

Follow Up Flag: Follow up
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Dear Allison Stocker,
The proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) would create serious traffic and safety risks for The Classical Academy (TCA) students and families. Increased vehicle volume, unsafe access design, and excessive visibility of school grounds make this project incompatible with a site immediately adjacent to a school. Below are the key concerns regarding school traffic and safety:

Unsafe Traffic Flow

- Development would add hundreds of new vehicles onto narrow Springcrest and Voyager corridors already strained by school traffic.
- Proposed right-turn-in/out on Voyager will be blocked during times of the day by TCA pickup lines, particularly during inclement weather dismissal.
- Residents trying to reach I-25 will be forced into a left turn onto Springcrest, dangerously close to the Voyager/Springcrest intersection—an accident waiting to happen.

Evacuation Risks

- The neighborhood already has only one main exit on Voyager.
- In emergencies (e.g., wildfire evacuation), the added density will trap both residents and school families in congestion, endangering lives.

Child Safety & Visibility Concerns

- The project's multi-story height gives residents direct sightlines onto TCA fields and playgrounds, exposing children to constant outside observation.
- Elevated vantage points have been exploited in national tragedies; placing tall residential units next to a school ignores these lessons.

New Resident Quality of Life

- Apartment residents will also suffer from school bells, traffic congestion, and parent pickup spillover into their parking lot.
- This conflict sets up an adversarial relationship between the complex and the school, instead of community harmony.

Conditions of Approval

- Should this rezoning go through, we need to instate strict conditions of approval for the development, including the following: a height restriction of two stories, changing the orientation of the buildings to reduce unit visibility of the field, and asking that the developers do not incorporate balconies or windows that open toward the school.

Thank you,

Andrea Kippel

Sent from my iPhone

Stocker, Allison D

From: Wendy Hyndman <wendycfacos@gmail.com>
Sent: Monday, September 22, 2025 11:51 AM
To: Stocker, Allison D
Subject: Rezoning and Land Use

Follow Up Flag: Follow up
Flag Status: Flagged

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To: Allison Stocker and the City Planning Commission
Re: ZONE-25-0023 / LUPL-25-0010 – Rezoning and Land Use Plan
Property Address: 1625 Springcrest Road, Colorado Springs, CO 80920

I respectfully urge the Commission to deny this rezoning and land use request. The proposed development conflicts with *PlanCOS*, overwhelms neighborhood infrastructure, and places an unsafe, oversized project directly adjacent to a school. It would significantly increase traffic, evacuation risk, and visibility issues for children, while introducing a building height and density wholly inconsistent with the surrounding area. The negative impacts far outweigh any potential benefits, making this development inappropriate for this location.

Comparison to Land Use Review Criteria:

Criteria A
This proposal is inconsistent with *PlanCOS*, which identifies this property as part of an **Established Suburban Neighborhood (Typology 1(3))** on the Framework Map. The recommendations for this neighborhood type emphasize enhancing existing parks (none of which currently exist in this area) and implementing traffic-calming measures. This project would do the opposite, adding an estimated **300–500 additional vehicles** entering and exiting a narrow parcel of land.

PlanCOS recommendations for **Emerging Neighborhoods (Typology 3)** include higher-density housing and a mix of housing types. However, our neighborhood is not classified as Emerging; therefore, this project is misaligned with the city's adopted planning framework.

Criteria C
The **scale of the proposed development** and its proximity to **The Classical Academy (TCA)** make it incompatible with surrounding land uses. Families with children at TCA strongly oppose this project, as it creates excessive visibility of the school's athletic fields and playground from a large number of units. Elevated vantage points, such as rooftops, have tragically been exploited in national incidents involving school and political shootings.

Our city must adapt land use policies in light of these realities to ensure the safety of children and schools. Approving a multi-story, high-density development directly adjacent to a school disregards this critical responsibility.

Criteria D
The development would have a **wholly negative impact** on the neighborhood:

- **Traffic & Evacuation:** This project would triple the density of the surrounding area and concentrate vehicles near the only exit onto Voyager. In the event of a wildfire—which is a real risk given the adjacent Air Force Academy open land—the evacuation of existing residents would be severely compromised.
- **Neighborhood Strain:** Increased traffic and congestion near the school will further erode quality of life for current residents.
- **New Resident Quality of Life:** Residents of the proposed apartment complex will not enjoy hearing the school bells aimed toward the field, and they will likely feel inconvenienced by the school dropoff, pickup, and special event traffic. In fact, residents may find that some parents choose to pick up their students in the apartment parking lot. This development does not set up a harmonious dynamic between the school and complex.

Criteria E
The proposed **right-turn-in, right-turn-out access along Voyager** will be unworkable. During school pickup times—particularly in inclement weather—this access will often be blocked by queueing traffic.

To reach I-25, residents of the development will be forced to use the northern exit, making a **left turn onto Springcrest**. This maneuver will be highly dangerous due to its proximity to the Voyager/Springcrest intersection and may be virtually impossible during school traffic peaks.

Criteria G
The proposed buildings are **significantly taller and denser** than both the surrounding neighborhood and the nearby commercial developments along Voyager, such as Aspen Endodontics. This disparity in scale would disrupt the character of the community and create visual imbalance.

If the rezoning passes, a condition of approval for the development needs to be put in place to include a height restriction of two stories.

Thank you for your time.

Former classroom teacher at TCA and COS City resident since 1994,

Wendy S. Hyndman
2633 Hatch Circle, Colorado Springs, CO 80918
719-213-5872

Stocker, Allison D

From: Rebecca D <rdavenportco@gmail.com>
Sent: Sunday, September 21, 2025 11:58 PM
To: Stocker, Allison D
Subject: Rezoning Opposition

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Dear Allison Stocker,

The proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) would create serious traffic and safety risks for The Classical Academy (TCA) students and families. Increased vehicle volume, unsafe access design, and excessive visibility of school grounds make this project incompatible with a site immediately adjacent to a school. Below are the key concerns regarding school traffic and safety:

Unsafe Traffic Flow
Development would add hundreds of new vehicles onto narrow Springcrest and Voyager corridors already strained by school traffic.
Proposed right-turn-in/out on Voyager will be blocked during times of the day by TCA pickup lines, particularly during inclement weather dismissal.

Residents trying to reach I-25 will be forced into a left turn onto Springcrest, dangerously close to the Voyager/Springcrest intersection—an accident waiting to happen.

Evacuation Risks
The neighborhood already has only one main exit on Voyager.

In emergencies (e.g., wildfire evacuation), the added density will trap both residents and school families in congestion, endangering lives.

Child Safety & Visibility Concerns
The project's multi-story height gives residents direct sightlines onto TCA fields and playgrounds, exposing children to constant outside observation.

Elevated vantage points have been exploited in national tragedies; placing tall residential units next to a school ignores these lessons.

New Resident Quality of Life
Apartment residents will also suffer from school bells, traffic congestion, and parent pickup spillover into their parking lot.

This conflict sets up an adversarial relationship between the complex and the school, instead of community harmony.

Conditions of Approval

Should this rezoning go through, we need to instate strict conditions of approval for the development, including the following: a height restriction of two stories, changing the orientation of the buildings to reduce unit visibility of the field, and asking that the developers do not incorporate balconies or windows that open toward the school.

Stocker, Allison D

From: Laura Malley <lmalley0412@gmail.com>
Sent: Monday, September 22, 2025 8:15 PM
To: Stocker, Allison D
Subject: Rezoning project near TCA central

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To Whom it May Concern,

This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school.

Thank you,

Laura Malley

Stocker, Allison D

From: Elle Enten <elle.enten777@gmail.com>
Sent: Monday, September 22, 2025 12:36 PM
To: Stocker, Allison D
Subject: Re-Zoning Project Near TCA

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Hello Allison,

Please see the attached letter regarding the zoning proposal for the property near TCA Central. We currently have two boys that attend TCA Central, and they are in 3rd and 5th Grade. We are VERY concerned about this project and the impacts that it will have on the safety of the students. It is getting more and more common to have school shootings and other security concerns. I hope that our city council will protect our children!

Thank you for your consideration,

Laura Entenmann

To Allison Stocker, Case Manager
Re: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road

My biggest concern with this development is its direct impact on The Classical Academy and the safety of students and families. Adding three to five hundred more vehicles to Springcrest and Voyager will make an already congested school zone far worse. During pickup and drop-off times, traffic is already stretched to its limit. The proposed right-turn-in and right-turn-out onto Voyager would often be blocked by school lines, especially during bad weather, and residents heading to I-25 would be forced into a difficult and dangerous left turn onto Springcrest, right next to the Voyager intersection.

Beyond the day-to-day traffic issues, this proposal also raises serious concerns about emergency evacuation. The neighborhood only has one main exit on Voyager. In the event of a wildfire (a real risk given the nearby Air Force Academy land, such as the fire that occurred in Boulder in 2021), adding this much density next to the school would make it nearly impossible for residents and students to evacuate safely.

There is also the matter of visibility. The height of the proposed buildings would give residents a direct view into the school's fields and playgrounds. Families are understandably uncomfortable with this, and in light of the tragedies that have occurred at schools nationwide, we cannot ignore the risks that come with placing multi-story housing right next to a school campus. Any development approved for this land should not exceed two stories for the safety of the students and for consistency with the neighborhood. The units should also not have balconies or windows that open toward the school, and the buildings should be oriented to limit the number of units facing the school.

Finally, this project doesn't serve future residents well either. People moving into these apartments will have to deal with loud school bells, constant traffic, and the likelihood that some parents will try to use the complex's

parking lot for student pickup. This isn't setting up a healthy or harmonious dynamic between the school and the development.

For all of these reasons, I believe this project is the wrong fit for this location. It creates safety hazards for children, traffic problems for families, and daily frustrations for future residents. I urge the Commission to reject this proposal.

Stocker, Allison D

From: Kerri Edwards <onek2u@yahoo.com>
Sent: Sunday, September 21, 2025 6:59 PM
To: Stocker, Allison D
Subject: Rezoning request

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To Case Manager Allison Stocker and the City Planning Commission regarding ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road:

I respectfully urge the Commission to deny this rezoning and land use request. The proposed development is inconsistent with *PlanCOS*, incompatible with the surrounding neighborhood and school, and would create long-term safety, traffic, and quality-of-life issues.

Key Concerns by Criteria

Criteria A – Inconsistent with PlanCOS

- Identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
- Recommendations for this typology focus on parks and traffic calming, not high-density housing.
- Proposal would add 300–500 vehicles, worsening congestion on a narrow parcel.

Criteria C – Incompatible with Adjacent School

- Proximity to The Classical Academy (TCA) creates excessive visibility of fields and playground.
- Rooftops and high vantage points pose security risks, especially given national school safety concerns.
- Multi-story housing directly next to a school undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

- **Traffic & Evacuation:** Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
- **New Resident Quality of Life:** Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- **Neighborhood Strain:** Traffic congestion and school privacy issues degrade quality of life for current residents.

Criteria E – Unsafe Access Design

- Right-turn-in/out on Voyager will be blocked during school pickup (especially in bad weather).
- To reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

- Taller and denser than any nearby housing.
- Out of scale even compared to adjacent businesses along Voyager.

In conclusion, this development is misaligned with city planning goals, poses safety and traffic hazards, and would negatively impact both current and future residents. I urge the Commission to reject this proposal. Should this rezoning go through, we need to instate strict conditions of approval for any development, including a height restriction of two stories.

Thank you.

Kerri Edwards

onek2u@yahoo.com

719-359-1414

Sent from Yahoo Mail for iPhone

Stocker, Allison D

From: Randee Van Ness <Randee@psych-forensics.com>
Sent: Sunday, September 21, 2025 8:20 PM
To: Stocker, Allison D
Subject: Springcrest building proposal

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To: Allison Stocker and the City Planning Commission
Re: ZONE-25-0023 / LUPL-25-0010 – Rezoning and Land Use Plan
Property Address: 1625 Springcrest Road, Colorado Springs, CO 80920

I respectfully urge the Commission to deny this rezoning and land use request. The proposed development conflicts with *PlanCOS*, overwhelms neighborhood infrastructure, and places an unsafe, oversized project directly adjacent to a school. It would significantly increase traffic, evacuation risk, and visibility issues for children, while introducing a building height and density wholly inconsistent with the surrounding area. The negative impacts far outweigh any potential benefits, making this development inappropriate for this location.

Comparison to Land Use Review Criteria:

Criteria A
This proposal is inconsistent with *PlanCOS*, which identifies this property as part of an **Established Suburban Neighborhood (Typology 1(3))** on the Framework Map. The recommendations for this neighborhood type emphasize enhancing existing parks (none of which currently exist in this area) and implementing traffic-calming measures. This project would do the opposite, adding an estimated **300–500 additional vehicles** entering and exiting a narrow parcel of land.

PlanCOS recommendations for **Emerging Neighborhoods (Typology 3)** include higher-density housing and a mix of housing types. However, our neighborhood is not classified as Emerging; therefore, this project is misaligned with the city's adopted planning framework.

Criteria C
The **scale of the proposed development** and its proximity to **The Classical Academy (TCA)** make it incompatible with surrounding land uses. Families with children at TCA strongly oppose this project, as it creates excessive visibility of the school's athletic fields and playground from a large number of units. Elevated vantage points, such as rooftops, have tragically been exploited in national incidents involving school and political shootings.

Our city must adapt land use policies in light of these realities to ensure the safety of children and schools. Approving a multi-story, high-density development directly adjacent to a school disregards this critical responsibility.

Criteria D
The development would have a **wholly negative impact** on the neighborhood:

-
-

- **Traffic & Evacuation:**
- This project would triple the density of the surrounding area and concentrate vehicles near the only exit onto Voyager. In the event of a wildfire—which is a real risk given the adjacent Air Force Academy open land—the evacuation of existing residents would
- be severely compromised.
- **Neighborhood Strain:**
- Increased traffic and congestion near the school will further erode quality of life for current residents.
- **New Resident Quality of Life:**
- Residents of the proposed apartment complex will not enjoy hearing the school bells aimed
- toward the field, and they will likely feel inconvenienced by the school dropoff, pickup, and special event traffic. In fact, residents may find that some parents choose to pick up their students in the apartment parking lot. This development does not set
- up a harmonious dynamic between the school and complex.

Criteria E
The proposed **right-turn-in, right-turn-out access along Voyager** will be unworkable. During school pickup times—particularly in inclement weather—this access will often be blocked by queueing traffic.

To reach I-25, residents of the development will be forced to use the northern exit, making a **left turn onto Springcrest**. This maneuver will be highly dangerous due to its proximity to the Voyager/Springcrest intersection and may be virtually impossible during school traffic peaks.

Criteria G
The proposed buildings are **significantly taller and denser** than both the surrounding neighborhood and the nearby commercial developments along Voyager, such as Aspen Endodontics. This disparity in scale would disrupt the character of the community and create visual imbalance.

If the rezoning passes, a condition of approval for the development needs to be put in place to include a height restriction of two stories.

Thank you for your time.

Randee Van Ness, MA
Clinical Director
Peak Forensic Psych Services
Offices across the United States
(719) 452-2260
randee@psych-forensics.com
Schedule an Appointment

Stocker, Allison D

From: Patty Gould <pgdcm@aol.com>
Sent: Monday, September 22, 2025 12:09 PM
To: Stocker, Allison D
Subject: SPRINGCREST development

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Dear Allison,

I am writing to you with my concerns about the development proposed at 1625 Springcrest.

My biggest concern with this development is its direct impact on The Classical Academy and the safety of students and families. Adding three to five hundred more vehicles to Springcrest and Voyager will make an already congested school zone far worse. During pickup and drop-off times, special events days (which are frequent at TCA) traffic is already stretched to its limit. The proposed right-turn-in and right-turn-out onto Voyager would often be blocked by school lines, especially during bad weather, and residents heading to I-25 would be forced into a difficult and dangerous left turn onto Springcrest, right next to the Voyager intersection.

Beyond the day-to-day traffic issues, this proposal also raises serious concerns about emergency evacuation. The neighborhood only has one main exit on Voyager. In the event of a wildfire (a real risk given the nearby Air Force Academy land, such as the fire that occurred in Boulder in 2021), adding this much density next to the school would make it nearly impossible for residents and students to evacuate safely.

There is also the matter of visibility. The height of the proposed buildings would give residents a direct view into the school's fields and playgrounds. Families are understandably uncomfortable with this, and in light of the tragedies that have occurred at schools nationwide, we cannot ignore the risks that come with placing multi-story housing right next to a school campus. In all of Colorado Springs, there is **NO PRECEDENT** for a multi story building right up against a school property border. Any development approved for this land should not exceed two stories for the safety of the students and for consistency with the neighborhood.

Finally, this project doesn't serve future residents well either. People moving into these apartments will have to deal with loud school bells, constant traffic, and the likelihood that some parents will try to use the complex's parking lot for student pickup. This isn't setting up a healthy or harmonious dynamic between the school and the development.

For these reasons, I believe this project is the wrong fit for this location. It creates safety hazards for children, traffic problems for families, and daily frustrations for future residents. I urge the Commission to reject this proposal.

Sincerely,

Patty Gould

Stocker, Allison D

From: S&A Han <stephen.annie.han@gmail.com>
Sent: Sunday, September 21, 2025 8:16 PM
To: Stocker, Allison D
Subject: Stop immediately

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Dear City planner Allison Stocker,

Please please stop the development of the 4 story apartment building off voyager and Springcrest. It will end up in a disaster. I drive this road every day and it is already heavily congested.

This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school.

Please stop now.
Respectfully
Annie Han

Stocker, Allison D

From: Kerry Cooley <kerry.cooley@yahoo.com>
Sent: Sunday, September 21, 2025 8:28 PM
To: Stocker, Allison D
Subject: Stop the insanity

You don't often get email from kerry.cooley@yahoo.com. Learn why this is important

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To Case Manager Allison Stocker and the City Planning Commission regarding ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road:
I respectfully urge the Commission to deny this rezoning and land use request. The proposed development is inconsistent with *PlanCOS*, incompatible with the surrounding neighborhood and school, and would create long-term safety, traffic, and quality-of-life issues.

Key Concerns by Criteria

Criteria A – Inconsistent with PlanCOS

- Identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
- Recommendations for this typology focus on parks and traffic calming, not high-density housing.
- Proposal would add 300–500 vehicles, worsening congestion on a narrow parcel.

Criteria C – Incompatible with Adjacent School

- Proximity to The Classical Academy (TCA) creates excessive visibility of fields and playground.
- Rooftops and high vantage points pose security risks, especially given national school safety concerns.
- Multi-story housing directly next to a school undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

- **Traffic & Evacuation:** Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
- **New Resident Quality of Life:** Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- **Neighborhood Strain:** Traffic congestion and school privacy issues degrade quality of life for current residents.

Criteria E – Unsafe Access Design

- Right-turn-in/out on Voyager will be blocked during school pickup (especially in bad weather).
- To reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

- Taller and denser than any nearby housing.
- Out of scale even compared to adjacent businesses along Voyager.

In conclusion, this development is misaligned with city planning goals, poses safety and traffic hazards, and would negatively impact both current and future residents. I urge the Commission to reject this proposal. Should this rezoning go through, we need to instate strict conditions of approval for any development, including a height restriction of two stories.
Thank you.
Kerry Cooley

Yahoo Mail: Search, Organize, Conquer

Stocker, Allison D

From: Cody Binder <codybinder10@gmail.com>
Sent: Sunday, September 21, 2025 6:17 PM
To: Stocker, Allison D
Subject: Stop the Voyager Apt Development

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Ms. Stocker,

The proposed building development is a direct threat to the safety of children at The Classical Academy Central campus. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school. Please prevent this from happening.

Cody
719-715-3804

Stocker, Allison D

From: Ashley Nowak <ashleyperkins84@gmail.com>
Sent: Sunday, September 21, 2025 9:35 PM
To: Stocker, Allison D
Subject: Strong Opposition to Proposed 48-ft Apartment Building Near The Classical Academy (TCA) Central

You don't often get email from ashleyperkins84@gmail.com. Learn why this is important

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To Allison Stocker, Case Manager
1625 Sprincrest Road, ZONE-25-0023 / LUPL-25-0010

Dear Ms. Stocker,
I am writing to express my strong opposition to the proposed 48-foot apartment building adjacent to The Classical Academy (TCA) Central, identified as case numbers ZONE-25-0023 and LUPL-25-0010. While I understand the need for new housing developments, this specific project is fundamentally incompatible with its proposed location and presents a significant threat to our community's well-being and, most importantly, the safety of our children.
The primary reason for my opposition is the direct and undeniable risk this development poses to the students at TCA. The proposed multi-story structure would place residential units directly overlooking school playgrounds and outdoor spaces, creating significant privacy concerns and potential security vulnerabilities. A school environment should be a secure and protected space, and this project would compromise that essential element.
Furthermore, the development's impact on local traffic and emergency access is a critical issue that has not been adequately addressed. The roads surrounding TCA are already heavily congested, particularly during school drop-off and pick-up times. Adding hundreds of new cars from this apartment complex would exacerbate this problem to an unmanageable degree, creating gridlock that could prevent timely access for emergency vehicles, including fire trucks and ambulances. In an emergency, every second counts, and we cannot afford to gamble with blocked evacuation routes.
Approving a project that directly compromises student safety, increases traffic hazards, and encroaches on the privacy of school grounds would be a serious mistake. The long-term safety of our children and the integrity of our community's infrastructure must take precedence over this rezoning. I urge you to deny this proposal and consider alternative locations that do not pose such a significant threat to a school community.
Thank you for your time and consideration of my concerns.

Sincerely,
Ashley Nowak
TCA Parent
ashleyperkins84@gmail.com

Stocker, Allison D

From: Kate Thomas <katethomasphoto@gmail.com>
Sent: Monday, September 22, 2025 9:52 AM
To: Stocker, Allison D
Subject: The Classical Academy

Follow Up Flag: Follow up
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To Allison Stocker, Case Manager
1625 Sprincrest Road, ZONE-25-0023 /
LUPL-25-0010

This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds.
We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school.

Thank you for your time,

Kate Thomas

Stocker, Allison D

From: Cassandra Janssen <cassjanss@gmail.com>
Sent: Monday, September 22, 2025 12:41 PM
To: Stocker, Allison D
Subject: To Allison Stocker, Case Manager?Re: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road

You don't often get email from cassjanss@gmail.com. Learn why this is important

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My biggest concern with this development is its direct impact on The Classical Academy and the safety of students and families. Adding three to five hundred more vehicles to Springcrest and Voyager will make an already congested school zone far worse. During pickup and drop-off times, traffic is already stretched to its limit. The proposed right-turn-in and right-turn-out onto Voyager would often be blocked by school lines, especially during bad weather, and residents heading to I-25 would be forced into a difficult and dangerous left turn onto Springcrest, right next to the Voyager intersection.

Beyond the day-to-day traffic issues, this proposal also raises serious concerns about emergency evacuation. The neighborhood only has one main exit on Voyager. In the event of a wildfire (a real risk given the nearby Air Force Academy land, such as the fire that occurred in Boulder in 2021), adding this much density next to the school would make it nearly impossible for residents and students to evacuate safely.

There is also the matter of visibility. The height of the proposed buildings would give residents a direct view into the school's fields and playgrounds. Families are understandably uncomfortable with this, and in light of the tragedies that have occurred at schools nationwide, we cannot ignore the risks that come with placing multi-story housing right next to a school campus. Any development approved for this land should not exceed two stories for the safety of the students and for consistency with the neighborhood.

Finally, this project doesn't serve future residents well either. People moving into these apartments will have to deal with loud school bells, constant traffic, and the likelihood that some parents will try to use the complex's parking lot for student pickup. This isn't setting up a healthy or harmonious dynamic between the school and the development.

For all of these reasons, I believe this project is the wrong fit for this location. It creates safety hazards for children, traffic problems for families, and daily frustrations for future residents. I urge the Commission to reject this proposal.

Cassandra Janssen

Stocker, Allison D

From: Jill Dannenbring <jilld357@gmail.com>
Sent: Sunday, September 21, 2025 8:49 PM
To: Stocker, Allison D
Subject: To Allison Stocker, Case Manager, Re: ZONE-25-0023/LUPL-25-0010, 1625 Springcrest Road

You don't often get email from jilld357@gmail.com. Learn why this is important

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The proposed development for the land on Springcrest and Voyager is not only a concern for the school and neighborhood alike, but is downright foolish in regards to the safety of our community. There are three major concerns I would like to address.

First and foremost-**safety.** In light of recent (and unfortunately many past) events, placing a high rise building next to a school with unlimited access to hundreds of people overlooking school aged children, is unacceptable. Even with safety measures that have already been put forth by District 20 for their campuses, there is no secure way of monitoring this situation. Because of this, no building should exceed two stories if placed on this land for the safety of the students and consistency with the neighborhood. Also, any kind of widespread evacuation would be nearly impossible to execute effectively considering that there is only one real exit (the intersection of Voyager and Springcrest).

Secondly-**traffic.** Even without three to five hundred more vehicles, the traffic during school carpool on an average day is excessive. This has already caused much stress and frustration on the residents of the neighborhood due to back up that happens on Voyager and Springcrest. With any kind of added traffic pattern, the risk of accidents greatly increases. It would be extremely difficult for emergency vehicles to get through if needed. The proposed right turn in and right turn out onto Voyager would often be blocked with school traffic, especially during bad weather.

Thirdly-**well being of the community**. This project does not serve current or future residents and students well. The proposed development sets no one up for success but adds the stresses of traffic, noise, and possible emergencies. People who move into the apartments will constantly be at the mercy of school interruptions (bells, announcements, special events) and unfortunately desperate parents who may use the complex's parking lot for student pick up on busy days. This project does not create a healthy dynamic for community relationships that we desperately need this day and age.

Because of the above reasons, I believe this project to be a hazard to our children, current residents of the neighborhood, and all future residents. I strongly urge the committee to reject this proposal.

Thank you for your consideration,
Jill Dannenbring (TCA parent)

Stocker, Allison D

From: Rebecca Sanford <timbecksanford@gmail.com>
Sent: Tuesday, September 23, 2025 12:48 PM
To: Stocker, Allison D

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To Allison Stocker, Case Manager
Re: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road

Hello,

My biggest concern with this development is its direct impact on The Classical Academy and the safety of students and families. Adding three to five hundred more vehicles to Springcrest and Voyager will make an already congested school zone far worse. During pickup and drop-off times, traffic is already stretched to its limit. The proposed right-turn-in and right-turn-out onto Voyager would often be blocked by school lines, especially during bad weather, and residents heading to I-25 would be forced into a difficult and dangerous left turn onto Springcrest, right next to the Voyager intersection.

Beyond the day-to-day traffic issues, this proposal also raises serious concerns about emergency evacuation. The neighborhood only has one main exit on Voyager. In the event of a wildfire (a real risk given the nearby Air Force Academy land, such as the fire that occurred in Boulder in 2021), adding this much density next to the school would make it nearly impossible for residents and students to evacuate safely.

There is also the matter of visibility. The height of the proposed buildings would give residents a direct view of the school's fields and playgrounds. Families are understandably uncomfortable with this, and in light of the tragedies that have occurred at schools nationwide, we cannot ignore the risks that come with placing multi-story housing right next to a school campus. Any development approved for this land should not exceed two stories for the safety of the students and for consistency with the neighborhood. The units should also not have balconies or windows that open toward the school, and the buildings should be oriented to limit the number of units facing the school.

Finally, this project doesn't serve future residents well either. People moving into these apartments will have to deal with loud school bells, constant traffic, and the likelihood that some parents will try to use the complex's parking lot for student pickup. This isn't setting up a healthy or harmonious dynamic between the school and the development.

For all of these reasons, I believe this project is the wrong fit for this location. It creates safety hazards for children, traffic problems for families, and daily frustrations for future residents. I urge the Commission to reject this proposal.

Thanks for considering these important points.

Rebecca Sanford

timbecksanford@gmail.com

Stocker, Allison D

From: Jarrod Aranda <jarrod.aranda@gmail.com>
Sent: Monday, September 22, 2025 9:26 PM
To: Stocker, Allison D
Subject: Urge to deny rezoning

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To Case Manager Allison Stocker and the City Planning Commission regarding ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road:
I respectfully urge the Commission to deny this rezoning and land use request. The proposed development is inconsistent with *PlanCOS*, incompatible with the surrounding neighborhood and school, and would create long-term safety, traffic, and quality-of-life issues.

Key Concerns by Criteria

Criteria A – Inconsistent with PlanCOS

- Identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
- Recommendations for this typology focus on parks and traffic calming, not high-density housing.
- Proposal would add 300–500 vehicles, worsening congestion on a narrow parcel.

Criteria C – Incompatible with Adjacent School

- Proximity to The Classical Academy (TCA) creates excessive visibility of fields and playground.
- Rooftops and high vantage points pose security risks, especially given national school safety concerns.
- Multi-story housing directly next to a school undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

- **Traffic & Evacuation:** Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
- **New Resident Quality of Life:** Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- **Neighborhood Strain:** Traffic congestion and school privacy issues degrade quality of life for current residents.

Criteria E – Unsafe Access Design

- Right-turn-in/out on Voyager will be blocked during school pickup (especially in bad weather).
- To reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

- Taller and denser than any nearby housing.
- Out of scale even compared to adjacent businesses along Voyager.

In conclusion, this development is misaligned with city planning goals, poses safety and traffic hazards, and would negatively impact both current and future residents. I urge the Commission to reject this proposal. Should this rezoning go through, we need to instate strict conditions of approval for any development, including a height restriction of two stories, a change in the orientation of the buildings to limit views of the field, and prohibiting balconies and windows that open from facing the school.
Thank you.
Jarrod Aranda
Sent from my iPhone

Stocker, Allison D

From: Paul Danielson <pdanielson66@gmail.com>
Sent: Wednesday, September 24, 2025 2:16 PM
To: Stocker, Allison D
Subject: Vibrant Neighborhoods Typologies

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Hi there. I just want to say that the apartments to be built at Voyager and Springcrest is totally wrong. The PlanCOS shows how wrong this project is for this location in front of the school. This apartment proposal doesn't enhances our neighborhood at all. This project only makes the current traffic only worst. Please see how wrong this developer is on this location, pick at different location. Thank you for your time.

Stocker, Allison D

From: Patrick <patrickwayneclark@gmail.com>
Sent: Monday, September 22, 2025 10:12 AM
To: Stocker, Allison D
Cc: Elisa Facetime
Subject: Vote against Apartment Next to TCA Central

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Ms. Stocker,

Please make note of my opposition to the planned apartment complex next to TCA Central campus due to what I think are clear dangers to our kids located at that campus...

- Apartment complexes increase the risk of predators of children to be in a dangerous proximity to our kids. With TCA having recess on the fields 3 times a day on fields in direct line of site to those apartment units and windows, there is no way to mitigate prying eyes from watching our kids every day and making them an easy target. Unregistered offenders will jump at that opportunity.

- There is no plan that can mitigate traffic (which is already terrible) and keep kids and families safe. TCA should be using that space for parking and that space should become available for the campus to utilize versus the planned development. What ever study was conducted that found this to be not a problem is grossly incorrect and at a minimum should be re-evaluated based off of congestion times such as when school drop off and pick ups occur and not averaged out over the length of a day / or summer.

This plan should be viewed more critically based off of these two issues alone. More public engagement is requested and highly encouraged.

Patrick Clark
TCA Parent

Stocker, Allison D

From: Voget <voget@comcast.net>
Sent: Sunday, September 21, 2025 9:01 PM
To: Stocker, Allison D
Subject: Voyager Springcrest Rd

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Dear Allison,
I want to reiterate our disappointment in the developers' plans for the corner of Springcrest and Voyager roads. To think they can plan to build 238 apartment units right next to the existing school and without conscience contribute to the already existing bottleneck of traffic in and out of the rural neighborhood, is ludicrous. The safety piece is huge when children are daily playing just feet away from windows, balconies and people coming and going to these apartments. This area should never have been zoned to even considering this project. It will completely change the neighborhood we have all enjoyed and have lived in for years. It's all about the money and cramming in as many units as possible. They should at least consider to lower the height and amount of units to make it blend in better. These developers are people who don't honestly care about all the lives they will affect. We would plead to the city to reconsider this project and to think of something else that fits in better with our neighborhood.

KC and Barbara Voget

Stocker, Allison D

From: Ashley Boyle <atboyle1@gmail.com>
Sent: Wednesday, September 24, 2025 12:46 PM
To: Stocker, Allison D
Subject: Voyager/Briargate Apartment Complex

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Hello,

I have been closely following the rezoning petition of the land at Voyager and Briargate. I attended the informational meeting at TCA a few weeks ago and I came away with even more concerns about the project.

My main concerns are:
1. The safety of the children at TCA
2. The ridiculous amount of traffic that this project will generate and the impact on our neighborhood
3. The preposterous claim made by the developer that most tenants will turn right onto Voyager and not use Springcrest even though it is the only way to go left onto I-25 and access Briargate parkway, Either the developer doesn't understand this area at all or he is being deceitful.
4. My fear that the developer will try to open Mulligan which will destroy the value of the house that we just paid almost $1.2 million for less than a year ago, make the street dangerous for my kids to play on and destroy the peace and safety of the neighborhood. The developer says he doesn't want that but that the school does (someone is not telling the truth)??
5. The lunacy of adding additional apartments in our area at all. We already have at least 3 apartment complexes within a mile of our house,

Furthermore, an additional sidewalk is the only benefit that the developer could name for our neighborhood. We don't need any more amenities or sidewalks. Our neighborhood is established, is on the edge of county land, and it and TCA should be left alone to peacefully exist.

Thank you for your time,
Ashley Boyle
2105 Mulligan Drive

Stocker, Allison D

From: Noack C <noackjmac@comcast.net>
Sent: Sunday, September 21, 2025 9:43 PM
To: Stocker, Allison D
Subject: Voyager/Briargate refine

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Ms. Stocker,
I have serious concerns regarding the rezoning for apartment development on the property on NW corner of Voyager and Briargate Pkwy.

This development is a direct threat to the safety of the 600 plus children at The Classical Academy.

It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multistory units overlooking school playgrounds.

You cannot gamble with student safety for the sake of rezoning this property for multi family development. This project does not belong next to a school.

People of this city are tired of all the rezoning that has been happening and feel it is not in the best interest of the citizens.

We wonder if the government of Colorado Springs or El Paso County even care about their constituents wishes.

Thank you for your time. Please do the right thing for your current citizens.
Cynthia Noack

Stocker, Allison D

From: Dave Johnson <davidgjohnson7872@gmail.com>
Sent: Sunday, September 21, 2025 9:52 PM
To: Stocker, Allison D
Subject: Voyager/Briargate rezoning & apartment complex

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I am in complete opposition to the possibility of an apartment complex being built in front of TCA-Central campus. This would be a safety hazard for the children at TCA. And it would also block the view of the front range.

There are plenty of other sites they can build particularly further east.

Please reconsider building at the northeast corner of Voyager and Briargate.

Thank you

Dave Johnson

Stocker, Allison D

From: Cindy Waytashek <cwaytashek@hotmail.com>
Sent: Monday, September 22, 2025 8:53 AM
To: Stocker, Allison D
Subject: Voyager/Briargate rezoning

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Hi Allison,

Will the developer pay for road expansion and traffic modifications? My biggest complaint is that developers build, make a lot of money and taxpayers via PPRTA or city traffic dept, have to pay to infrastructure changes that are needed as a result. That area is extremely congested on school days. If there is an accident on interstate, Voyager backs up to Research south and to Interquest on the north. Adding another access to Voyager (a right out of the proposed complex) is dangerous with the school traffic make a right on Springcrest.

Have you seen the morning/afternoon issues with Otero and Springcrest? Otero should not be being used as a short cut from Cordera/Pine Creek/Wolf Ranch to the school. The intersection should be right/left turn only, not diagonal across to the carpool line.

Has a traffic impact study been completed? I'm just remembering living through the pain of the Peregrine rezoning affect on Woodman Rd and Flying Horse road change to North Gate (now old north gate) and Rollercoster Rd.

I want the developer to pay not my taxes when you do rezone.

Cindy

Stocker, Allison D

From: Tami Holmberg <stauff111@yahoo.com>
Sent: Monday, September 22, 2025 8:59 PM
To: Stocker, Allison D
Subject: ZONE-25-0023 / LUPL-25-0010 – Rezoning and Land Use Plan Springcrest Rd, 80920

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To: Allison Stocker and the City Planning Commission
Re: ZONE-25-0023 / LUPL-25-0010 – Rezoning and Land Use Plan
Property Address: 1625 Springcrest Road, Colorado Springs, CO 80920

I respectfully urge the Commission to deny this rezoning and land use request. The proposed development conflicts with *PlanCOS*, overwhelms neighborhood infrastructure, and places an unsafe, oversized project directly adjacent to a school. It would significantly increase traffic, evacuation risk, and visibility issues for children, while introducing a building height and density wholly inconsistent with the surrounding area. The negative impacts far outweigh any potential benefits, making this development inappropriate for this location.

Comparison to Land Use Review Criteria:

Criteria A
This proposal is inconsistent with *PlanCOS*, which identifies this property as part of an **Established Suburban Neighborhood (Typology 1(3))** on the Framework Map. The recommendations for this neighborhood type emphasize enhancing existing parks (none of which currently exist in this area) and implementing traffic-calming measures. This project would do the opposite, adding an estimated **300–500 additional vehicles** entering and exiting a narrow parcel of land.

PlanCOS recommendations for **Emerging Neighborhoods (Typology 3)** include higher-density housing and a mix of housing types. However, our neighborhood is not classified as Emerging; therefore, this project is misaligned with the city's adopted planning framework.

Criteria C
The **scale of the proposed development** and its proximity to **The Classical Academy (TCA)** make it incompatible with surrounding land uses. Families with children at TCA strongly oppose this project, as it creates excessive visibility of the school's athletic fields and playground from a large number of units. Elevated vantage points, such as rooftops, have tragically been exploited in national incidents involving school and political shootings.

Our city must adapt land use policies in light of these realities to ensure the safety of children and schools. Approving a multi-story, high-density development directly adjacent to a school disregards this critical responsibility.

Criteria D
The development would have a **wholly negative impact** on the neighborhood:

- **Traffic & Evacuation:** This project would triple the density of the surrounding area and concentrate vehicles near the only exit onto Voyager. In the event of a wildfire—which is a real risk given the adjacent Air Force Academy open land—the evacuation of existing residents would be severely compromised.
- **Neighborhood Strain:** Increased traffic and congestion near the school will further erode quality of life for current residents.
- **New Resident Quality of Life:** Residents of the proposed apartment complex will not enjoy hearing the school bells aimed toward the field, and they will likely feel inconvenienced by the school dropoff, pickup, and special event traffic. In fact, residents may find that some parents choose to pick up their students in the apartment parking lot. This development does not set up a harmonious dynamic between the school and complex.

Criteria E
The proposed **right-turn-in, right-turn-out access along Voyager** will be unworkable. During school pickup times—particularly in inclement weather—this access will often be blocked by queueing traffic.

To reach I-25, residents of the development will be forced to use the northern exit, making a **left turn onto Springcrest**. This maneuver will be highly dangerous due to its proximity to the Voyager/Springcrest intersection and may be virtually impossible during school traffic peaks.

Criteria G
The proposed buildings are **significantly taller and denser** than both the surrounding neighborhood and the nearby commercial developments along Voyager, such as Aspen Endodontics. This disparity in scale would disrupt the character of the community and create visual imbalance.

If the rezoning passes, a condition of approval for the development needs to be put in place to include a height restriction of two stories.

Thank you for your time.

Tami Holmberg

Stocker, Allison D

From: audreybur@aol.com
Sent: Wednesday, September 24, 2025 2:06 PM
To: Stocker, Allison D
Subject: ZONE-25-0023 / LUPL-25-0010 – Rezoning and Land Use Plan

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To: Allison Stocker and the City Planning Commission

Re: ZONE-25-0023 / LUPL-25-0010 – Rezoning and Land Use Plan

Property Address: 1625 Springcrest Road, Colorado Springs, CO 80920

I respectfully urge the Commission to deny this rezoning and land use request. The proposed development conflicts with *PlanCOS*, overwhelms neighborhood infrastructure, and places an unsafe, oversized project directly adjacent to a school. It would significantly increase traffic, evacuation risk, and visibility issues for children, while introducing a building height and density wholly inconsistent with the surrounding area. The negative impacts far outweigh any potential benefits, making this development inappropriate for this location.

The development would have a **wholly negative impact** on the neighborhood:

- **Traffic & Evacuation:** This project would triple the density of the surrounding area and concentrate vehicles near the only exit onto Voyager. In the event of a wildfire—which is a real risk given the adjacent Air Force Academy open land—the evacuation of existing residents would be severely compromised.
- **Neighborhood Strain:** Increased traffic and congestion near the school will further erode quality of life for current residents.
- **New Resident Quality of Life:** Residents of the proposed apartment complex will not enjoy hearing the school bells aimed toward the field, and they will likely feel inconvenienced by the school dropoff, pickup, and special event traffic. In fact, residents may find that some parents choose to pick up their students in the apartment parking lot. This development does not set up a harmonious dynamic between the school and complex.

Sincerely,
Audrey Burke, Homeowner
1910 Ivywood Lane
Pinewoods Neighborhood

Stocker, Allison D

From: Elizabeth Gilbert <elizabethrunyen@gmail.com>
Sent: Sunday, September 21, 2025 5:24 PM
To: Stocker, Allison D
Subject: ZONE-25-0023 / LUPL-25-0010 / Response to the developer's response to public comment

Follow Up Flag: Follow up
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Re: ZONE-25-0023 / LUPL-25-0010
1625 Springcrest Road, Colorado Springs, CO 80920
Rezoning and Land Use Plan

To Allison Stocker and the City Planning Commission:

After reviewing the developer's responses to public comment, I still find the proposal inappropriate for this plot of land, and I don't find that it meets the Land Use Review Criteria. Here is a breakdown:

Criteria A: This development is inconsistent with PlanCOS, which distinguishes this land as an Established Suburban Neighborhood, typology 1(3), on the Framework Map. Recommendations for this type of neighborhood involve enhancing existing parks (of which there are none in this neighborhood) and traffic calming measures (which is exactly the opposite of what this would do, given that it will add 300–500 cars that will need to enter/exit this narrow parcel of land). In PlanCOS, it is only Emerging Neighborhoods, typology 3, that recommend "incorporating higher density housing and mix of housing types on remaining parcels." We are not an Emerging Neighborhood. The homes have been here for decades.

Criteria C: The scale of the proposed development and proximity to the school make it incompatible with the land use surrounding the property. Families with children who attend TCA are very opposed to this development, as it exposes the children to excessive visibility given the number of units that have a close and

direct view of the field and playground. Rooftops and high vantage points have also been a location of choice for active shooters. I don't think we should allow developments of this height right next to schools. Just like residents have to adapt to a certain amount of growth within our communities, our city's policies and committees should adapt to national events that call for us to find new ways to prioritize the safety of schools and children.

Criteria D: The impact in the neighborhood would be entirely negative. Aside from traffic and school privacy issues, this development will cause evacuation issues for the current residents. This development would triple the density of the neighborhood, concentrating right next to the only exit available on Voyager. The plot of land in question lies directly west of Air Force Academy open land, which given our climate and landscape, puts us at the front lines for a wildfire.

Criteria E: The recommended right-turn-in, right-turn-out entrance/exit along Voyager (which will be within a right-turn-only lane) would sometimes be blocked by school pickup lines, especially during inclement weather. If anyone from the complex wants to go to I-25, they would have to use the northern exit (turning left onto Springcrest). This exit is even more likely to be blocked during pickup. Also, this northern exit will be dangerous due to its proximity to the Voyager/Springcrest intersection. People turning onto Springcrest from Voyager will have to react quickly if someone pulls out from the northern exit.

Criteria G: The development is taller and denser than anything in the neighborhood and taller than other business developments in the lots just south along Voyager (such as Aspen Endodontics).

More notes:

Something that has been slipping in the last five years is the quality of life for residents of new developments. Yards and lots are getting smaller, and developments are getting packed into unsuitable spaces to provide the most amount of profit for developers. In this case, I don't believe the residents will enjoy hearing the school bells aimed toward the field, and I know they will feel inconvenienced by the school dropoff, pickup, and special event traffic. In fact, residents may find that some parents choose to pick up their students in the apartment parking lot. This will not go over well.

One other thing I've noticed in recent city hearings is a push for growth beyond what PlanCOS and land use criteria recommends, and despite public commentary that opposes it. I encourage members of the commission not to generalize residents as simply "against growth" or "afraid of change." Of the hundreds and hundreds of apartment units built along Voyager in the last few years, have the developers and city received backlash to the extent of this project? I suspect not. We're asking you to have discretion with the aggressive infill that has been taking place in this city. We don't think this development is appropriate for the school and the neighborhood. If a development must move forward on this land, we would like to limit the height to two stories as a condition of approval.

Thank you for taking the time to read this.

Elizabeth Gilbert

Stocker, Allison D

From: JENNIFER HAYNES <jmachaynes@msn.com>
Sent: Tuesday, September 23, 2025 3:24 PM
To: Stocker, Allison D
Subject: Zone-25-0023 / LUPL-25-0010

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To Allison Stocker, Casc ManagerslfRe: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road

My biggest concern with this development is its direct impact on The Classical Academy and the Voyager will make an already congested school zone far worse. During pickup and drop-off times, traffic is already stretched to its limit. The proposed right-turn-in and right-turn-out onto Voyager would often be blocked by school lines, especially during bad weather, and residents heading to 1-25 would be forced into a difficult and dangerous left turn onto Springcrest, right next to the Voyager intersection.

Beyond the day-to-day traffic issues, this proposal also raises serious concerns about emergency evacuation. The neighborhood only has one main exit on Voyager. In the event of a wildfire (a real risk given the nearby Air Force Academy), adding this much density next to the school would make it nearly impossible for residents and students to evacuate safely

There is also the matter of visibility. The height of the proposed buildings would give residents a direct view into the school's fields and playgrounds. Families are understandably uncomfortable with this, and in light of the tragedies that have occurred at schools nationwide, we cannot ignore the risks that come with placing multi-story housing right next to a school campus. Any development approved for this land should not exceed two stories for the safety of the students and for consistency with the neighborhood

Finally, this project doesn't serve future residents well either. People moving into these apartments will have to deal with loud school bells, constant traffic, and the likelihood that some parents will try to use the complex's parking lot for student pickup. This isn't setting up a healthy or harmonious dynamic between the school and the development.

For all of these reasons, I believe this project is the wrong fit for this location. It creates safety hazards for children, traffic problems for families, and daily frustrations for future residents. I urge the Commission to reject this proposal.

A concerned parent,

Stocker, Allison D

From: Megan Prensner <mprensner@gmail.com>
Sent: Monday, September 22, 2025 2:41 PM
To: Stocker, Allison D
Subject: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road

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To Case Manager Allison Stocker and the City Planning Commission regarding ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road:

I respectfully urge the Commission to deny this rezoning and land use request. The proposed development is inconsistent with *PlanCOS*, incompatible with the surrounding neighborhood and school, and would create long-term safety, traffic, and quality-of-life issues.

Key Concerns by Criteria

Criteria A – Inconsistent with PlanCOS

- ● Identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
- ● Recommendations for this typology focus on parks and traffic calming, not high-density housing.
- ● Proposal would add 300–500 vehicles, worsening congestion on a narrow parcel.

- **Criteria C – Incompatible with Adjacent School**

- ● Proximity to The Classical Academy (TCA) creates excessive visibility of fields and playground.
- ● Rooftops and high vantage points pose security risks, especially given national school safety concerns.
- ● Multi-story housing directly next to a school undermines community safety priorities.

- **Criteria D – Negative Neighborhood Impacts**

- ● **Traffic & Evacuation:** Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
- ● **New Resident Quality of Life:** Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- ● **Neighborhood Strain:** Traffic congestion and school privacy issues degrade quality of life for current residents.

- **Criteria E – Unsafe Access Design**

- ● Right-turn-in/out on Voyager will be blocked during school pickup (especially in bad weather).
- ● To reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.

- **Criteria G – Excessive Scale & Density**

- ● Taller and denser than any nearby housing.
- ● Out of scale even compared to adjacent businesses along Voyager.

- In conclusion, this development is misaligned with city planning goals, poses safety and traffic hazards, and would negatively impact both current and future residents. I urge the Commission to reject this proposal. Should this rezoning go through, we need to instate strict conditions of approval for any development, including a height restriction of two stories.

- Thank you.

- Megan Prensner

Stocker, Allison D

From: Michael Bennett <bennettm2010@gmail.com>
Sent: Monday, September 22, 2025 11:57 PM
To: Stocker, Allison D
Subject: ZONE-25-0023/LUPL-25-0010, 1625 Springcrest Road Considerations

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Good evening,

I was unable to attend the neighborhood meeting hosted at The Classical Academy, but have a few considerations related to the rezoning proposal.

I was curious, having personally flown solo for the first time at the Academy airfield, if air traffic and safety has been considered? The Davis airfield is one of the busiest in the world exposing USAFA cadets to the fundamentals of flight. A hot day could impact flight operations with an aircraft climbing to altitude, especially for 19-year old new students off course from the nominal flight pattern. Specifically, has the developer provided the FAA notification with an evaluation of FAA part 77 regarding construction near a military airfield? Likewise, Army national guard helicopters use the property directly across Voyager Blvd for takeoff and landing operations. A high rise in such close proximity to a landing zone could impact aircrew ability to aviate and navigate safely.

I saw a request for a traffic survey from Mr. Daniel Torres in the OAR2417 for the adjacent Briargate Church Assembly of God rezoning proposal immediately across Springcrest road. I was curious if the traffic survey for the Springcrest rezoning request accounts for multiple sets of multi-family dwellings or was each (Briargate Assembly of God/Springcrest) viewed independently from an impact perspective?

My concern, as a resident of the neighborhood adjacent to the TCA Central campus, is that this could potentially conflict with item #2 in the Colorado Springs Zoning Map Amendment Application Requirements Review Criteria (UDC 7.5.705D Approval Criteria- #2. "The rezoning will not be detrimental to public interest, health, safety, convenience, or general welfare."). There is a single entrance and exit into the neighborhood, which is already heavily congested during school hours or church services. This directly hinders movement and could impact emergency operations. This is today's status precluding any additional development.

As a parent with children at TCA, are there any other safety measures or infrastructure being funded by the city to protect the elementary school children with likely increased traffic and possible increase to population density if multi-family dwellings are considered? My fear is providing a bad actor with an elevated platform (in the case of a high-rise), a mere 15 feet from the school boundary, to shoot pictures or worse during a school fire drill, field day, or other daily function on the playground/athletic fields.

Please let me know if I provide any additional context or thoughts.

Thank you for the consideration,
-Mike Bennett

Stocker, Allison D

From: Kjersti Hedges <kjerstihedges@msn.com>
Sent: Tuesday, September 23, 2025 10:02 PM
To: Stocker, Allison D
Subject: ZONE-25-0023/LUPL-25-0010, 1625 Springcrest Road

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To Allison Stocker, Case Manager
Re: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road

My biggest concern with this development is its direct impact on The Classical Academy and the safety of students and families. Adding three to five hundred more vehicles to Springcrest and Voyager will make an already congested school zone far worse. During pickup and drop-off times, traffic is already stretched to its limit. The proposed right-turn-in and right-turn-out onto Voyager would often be blocked by school lines, especially during bad weather, and residents heading to I-25 would be forced into a difficult and dangerous left turn onto Springcrest, right next to the Voyager intersection.

Beyond the day-to-day traffic issues, this proposal also raises serious concerns about emergency evacuation. The neighborhood only has one main exit on Voyager. In the event of a wildfire (a real risk given the nearby Air Force Academy land, such as the fire that occurred in Boulder in 2021), adding this much density next to the school would make it nearly impossible for residents and students to evacuate safely.

There is also the matter of visibility. The height of the proposed buildings would give residents a direct view into the school's fields and playgrounds. Families are understandably uncomfortable with this, and in light of the tragedies that have occurred at schools nationwide, we cannot ignore the risks that come with placing multi-story housing right next to a school campus. Any development approved for this land should not exceed two stories for the safety of the students and for consistency with the neighborhood. The units should also not have balconies or windows that open toward the school, and the buildings should be oriented to limit the number of units facing the school.

Finally, this project doesn't serve future residents well either. People moving into these apartments will have to deal with loud school bells, constant traffic, and the likelihood that some parents will try to use the complex's parking lot for student pickup. This isn't setting up a healthy or harmonious dynamic between the school and the development.

For all of these reasons, I believe this project is the wrong fit for this location. It creates safety hazards for children, traffic problems for families, and daily frustrations for future residents. I urge the Commission to reject this proposal.

Sincerely,

Kjersti Hedges

Stocker, Allison D

From: Jennifer Smith <jfersoxfan4@gmail.com>
Sent: Monday, September 22, 2025 6:08 PM
To: Stocker, Allison D
Subject: Zoning in front of TCA Cemtral

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To

Case Manager Allison Stocker and the City Planning Commission regarding ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road:

I

respectfully urge the Commission to deny this rezoning and land use request. The proposed development is inconsistent with

PlanCOS,

incompatible with the surrounding neighborhood and school, and would create long-term safety, traffic, and quality-of-life issues.

Key

Concerns by Criteria

Criteria

A – Inconsistent with PlanCOS

-
- Identified
- as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
-
-
- Recommendations
- for this typology focus on parks and traffic calming, not high-density housing.
-
-
- Proposal
- would add 300–500 vehicles, worsening congestion on a narrow parcel.
-

Criteria

C – Incompatible with Adjacent School

- Proximity
- to The Classical Academy (TCA) creates excessive visibility of fields and playground.
- Rooftops
- and high vantage points pose security risks, especially given national school safety concerns.
- Multi-story
- housing directly next to a school undermines community safety priorities.

Criteria

D – Negative Neighborhood Impacts

- **Traffic**
- **& Evacuation:**
- Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
- **New**
- **Resident Quality of Life:**
- Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- **Neighborhood**
- **Strain:** Traffic
- congestion and school privacy issues degrade quality of life for current residents.

Criteria

E – Unsafe Access Design

- Right-turn-in/out
- on Voyager will be blocked during school pickup (especially in bad weather).

-
- To
- reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.
-

Criteria

G – Excessive Scale & Density

-
- Taller
- and denser than any nearby housing.
-
-
- Out
- of scale even compared to adjacent businesses along Voyager.
-

In

conclusion, this development is misaligned with city planning goals, poses safety and traffic hazards, and would negatively impact both current and future residents. I urge the Commission to reject this proposal. Should this rezoning go through, we need to

instate strict conditions of approval for any development, including a height restriction of two stories, a change in the orientation of the buildings to limit views of the field, and prohibiting balconies and windows that open from facing the school.

Thank

you.

Jennifer

Stocker, Allison D

From: Katie Morgan <katie.ann.morgan@gmail.com>
Sent: Sunday, September 21, 2025 9:01 PM
To: Stocker, Allison D
Subject: 1625 Sprincrest Road, ZONE-25-0023 / LUPL-25-0010

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Dear Ms. Stocker

This development is a direct threat to the safety of children at The Classical Academy. Ignoring the problematic traffic concerns on already-congested roads and the blocking of emergency evacuation routes, my biggest concern is placing multi-story units overlooking school playgrounds and practice fields. Colorado is one of a handful of states that does not have a state-wide ban prohibiting sex offenders from living within a certain proximity of schools. Furthermore, neither El Paso County nor the City of Colorado Springs has such a prohibition that I am able to find. If you approve this development, you will be placing a huge burden on every staff member and putting children in serious and real risk. You would be sacrificing student safety for the sake of commercial rezoning. This project does not belong next to a school.

Sincerely,

Katie Morgan

Stocker, Allison D

From: Anne Momber <anne.momber@gmail.com>
Sent: Sunday, September 21, 2025 9:40 PM
To: Stocker, Allison D
Subject: 1625 Springcrest Road

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To: Allison Stocker
Case Manager
1625 Springcrest Road
ZONE-25-0023 / LUPL-25-0010

Ms. Stocker,

I am writing to you with respect to the proposed development at 1625 Springcrest Road. This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. The safety of school children across the nation is already called into question daily – we cannot gamble even further with student safety for the sake of a rezoning. Please consider the safety of the current community of Springcrest road – vulnerable children! – over the profitability of a real estate venture. This project does not belong next to a school.

Regards,
Anne Momber

Stocker, Allison D

From: Trisha Coon <trishannecoon@gmail.com>
Sent: Monday, September 22, 2025 12:27 PM
To: Stocker, Allison D
Subject: Re: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road

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Hello Ms. Stocker,

My biggest concern with this development is its direct impact on The Classical Academy and the safety of students and families. Adding three to five hundred more vehicles to Springcrest and Voyager will make an already congested school zone far worse. During pickup and drop-off times, traffic is already stretched to its limit. The proposed right-turn-in and right-turn-out onto Voyager would often be blocked by school lines, especially during bad weather, and residents heading to I-25 would be forced into a difficult and dangerous left turn onto Springcrest, right next to the Voyager intersection.
Beyond the day-to-day traffic issues, this proposal also raises serious concerns about emergency evacuation. The neighborhood only has one main exit on Voyager. In the event of a wildfire (a real risk given the nearby Air Force Academy land, such as the fire that occurred in Boulder in 2021), adding this much density next to the school would make it nearly impossible for residents and students to evacuate safely.

This project doesn't serve future residents well either. People moving into these apartments will have to deal with loud school bells, constant traffic, and the likelihood that some parents will try to use the complex's parking lot for student pickup. This isn't setting up a healthy or harmonious dynamic between the school and the development.

For all of these reasons, I believe this project is the wrong fit for this location. It creates safety hazards for children, traffic problems for families, and daily frustrations for future residents.

I urge the Commission to reject this proposal.

Thank you for your time,

Stocker, Allison D

From: Caitlin Henderson <caitlinalyssephotography@yahoo.com>
Sent: Thursday, September 25, 2025 1:34 PM
To: Stocker, Allison D
Subject: Apartments near tca!

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Hey allison!

Thank you for taking my call today! I really appreciate it. I would love a link to the project proposal whenever you have a chance to send it over. I'd love to know a few things (which may get answered once I read over the project details):

Does the property need to be rezoned for apartments? What is the current zoning?

What are the guidelines and rules for apartment housing properties being built this close to a school?

Has there been any traffic analysis or study done by your team and the city? I can take pictures of the travel at 8am and 3-4:30pmand the entire field filled up with parking on special events. It is horrendous and flows back into voyager parkway.

Will there be sidewalks added and fences added for security?

And what are the safety measures and considerations for balconies facing the school and looking down at recess for the entire day?

Will the apartment complex allow dogs and smoking on property this close to school?

I was a part of the 2424 rezoning opposition from 2020-2024 and the decision eventually went all the way to the courts in Denver. I believe this project has just as much detriment and security issues unfortunately. Looking forward to the opportunity for parents to voice their opinions at the meetings etc! I know you're just doing your job—which is sincerely appreciate. But I believe these are all things to consider for the planning team and city council vote.

Thanks again!

Cait
Sent from my iPhone

Stocker, Allison D

From: Rachel Heyne <rheyne1@gmail.com>
Sent: Thursday, September 25, 2025 9:20 AM
To: Stocker, Allison D
Subject: Re: 1625 Springcrest Road

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To Case Manager Allison Stocker and the City Planning Commission regarding ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road:
I respectfully urge the Commission to deny this rezoning and land use request. The proposed development is inconsistent with *PlanCOS*, incompatible with the surrounding neighborhood and school, and would create long-term safety, traffic, and quality-of-life issues.

Key Concerns by Criteria

Criteria A – Inconsistent with PlanCOS

- Identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
- Recommendations for this typology focus on parks and traffic calming, not high-density housing.
- Proposal would add 300–500 vehicles, worsening congestion on a narrow parcel.

Criteria C – Incompatible with Adjacent School

- Proximity to The Classical Academy (TCA) creates excessive visibility of fields and playground.
- Rooftops and high vantage points pose security risks, especially given national school safety concerns.
- Multi-story housing directly next to a school undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

- **Traffic & Evacuation:** Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
- **New Resident Quality of Life:** Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- **Neighborhood Strain:** Traffic congestion and school privacy issues degrade quality of life for current residents.

Criteria E – Unsafe Access Design

- Right-turn-in/out on Voyager will be blocked during school pickup (especially in bad weather).
- To reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

- Taller and denser than any nearby housing.
- Out of scale even compared to adjacent businesses along Voyager.

In conclusion, this development is misaligned with city planning goals, poses safety and traffic hazards, and would negatively impact both current and future residents. I urge the Commission to reject this proposal. Should this rezoning go through, we need to instate strict conditions of approval for any development, including a height restriction of two stories, a change in the orientation of the buildings to limit views of the field, and prohibiting balconies and windows that open from facing the school.
Thank you,

Rachel Heyne

Stocker, Allison D

From: Alan Burke <alanwburke@aol.com>
Sent: Wednesday, September 24, 2025 2:27 PM
To: Stocker, Allison D
Subject: ZONE-25-0023 / LUPL-25-0010 – Rezoning and Land Use Plan 1625 Spring Crest Road

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To: Allison Stocker and the City Planning Commission
Re: ZONE-25-0023 / LUPL-25-0010 – Rezoning and Land Use Plan
Property Address: 1625 Springcrest Road, Colorado Springs, CO 80920

I respectfully urge the Commission to deny the rezoning and land use request for 1625 Springcrest Road, Colorado Springs, CO. The proposed development conflicts with *PlanCOS*, overwhelms neighborhood infrastructure, and places an unsafe, oversized project directly adjacent to a school and within school Drug Free Zone.. It would significantly increase traffic, evacuation risk, and visibility issues for children, while introducing a building height and density wholly inconsistent with the surrounding area. The negative impacts far outweigh any potential benefits, making this development inappropriate for this location.

This proposal is inconsistent with *PlanCOS*, which identifies this property as part of an **Established Suburban Neighborhood (Typology 1(3))** on the Framework Map. The recommendations for this neighborhood type emphasize enhancing existing parks (none of which currently exist in this area) and implementing traffic-calming measures. This project would do the opposite, adding an estimated **300–500 additional vehicles** entering and exiting a narrow parcel of land onto already congested roads, especially during school start and end times.

PlanCOS recommendations for **Emerging Neighborhoods (Typology 3)** include higher-density housing and a mix of housing types. However, our neighborhood is not classified as Emerging; therefore, this project is misaligned with the city's adopted planning framework. Thank you for your consideration.

Alan Burke
Homeowner, 1910 Ivywood Lane

Stocker, Allison D

From: Rachael D <rachael.plath@gmail.com>
Sent: Sunday, September 21, 2025 8:21 PM
To: Stocker, Allison D
Subject: NO REZONING near The Classical Academy

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The apartment development that is being proposed next to TCA Central Elementary school presents a DIRECT threat to the safety of the children, staff and parents of the school. Springcrest Road is already heavily congested with neighborhood traffic combined with school traffic presenting significant travel problems. The idea of adding hundreds of new cars to this already problematic thoroughfare is irresponsible and dangerous. I highly recommend you visit this area around 8AM and again around 3:30PM, you can imagine what would happen if an emergency evacuation was required or emergency vehicles simply needed to either enter or exit this area during this time... and how detrimental the addition of even more traffic as a result of an additional housing community.

Far more concerning is the idea of having multi-story units OVERLOOKING school playgrounds. Recess for hundreds of young children at a time throughout the entire day would be in direct view of countless apartment windows. Did you know that with AI, it only takes 25 photos of a child's face for someone to create a pornographic video of said child to then be distributed? Do you recall the 2017 mass shooting in Las Vegas when a man pointed a gun out of his window at a music festival killing more than 50 and injuring more than 800 people? He was approximately 1/4 of a mile away... the apartments proposed would be FEET away from school playgrounds. We cannot gamble with student safety for the sake of rezoning. This project does NOT belong next to a school.

These are just two of the endless concerns of neighbors, students, staff, parents and residents who care about the wellbeing of our city's children... concerns which I have no doubt are beginning to flood your inbox.

I trust that you will consider these very legitimate concerns and make the right decision.

Sincerely,
Rachael Doner

Stocker, Allison D

From: Estela Price <estela@murphypricelaw.com>
Sent: Monday, September 22, 2025 8:52 AM
To: Stocker, Allison D
Subject: Oppose proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010)

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Dear City Planner Stocker,

The proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) would create serious traffic and safety risks for The Classical Academy (TCA) students and families. Increased vehicle volume, unsafe access design, and excessive visibility of school grounds make this project incompatible with a site immediately adjacent to a school. Below are the key concerns regarding school traffic and safety:

Unsafe Traffic Flow

- Development would add hundreds of new vehicles onto narrow Springcrest and Voyager corridors already strained by school traffic.
- Proposed right-turn-in/out on Voyager will be blocked during times of the day by TCA pickup lines, particularly during inclement weather dismissal.
- Residents trying to reach I-25 will be forced into a left turn onto Springcrest, dangerously close to the Voyager/Springcrest intersection—an accident waiting to happen.

Evacuation Risks

- The neighborhood already has only one main exit on Voyager.
- In emergencies (e.g., wildfire evacuation), the added density will trap both residents and school families in congestion, endangering lives.

Child Safety & Visibility Concerns

- The project's multi-story height gives residents direct sightlines onto TCA fields and playgrounds, exposing children to constant outside observation.
- Elevated vantage points have been exploited in national tragedies; placing tall residential units next to a school ignores these lessons.

New Resident Quality of Life

- Apartment residents will also suffer from school bells, traffic congestion, and parent pickup spillover into their parking lot.
- This conflict sets up an adversarial relationship between the complex and the school, instead of community harmony.

Conditions of Approval

- Should this rezoning go through, we need to instate strict conditions of approval for the development, including a height restriction of two stories.

Estela Hernández de Price
Attorney
Murphy & Price, LLP
10 Boulder Crescent, Ste 301, Colorado Springs, CO. 80903
Direct: (719) 900-2840 / General: (719) 900-2999 / Fax: (202) 595-3127
http://www.cosprings.lawyer/

Stocker, Allison D

From: David Beutler <davebeut@gmail.com>
Sent: Monday, September 22, 2025 12:02 PM
To: Stocker, Allison D
Subject: Oppose the proposed rezoning and apartment complex near TCA!

You don't often get email from davebeut@gmail.com. Learn why this is important

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

Dear Allison Stocker,

I am a resident of the Springcrest neighborhood and a parent of children that attend TCA-Central, and I am adamantly opposed to the proposed rezoning and building of apartments in our neighborhood. My children can already not walk to school because of the heavy traffic leading into and out of TCA, and this addition would create serious safety issues for everyone.
The proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) would create serious traffic and safety risks for The Classical Academy (TCA) students and families. Increased vehicle volume, unsafe access design, and excessive visibility of school grounds make this project incompatible with a site immediately adjacent to a school. Below are the key concerns regarding school traffic and safety:

Unsafe Traffic Flow

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- Development would add hundreds of new vehicles onto narrow Springcrest and Voyager corridors
- already strained by school traffic.
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- Proposed right-turn-in/out on Voyager will be blocked during times of the day by TCA
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Evacuation Risks

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- units next to a school ignores these lessons.

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- Apartment residents will also suffer from school bells, traffic congestion, and parent
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- instead of community harmony.

Neighborhood Resident Quality of Life

- Children living in the neighborhood would be put at further risk with the added traffic, making it impossible for them to ride bikes and play in the neighborhood without sidewalks.
- Neighborhood residents will have their peaceful, rural neighborhood turned into a bustling city hub, with heavy traffic polluting the intended atmosphere of the entire community.

Please do not let our beautiful neighborhood and the safety of our children at school be compromised just for the sake of developers making more money. There is plenty of land on the outskirts of town that can be purchased and developed, but this neighborhood needs to be preserved.

Thank you,
Dave Beutler

Stocker, Allison D

From: John Crystal Karstens <karstenz@msn.com>
Sent: Tuesday, September 23, 2025 2:53 PM
To: Stocker, Allison D
Subject: Opposing apartment development next to TCA Central

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from karstenz@msn.com. Learn why this is important

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

Hi Allison,

This email is to let the city council know that I am opposed to the potential of an apartment building being built next to TCA central off of Voyager and Briargate / Springcrest. This development will flood already congested roads with hundreds of new cars, block evacuation routes and place multi-story units overlooking playgrounds. This project does not belong next to a school as it creates a safety risk for those children. This type of property should not be permitted next to that school.

Thank you,
Crystal Karstens

Stocker, Allison D

From: Kari Lucio <karilucio3@gmail.com>
Sent: Sunday, September 21, 2025 7:25 PM
To: Stocker, Allison D
Subject: Opposing building plans next to TCA Central

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from karilucio3@gmail.com. Learn why this is important

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

Hi Allison,

I'm reaching out regarding the planned apartment building to be built next to TCA Central school.

This development is a direct threat to the safety of children at The Classical Academy. It will increase traffic on already congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. This new building is highly concerning to parents of children who attend TCA. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school.

We hope you seriously reconsider and put the children first in what's best for them.

Thank you,
Kari Lucio
TCA Parent of a 4th Grader
925-260-4069

Stocker, Allison D

From: Jessica Whitaker <jwhitakerrdh@gmail.com>
Sent: Sunday, September 21, 2025 9:38 PM
To: Stocker, Allison D
Subject: Opposing development near TCA

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

To Allison Stocker, Case Manager
1625 Sprincrest Road, ZONE-25-0023 / LUPL-25-0010
This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school.

-Jessica Whitaker

Stocker, Allison D

From: Lauren Mote <lvmacdougall95@gmail.com>
Sent: Sunday, September 21, 2025 6:17 PM
To: Stocker, Allison D
Subject: Opposition to Apartment Complex near TCA Central

You don't often get email from lvmacdougall95@gmail.com. Learn why this is important

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

Hello Ms. Stocker,

I am emailing you because I am concerned about the proposed 48-ft apartment complex being built next to TCA Central. Please do not proceed with these plans! This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school.

Lauren Mote

Stocker, Allison D

From: Amanda Jenkins <amandajenkins2010@gmail.com>
Sent: Monday, September 22, 2025 3:09 PM
To: Stocker, Allison D
Subject: Opposition to apartment development

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from amandajenkins2010@gmail.com. Learn why this is important

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

To Case Manager Allison Stocker and the City Planning Commission regarding ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road:

I respectfully urge the Commission to deny this rezoning and land use request. The proposed development is inconsistent with PlanCOS, incompatible with the surrounding neighborhood and school, and would create long-term safety, traffic, and quality-of-life issues.

Key Concerns by Criteria

Criteria A – Inconsistent with PlanCOS

- Identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
- Recommendations for this typology focus on parks and traffic calming, not high-density housing.
- Proposal would add 300–500 vehicles, worsening congestion on a narrow parcel.

Criteria C – Incompatible with Adjacent School

- Proximity to The Classical Academy (TCA) creates excessive visibility of fields and playground.
- Rooftops and high vantage points pose security risks, especially given national school safety concerns.
- Multi-story housing directly next to a school undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

- Traffic & Evacuation: Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
- New Resident Quality of Life: Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- Neighborhood Strain: Traffic congestion and school privacy issues degrade quality of life for current residents.

Criteria E – Unsafe Access Design

- Right-turn-in/out on Voyager will be blocked during school pickup (especially in bad weather).

● To reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density
● Taller and denser than any nearby housing.
● Out of scale even compared to adjacent businesses along Voyager.

In conclusion, this development is misaligned with city planning goals, poses safety and traffic hazards, and would negatively impact both current and future residents. I urge the Commission to reject this proposal. Should this rezoning go through, we need to instate strict conditions of approval for any development, including a height restriction of two stories.

Thank you.
Amanda Jenkins

Stocker, Allison D

From: Voget <voget@comcast.net>
Sent: Sunday, September 21, 2025 9:19 PM
To: Stocker, Allison D
Subject: Opposition to apartments

You don't often get email from voget@comcast.net. Learn why this is important

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

To Case Manager Allison Stocker and the City Planning Commission regarding ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road:
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- To reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

- Taller and denser than any nearby housing.
- Out of scale even compared to adjacent businesses along Voyager.

In conclusion, this development is misaligned with city planning goals, poses safety and traffic hazards, and would negatively impact both current and future residents. I urge the Commission to reject this proposal. Should this rezoning go through, we need to instate strict conditions of approval for any development, including a height restriction of two stories.
Thank you.
Kenneth Voget
1890 Springcrest Rd

Stocker, Allison D

From: Samantha Bennett <samibennett09@gmail.com>
Sent: Monday, September 22, 2025 11:18 PM
To: Stocker, Allison D
Subject: Opposition to proposed development at 1625 Springcrest Road

You don't often get email from samibennett09@gmail.com. Learn why this is important

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

Dear Allison Stocker,

I am opposed to the proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010). As a resident of the neighborhood and a parent of a TCA student there are a multitude of issues that arise from a large apartment complex being built in our small neighborhood directly overlooking a elementary school.

The most pressing of these issues in my opinion is the danger to the elementary students at The Classical Academy. Having a multi story apartment complex overlooking a playground is giving ample opportunity for tragedy. An elementary school must be run on a schedule so children will be outside at recess at regular timed intervals. The entirety of the school empties out onto the field monthly for drills. These are the opportunities someone in the mind for violence and abuse could take easily from a high vantage point if this complex is built. It is unacceptable. The proposed 15 foot buffer between the fence of the field and the apartment complex is far from sufficient to keep the school safe.

Another substantial concern is the flow of traffic. This is a small neighborhood. The adding of over 200 units of this apartment complex and the additional proposed apartment complex directly across the street is something the one way in and out street is unable to sustain. Adding in the traffic of the hundreds of TCA school parents at pick up, drop off and many school events will be a calamity.

On a personal note and probably the least weighty in terms of this discourse but I feel need to be mentioned. This neighborhood was picked for my family because of it's neighborly feeling and community. There are events and traditions in this small and somewhat isolated neighborhood. I know that adding this development will change the tone I selfishly wish to preserve.

The proposed development is incompatible with the current neighborhood and school.
It is unsafe for our community.

Thank you for your time
Samantha Bennett

Stocker, Allison D

From: Glenn Cooley <glenn.cooley@gmail.com>
Sent: Monday, September 22, 2025 11:48 AM
To: Stocker, Allison D
Subject: Opposition to Rezoning for Apartment Complex near TCA
Attachments: P1.jpg; P3.jpg; P8.jpg; P11.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Allison,

I'm writing to express my concern with the rezone proposal to allow for an apartment complex near TCA.

- The existing road infrastructure can't handle school traffic as is. Adding an apartment will create a traffic disaster.
  - Because TCA doesn't offer bus services, there's nearly a 1:1 ratio of students to cars clogging up Springcrest during pickup and drop-off.
  - Traffic is especially bad during pickup because parents line up well before school dismissal.
  - A standard traffic study does not account for the fact that cars aren't traversing through the study area -- they are stopping and waiting, which blocks traffic.
  - Lance Miller provided a video showing how bad the traffic is; I attached screen shots.
  - Apartment buildings are notorious for providing marginal parking provision for tenants and the overflow from this, plus tenants visitors, puts all available neighborhood curbside parking under pressure.
- Having an apartment overlook a school is not safe
  - The upper apartment floors will have direct line of sight into school classrooms, playground, and sports field.
  - Apartments may not have a higher crime rate, but the number of people living in high density housing will increase the total crimes committed, and those crimes will be next to a school.

Thank you,

W. Glenn Cooley
9735 Brassie Ct.

Stocker, Allison D

From: Brandi Henderson <brandilynnhenderson@gmail.com>
Sent: Sunday, September 21, 2025 5:42 PM
To: Stocker, Allison D
Subject: Please oppose Proposed Development at Voyager & Springcrest

You don't often get email from brandilynnhenderson@gmail.com. Learn why this is important

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

Dear Allison Stocker,

The proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) would create serious traffic and safety risks for The Classical Academy (TCA) students and families. Increased vehicle volume, unsafe access design, and excessive visibility of school grounds make this project incompatible with a site immediately adjacent to a school. Below are the key concerns regarding school traffic and safety:

Unsafe Traffic Flow

- Development would add hundreds of new vehicles onto narrow Springcrest and Voyager corridors already strained by school traffic.
- Proposed right-turn-in/out on Voyager will be blocked during times of the day by TCA pickup lines, particularly during inclement weather dismissal.
- Residents trying to reach I-25 will be forced into a left turn onto Springcrest, dangerously close to the Voyager/Springcrest intersection—an accident waiting to happen.

Evacuation Risks

- The neighborhood already has only one main exit on Voyager.
- In emergencies (e.g., wildfire evacuation), the added density will trap both residents and school families in congestion, endangering lives.

Child Safety & Visibility Concerns

- The project's multi-story height gives residents direct sightlines onto TCA fields and playgrounds, exposing children to constant outside observation.
- Elevated vantage points have been exploited in national tragedies; placing tall residential units next to a school ignores these lessons.

New Resident Quality of Life

- Apartment residents will also suffer from school bells, traffic congestion, and parent pickup spillover into their parking lot.
- This conflict sets up an adversarial relationship between the complex and the school, instead of community harmony.

As a parent of school aged children, I am extremely concerned the for the safety of student at TCA Central Elementary. Please say no to the proposed development.

Thank you,
Brandi Henderson

Stocker, Allison D

From: Aubrey Beutler <aubrey.beutler@gmail.com>
Sent: Monday, September 22, 2025 12:02 PM
To: Stocker, Allison D
Subject: Please Oppose the rezoning/apartment complex near TCA!

You don't often get email from aubrey.beutler@gmail.com. Learn why this is important

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

Dear Allison Stocker,

I am a resident of the Springcrest neighborhood and a parent of children that attend TCA-Central, and I am adamantly opposed to the proposed rezoning and building of apartments in our neighborhood. My children can already not walk to school because of the heavy traffic leading into and out of TCA, and this addition would create serious safety issues for everyone.
The proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) would create serious traffic and safety risks for The Classical Academy (TCA) students and families. Increased vehicle volume, unsafe access design, and excessive visibility of school grounds make this project incompatible with a site immediately adjacent to a school. Below are the key concerns regarding school traffic and safety:

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Evacuation Risks

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Child Safety & Visibility Concerns

- The project's multi-story height gives residents direct sightlines onto TCA fields and
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- Elevated vantage points have been exploited in national tragedies; placing tall residential
- units next to a school ignores these lessons.

New Resident Quality of Life

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- pickup spillover into their parking lot.
- This conflict sets up an adversarial relationship between the complex and the school,
- instead of community harmony.

Neighborhood Resident Quality of Life

- Children living in the neighborhood would be put at further risk with the added traffic, making it impossible for them to ride bikes and play in the neighborhood without sidewalks.
- Neighborhood residents will have their peaceful, rural neighborhood turned into a bustling city hub, with heavy traffic polluting the intended atmosphere of the entire community.

Please do not let our beautiful neighborhood and the safety of our children at school be compromised just for the sake of developers making more money. There is plenty of land on the outskirts of town that can be purchased and developed, but this neighborhood needs to be preserved.

Thank you,
Aubrey Beutler

Stocker, Allison D

From: Jennifer Jenkins <jennjenkins22@gmail.com>
Sent: Wednesday, September 24, 2025 8:09 PM
To: Stocker, Allison D
Subject: Please stop this building project

Follow Up Flag: Follow up
Flag Status: Flagged

[You don't often get email from jennjenkins22@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear Allison,

Re: Building project on Springcrest Rd.:

Please do not approve the apartment complex next to TCA-Central! This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school.

Sincerely,

Jennifer Jenkins

Stocker, Allison D

From: Lauren McKee <lklmmckee@gmail.com>
Sent: Sunday, September 21, 2025 7:05 PM
To: Stocker, Allison D
Subject: Proposal of 48-ft apartment building being built next to TCA Central

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Please, please do not approve this. This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school. I genuinely do not understand why this is even being considered.

Lauren

Stocker, Allison D

From: Katherine Kinney <kakinney1@gmail.com>
Sent: Sunday, September 21, 2025 8:55 PM
To: Stocker, Allison D
Subject: New Developement Voyager and Briargate

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

Dear Allison Stocker,

The proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) would create serious traffic and safety risks for The Classical Academy (TCA) students and families. Increased vehicle volume, unsafe access design, and excessive visibility of school grounds make this project incompatible with a site immediately adjacent to a school. Below are the key concerns regarding school traffic and safety:

Unsafe Traffic Flow

- Development would add hundreds of new vehicles onto narrow Springcrest and Voyager corridors already strained by school traffic.
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- Residents trying to reach I-25 will be forced into a left turn onto Springcrest, dangerously close to the Voyager/Springcrest intersection—an accident waiting to happen.

Evacuation Risks

- The neighborhood already has only one main exit on Voyager.

- In emergencies (e.g., wildfire evacuation), the added density will trap both residents
- and school families in congestion, endangering lives.
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Child Safety & Visibility Concerns

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New Resident Quality of Life

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- pickup spillover into their parking lot.
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-
- This conflict sets up an adversarial relationship between the complex and the school,
- instead of community harmony.
-

Respectfully,

Katie Kinney
kakinney1@gmail.com
719-424-8012

Stocker, Allison D

From: Griff Hanning (Homefix) <griff@homefixcos.com>
Sent: Sunday, September 21, 2025 7:29 PM
To: Stocker, Allison D
Subject: I'm against the proposed apartment building next to TCA

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Allison,

If I can have a say in the matter, I'm against the proposed 48-ft apartment building being built next to TCA Central.

My kids attend there and I feel like this development is a direct threat to the safety of children at The Classical Academy. The idea of a creeper on the third floor watching my kids play in the playground makes my skin crawl. Or a resident smoking in the parking lot by their car next to the fence or additional cars flying in and out of the parking lot on a street that is already congested sounds like a terrible idea. This project does not belong next to a school.

I thank you for listening to my concerns.

Griff Hanning

Owner

C: (719) 322-7303 | O: (719) 749-1788

HomefixCOS.com

Stocker, Allison D

From: Jeff and Amy Brake <brakeja@gmail.com>
Sent: Monday, September 22, 2025 7:28 PM
To: Stocker, Allison D
Subject: Development proposal next to TCA Central

You don't often get email from brakeja@gmail.com. Learn why this is important

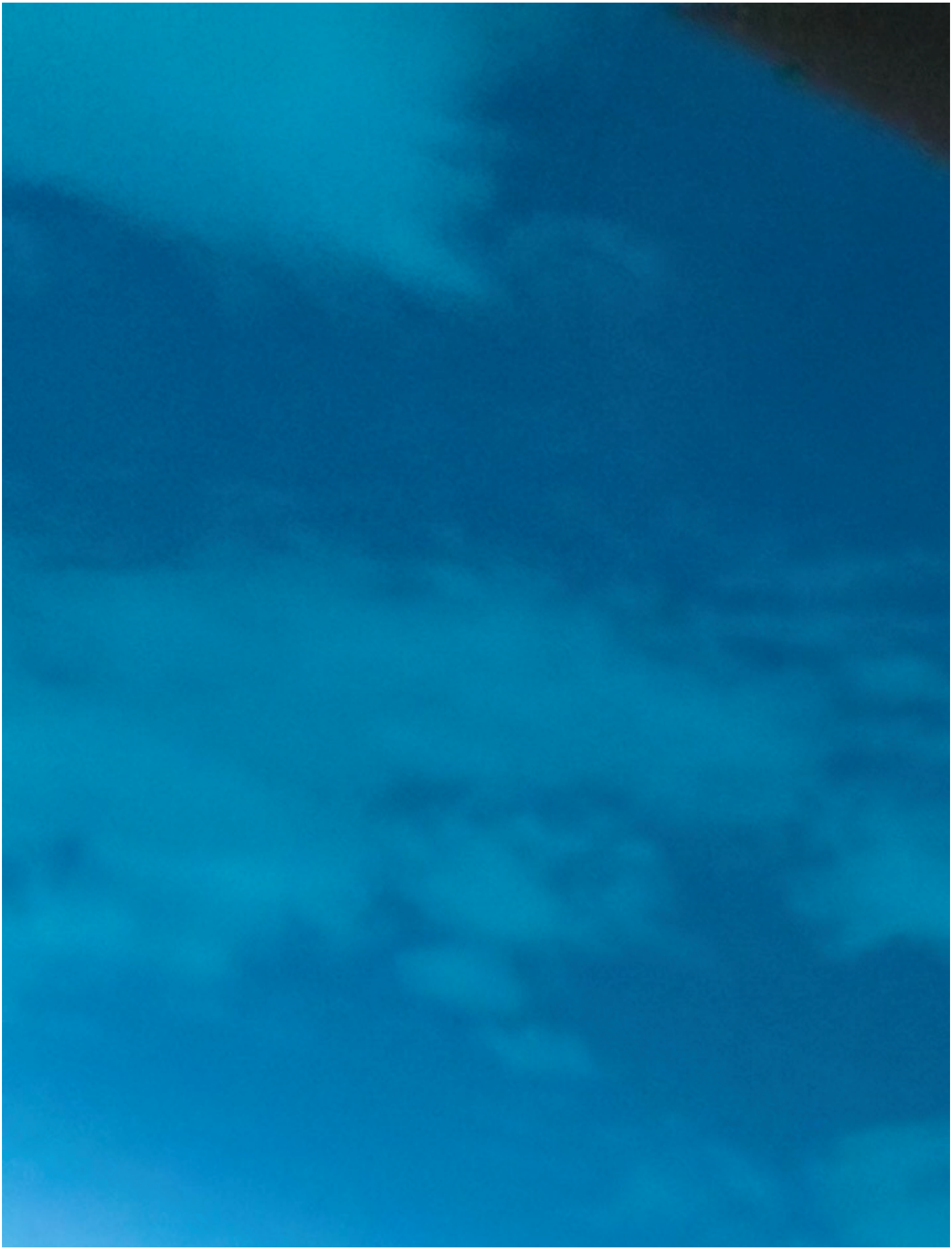
CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Dear Ms. Stocker-

I am writing to you to oppose the development proposal for the apartment complex (including a 48-foot apartment building adjacent to TCA Central Elementary School. My family lives in Pine Woods, the neighbourhood at the end of Springcrest Road, and my daughter is currently a student at TCA Central. As such, we are very concerned about the potential problems with the establishment of this proposed apartment complex.

This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school.

I am also attaching photos of the traffic at Friday pick up time for the school (it releases at 12:15 p.m. on Fridays). I was in my vehicle on Voyager Parkway and the pictures are of the back up of traffic on Springcrest/Voyager



and the carpool line at TCA Central.

Thanks so much for your time!

Sincerely,
Amy Brake



Stocker, Allison D

From: jeremy walters <jeremy.walters@gmail.com>
Sent: Sunday, September 21, 2025 6:20 PM
To: Stocker, Allison D
Subject: Concerns regarding ZONE-25-0023 / LUPL-25-0010

You don't often get email from jeremy.walters@gmail.com. Learn why this is important

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

Dear Allison Stocker,
The proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) would create serious traffic and safety risks for The Classical Academy (TCA) students and families. Increased vehicle volume, unsafe access design, and excessive visibility of school grounds make this project incompatible with a site immediately adjacent to a school. Below are the key concerns regarding school traffic and safety:

Unsafe Traffic Flow

- Development would add hundreds of new vehicles onto narrow Springcrest and Voyager corridors already strained by school traffic.
- Proposed right-turn-in/out on Voyager will be blocked during times of the day by TCA pickup lines, particularly during inclement weather dismissal.
- Residents trying to reach I-25 will be forced into a left turn onto Springcrest, dangerously close to the Voyager/Springcrest intersection—an accident waiting to happen.

Evacuation Risks

- The neighborhood already has only one main exit on Voyager.
- In emergencies (e.g., wildfire evacuation), the added density will trap both residents and school families in congestion, endangering lives.

Child Safety & Visibility Concerns

- The project's multi-story height gives residents direct sightlines onto TCA fields and playgrounds, exposing children to constant outside observation.
- Elevated vantage points have been exploited in national tragedies; placing tall residential units next to a school ignores these lessons.

New Resident Quality of Life

- Apartment residents will also suffer from school bells, traffic congestion, and parent pickup spillover into their parking lot.
- This conflict sets up an adversarial relationship between the complex and the school, instead of community harmony.

Sincerely,

Jeremy Walters, a concerned parent

Stocker, Allison D

From: Colin Gilbert <colinkgilbert@gmail.com>
Sent: Tuesday, September 23, 2025 5:12 PM
To: Stocker, Allison D
Subject: Letter to Case Manager

Follow Up Flag: Follow up
Flag Status: Flagged

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This letter concerns the proposed development at 1625 Springcrest Road, at Voyager and Briargate Parkway (LUPL-25-0010 and ZONE-25-0023).

I am a father of students at TCA and a resident of the affected neighborhoods.

The current proposal for a 5-story apartment complex is not consistent with PlanCOS and is incompatible with its surroundings. Such a large structure does not belong directly adjacent to an elementary school. Hundreds of units would overlook the playground and field, casting shadows across play areas and car drop-off/pick-up lanes during icy winters. The 4- and 5-story scale is also out of step with the neighborhood context, and the building height raises potential safety concerns for helicopter operations at the National Guard office across the street.

The existing zoning allows for lower density, which would help mitigate traffic and safety issues this project would otherwise intensify.

We want to be clear: We are not against growth. We are against unsafe growth that places children at risk and disregards community input. Responsible development means working with residents to create conditions that protect students, families, and neighbors.

We ask you to consider the following conditions of approval if this project moves forward:

1. Building Height: Limit buildings to no more than two stories, in keeping with the scale of surrounding structures and to prevent excessive visibility into the school's playground and drill areas.
2. Windows and Balconies: Prohibit balconies and openable windows that directly face the school's field and playground.

By requiring these adjustments, the city can support growth while also safeguarding children and respecting the community's concerns.

Thank you,

Colin Gilbert

Stocker, Allison D

From: Jodie Eyberg <jodie@eyberg.us>
Sent: Sunday, September 21, 2025 9:08 PM
To: Stocker, Allison D
Subject: Development at Voyager/Springcrest

[You don't often get email from jodie@eyberg.us. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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To Allison Stocker, Case Manager
1625 Sprincrest Road, ZONE-25-0023 / LUPL-25-0010

I am opposed the development between TCA Central and Voyager. This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school. Other TCA campuses have had issues with nearby apartment residents coming on school grounds with and without animals during school hours — even into fenced areas.

Please do not continue this project for the safety of the school children and existing residents in the area.

Sincerely,
Jodie Eyberg
719-235-1648
TCA North Elementary staff and parent of former TCA Central and North students

Stocker, Allison D

From: Jackline Price <jackline.boldit@gmail.com>
Sent: Sunday, September 21, 2025 7:17 PM
To: Stocker, Allison D
Subject: I do not aprove

Follow Up Flag: Follow up
Flag Status: Flagged

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This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school."

Jackline Price

Stocker, Allison D

From: helen walters <hmwalters85@gmail.com>
Sent: Sunday, September 21, 2025 6:09 PM
To: Stocker, Allison D
Subject: Land development by TCA Central

[You don't often get email from hmwalters85@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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To whom it may concern,
This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school. Thank you for listening A concerned mom Helen Walters

Sent from my iPhone

Stocker, Allison D

From: Sara May <saravmay@gmail.com>
Sent: Tuesday, September 23, 2025 1:32 PM
To: Stocker, Allison D
Subject: Development of apartments by TCA central

Follow Up Flag: Follow up
Flag Status: Flagged

[You don't often get email from saravmay@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Allison,

We strongly feel that the 57 ft apartment building proposed to be built to the west of TCA would be a hazard to our children's safety. The apartments on the TCA side of the building would look directly onto our kids field and playground. This is a very dangerous situation for our kids as we have no idea who will be renting the apartments and their backgrounds. We are very concerned about this proposal. Please take our children's safety into mind as you consider this building. We need your help to keep our kids safe.

Thanks you,

Sara May
TCA mom and concerned citizen.

Sent from my iPhone

Stocker, Allison D

From: Jessica Lohmeyer <jesslohmeyer22@gmail.com>
Sent: Monday, September 22, 2025 12:02 PM
To: Stocker, Allison D
Subject: Do not build!

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This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school.

Additionally, pedophiles and human traffickers look for schools close to the highway for easy access to make a quick escape. Do not add this apartment complex for the safety of our kids!

Sent from Gmail Mobile

Stocker, Allison D

From: Christina Shoemaker <christina.ann.forster@gmail.com>
Sent: Sunday, September 21, 2025 6:58 PM
To: Stocker, Allison D
Subject: New Building Near The Classical Academy

You don't often get email from christina.ann.forster@gmail.com. Learn why this is important

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Dear Alison,

As a dedicated and concerned parent to three young children, two who already attend The Classical Academy's Central Campus. Our children's safety is obviously and expectedly of the utmost importance. The neighborhood just east of their school off of Springcrest drive already speed past and around parents on the road right in front of the school and disregarding the school speed limit area of 20mph, yelling from the cars and endangering our children's actual lives. To add a new construction zone and following an apartment complex is flies absurdly in the face of safety and reason. We will not be able to ensure our children are in a safe environment, pickup and drop off will have a great negative impact on ALL parties involved, and the neighborhoods past the school I fear will grow increasingly more irritated and reckless until a child is killed.
This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school.

Please please hear our cries for a safe community for our children.

Sent from my iPhone

Stocker, Allison D

From: Laura Aranda <laurakathrynaranda@gmail.com>
Sent: Monday, September 22, 2025 8:23 AM
To: Stocker, Allison D
Subject: I oppose the rezoning / apartment complex near TCA

Follow Up Flag: Follow up
Flag Status: Flagged

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To Case Manager Allison Stocker and the City Planning Commission regarding ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road:

I respectfully urge the Commission to deny this rezoning and land use request. The proposed development is inconsistent with *PlanCOS*, incompatible with the surrounding neighborhood and school, and would create long-term safety, traffic, and quality-of-life issues.

Key Concerns by Criteria

Criteria A – Inconsistent with PlanCOS

-
-
- Identified as an Established Suburban Neighborhood (Typology 1(3)),
- not an Emerging Neighborhood.
-
-
-
- Recommendations for this typology focus on parks and traffic calming,
- not high-density housing.
-
-
-
- Proposal would add 300–500 vehicles, worsening congestion on a
- narrow parcel.
-

Criteria C – Incompatible with Adjacent School

-
-

- Proximity to The Classical Academy (TCA) creates excessive visibility
- of fields and playground.
- Rooftops and high vantage points pose security risks, especially
- given national school safety concerns.
- Multi-story housing directly next to a school undermines community
- safety priorities.

Criteria D – Negative Neighborhood Impacts

- **Traffic & Evacuation:**
- Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
- **New Resident Quality of Life:**
- Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- **Neighborhood Strain:**
- Traffic congestion and school privacy issues degrade quality of life for current residents.

Criteria E – Unsafe Access Design

- Right-turn-in/out on Voyager will be blocked during school pickup
- (especially in bad weather).

- To reach I-25, residents must use a left turn onto Springcrest,
- dangerously close to Voyager/Springcrest intersection.
-

Criteria G – Excessive Scale & Density

-
-
- Taller and denser than any nearby housing.
-
-
-
- Out of scale even compared to adjacent businesses along Voyager.
-

In conclusion, this development is misaligned with city planning goals, poses safety and traffic hazards, and would negatively impact both current and future residents. I urge the Commission to reject this proposal. Should this rezoning go through, we need to instate strict conditions of approval for any development, including a height restriction of two stories.

Thank you for considering.

Best,

Laura Aranda

TCA Parent / RN / Local Business Owner

Stocker, Allison D

From: Athalia Bufano <athaliabufano@gmail.com>
Sent: Wednesday, September 24, 2025 3:50 PM
To: Stocker, Allison D
Subject: DEVELOPMENT TSN 6232101002

Follow Up Flag: Follow up
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To whom it may concern:

The development of the apartment complex at Briargate Blvd and Voyager Parkway is extremely concerning and a direct threat to the safety of children, including my own at The Classical Academy. I see several concerns with this development including the following major concerns:

- A severe increase in traffic not just for the school but for the main roads and residents of the already existing neighborhoods. Even if the complex only has 50 residents, that is potentially at least 50 additional vehicles that need to exit and enter the area, with traffic and traffic safety already being an issue as is. This would impact residents trying to get to work or home, children trying to get to school, emergency vehicles needing to access the area, and more.
- Placing a multi-story apartment complex provides breeding grounds for danger for our children. Having direct viewing access to children playing on the playgrounds makes me so uncomfortable and is a liability/danger waiting to happen. In light of recent events with school shootings and predators, it is negligent to build this apartment complex this close to an elementary school. We cannot gamble with student safety for the sake of city development.
- On top of all this, The Classical Academy is a public *charter* school. That means there are limited seats for attending this school. Building an apartment complex next to the school will not help with the argument that it will bring more students into D20.

This project does not belong next to The Classical Academy or any school.

Sincerely,

Athalia Bufano

Stocker, Allison D

From: Jen Burkholz <jen.burkholz@gmail.com>
Sent: Sunday, September 21, 2025 9:10 PM
To: Stocker, Allison D
Subject: Development concerns

You don't often get email from jen.burkholz@gmail.com. Learn why this is important

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Hello,

I just want to express my concern with the apartment complex that is planned next to TCA central. I have two children at TCA Central currently and eventually I will have four children there. I am very concerned with the safety of the school with an apartment complex in close proximity. Apartment complexes bring a diverse and transient population of people which commonly include those with higher crime rates. There is potential for increased access of unknown individuals near children during the school day. Not to mention it blocks views of the mountains the children enjoy during school hours. It also increases traffic and congestion in the area.

Please consider the safety of the children!

Jen Burkholz

Sent from my iPhone

Stocker, Allison D

From: Sydney Rezner <sydney.rezner@gmail.com>
Sent: Wednesday, September 24, 2025 8:47 PM
To: Stocker, Allison D
Subject: Do not build apartments

Follow Up Flag: Follow up
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You don't often get email from sydney.rezner@gmail.com. Learn why this is important

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Good evening! I'm emailing to make sure my voice is heard regarding a proposed development near the school my children attend. I am against the proposed 57-ft apartment building being built next to TCA Central. This development is a direct threat to the safety of children at The Classical Academy. It will contribute to already-congested roads, block emergency evacuation routes, and place multi-story units overlooking our schools playground, which does not feel safe at all. I do not wish to gamble with student safety for the sake of a rezoning and additional housing in Colorado Springs. There is plenty of land elsewhere that isn't next to and overlooking an elementary school that can be used for apartments.This project does not belong next to a school.

Thank you,
Sydney Rezner
concerned parent and community member

Stocker, Allison D

From: Josh Luongo <josh.luongo@gmail.com>
Sent: Tuesday, September 23, 2025 5:47 PM
To: Stocker, Allison D
Subject: ZONE-25-0023 / LUPL-25-0010 – Rezoning and Land Use Plan

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Allison Stocker,

The proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) would create serious safety risks for children as well as traffic flow issues for the community. Increased vehicle volume, unsafe access design, and excessive visibility of school grounds make this project incompatible with a site immediately adjacent to a school. Below are the key concerns regarding children's safety and security in addition to traffic issues:

Child Safety & Visibility Concerns

- The project's multi-story height gives residents direct sightlines onto TCA fields and playgrounds, exposing children to constant outside observation.
- Elevated vantage points have been exploited in national tragedies; placing tall residential units next to a school ignores these lessons

Evacuation Risks

- The neighborhood already has only one main exit on Voyager.
- In emergencies (e.g., wildfire evacuation), the added density will trap both residents and school families in congestion, endangering lives.

New Resident Quality of Life

- Apartment residents will also suffer from school bells, traffic congestion, and parent pickup spillover into their parking lot.
- This conflict sets up an adversarial relationship between the complex and the school, instead of community harmony.

Conditions of Approval

- Should this rezoning go through, we need to instate strict conditions of approval for the development, including the following: a height restriction of two stories, changing the orientation of the buildings to avoid unit visibility of the field, and asking that the developers do not incorporate balconies or windows that open toward the school.

Thank you for your consideration of this very important and impactful decision for our community and protecting our children.

Respectfully,
Josh Luongo

Stocker, Allison D

From: gdonermd@gmail.com
Sent: Sunday, September 21, 2025 9:11 PM
To: Stocker, Allison D
Subject: NO REZONING near The Classical Academy

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Dear Allison Stocker,

I am writing you as a concerned parent, I have a first grade son who attends the Classical Academy off of Briargate Parkway and Voyager. I also have another son who currently is in pre-school and will be stating there in two years. Not is more important to me that looking out for the safety of them! Especially in light of recent school shooting and violence we have seen. My wife Rachael also emailed you regarding this and I am sharing that here as well.

The apartment development that is being proposed next to TCA Central Elementary school presents a DIRECT threat to the safety of the children, staff and parents of the school. Springcrest Road is already heavily congested with neighborhood traffic combined with school traffic presenting significant travel problems. The idea of adding hundreds of new cars to this already problematic thoroughfare is irresponsible and dangerous. I highly recommend you visit this area around 8AM and again around 3:30PM, you can imagine what would happen if an emergency evacuation was required or emergency vehicles simply needed to either enter or exit this area during this time... and how detrimental the addition of even more traffic as a result of an additional housing community.
>
> Far more concerning is the idea of having multi-story units OVERLOOKING school playgrounds. Recess for hundreds of young children at a time throughout the entire day would be in direct view of countless apartment windows. Did you know that with AI, it only takes 25 photos of a child's face for someone to create a pornographic video of said child to then be distributed? Do you recall the 2017 mass shooting in Las Vegas when a man pointed a gun out of his window at a music festival killing more than 50 and injuring more than 800 people? He was approximately 1/4 of a mile away... the apartments proposed would be FEET away from school playgrounds. We cannot gamble with student safety for the sake of rezoning. This project does NOT belong next to a school.
>
> These are just two of the endless concerns of neighbors, students, staff, parents and residents who care about the wellbeing of our city's children... concerns which I have no doubt are beginning to flood your inbox.
>
> I trust that you will consider these very legitimate concerns and make the right decision.
>
> Sincerely,
> Geoffrey Doner MD
>
>
>
>

Stocker, Allison D

From: Elizabeth Moum <elizabeth319@gmail.com>
Sent: Monday, September 22, 2025 10:56 AM
To: Stocker, Allison D
Subject: Re: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road

Follow Up Flag: Follow up
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Dear Ms. Stocker,

I wanted to write you to express my concerns about the zoning of the area directly west of The Classical Academy Central (1625 Springcrest Road). My biggest concern with this development is its direct impact on The Classical Academy and the safety of students and families. Adding three to five hundred more vehicles to Springcrest and Voyager will make an already congested school zone far worse. During pickup and drop-off times, traffic is already stretched to its limit. The proposed right-turn-in and right-turn-out onto Voyager would often be blocked by school lines, especially during bad weather, and residents heading to I-25 would be forced into a difficult and dangerous left turn onto Springcrest, right next to the Voyager intersection.

Beyond the day-to-day traffic issues, this proposal also raises serious concerns about emergency evacuation. The neighborhood only has one main exit on Voyager. In the event of a wildfire (a real risk given the nearby Air Force Academy land, such as the fire that occurred in Boulder in 2021), adding this much density next to the school would make it nearly impossible for residents and students to evacuate safely.

There is also the matter of visibility. The height of the proposed buildings would give residents a direct view into the school's fields and playgrounds. Families are understandably uncomfortable with this, and in light of the tragedies that have occurred at schools nationwide, we cannot ignore the risks that come with placing multi-story housing right next to a school campus. Any development approved for this land should not exceed two stories for the safety of the students and for consistency with the neighborhood. The units should also not have balconies or windows that open toward the school, and the buildings should be oriented to limit the number of units facing the school.

Finally, this project doesn't serve future residents well either. People moving into these apartments will have to deal with loud school bells, constant traffic, and the likelihood that some parents will try to use the complex's parking lot for student pickup. This isn't setting up a healthy or harmonious dynamic between the school and the development.

For all of these reasons, I believe this project is the wrong fit for this location. It creates safety hazards for children, traffic problems for families, and daily frustrations for future residents. I urge the Commission to reject this proposal.

Thank you,

Elizabeth Moum

(Concerned Parent of 2 current students at The Classical Academy Central)

Stocker, Allison D

From: Kerry Cooley <kerry.cooley@yahoo.com>
Sent: Sunday, September 21, 2025 8:28 PM
To: Stocker, Allison D
Subject: Stop the insanity

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To Case Manager Allison Stocker and the City Planning Commission regarding ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road:
I respectfully urge the Commission to deny this rezoning and land use request. The proposed development is inconsistent with *PlanCOS*, incompatible with the surrounding neighborhood and school, and would create long-term safety, traffic, and quality-of-life issues.

Key Concerns by Criteria

Criteria A – Inconsistent with PlanCOS

- Identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
- Recommendations for this typology focus on parks and traffic calming, not high-density housing.
- Proposal would add 300–500 vehicles, worsening congestion on a narrow parcel.

Criteria C – Incompatible with Adjacent School

- Proximity to The Classical Academy (TCA) creates excessive visibility of fields and playground.
- Rooftops and high vantage points pose security risks, especially given national school safety concerns.
- Multi-story housing directly next to a school undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

- **Traffic & Evacuation:** Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
- **New Resident Quality of Life:** Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- **Neighborhood Strain:** Traffic congestion and school privacy issues degrade quality of life for current residents.

Criteria E – Unsafe Access Design

- Right-turn-in/out on Voyager will be blocked during school pickup (especially in bad weather).
- To reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

- Taller and denser than any nearby housing.
- Out of scale even compared to adjacent businesses along Voyager.

In conclusion, this development is misaligned with city planning goals, poses safety and traffic hazards, and would negatively impact both current and future residents. I urge the Commission to reject this proposal. Should this rezoning go through, we need to instate strict conditions of approval for any development, including a height restriction of two stories.
Thank you.
Kerry Cooley

Yahoo Mail: Search, Organize, Conquer

Stocker, Allison D

From: Tim Heyne 800-283-7499 <timothyheyne@gmail.com>
Sent: Monday, September 22, 2025 2:35 PM
To: Stocker, Allison D
Subject: ZONE-25-0023 / LUPL-25-0010 – Rezoning and Land Use Plan

Follow Up Flag: Follow up
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Property Address: 1625 Springcrest Road, Colorado Springs, CO 80920

Hi Allison,
My name is Tim Heyne. I live on Ivywood Lane (cul-de-sac off Springcrest).

I respectfully urge the Commission to deny this rezoning and land use request. The proposed development conflicts with *PlanCOS*, overwhelms neighborhood infrastructure, and places an unsafe, oversized project directly adjacent to a school. It would significantly increase traffic, evacuation risk, and visibility issues for children, while introducing a building height and density wholly inconsistent with the surrounding area. The negative impacts far outweigh any potential benefits, making this development inappropriate for this location.

Comparison to Land Use Review Criteria:

Criteria A
This proposal is inconsistent with *PlanCOS*, which identifies this property as part of an **Established Suburban Neighborhood (Typology 1(3))** on the Framework Map. The recommendations for this neighborhood type emphasize enhancing existing parks (none of which currently exist in this area) and implementing traffic-calming measures. This project would do the opposite, adding an estimated **300–500 additional vehicles** entering and exiting a narrow parcel of land.

PlanCOS recommendations for **Emerging Neighborhoods (Typology 3)** include higher-density housing and a mix of housing types. However, our neighborhood is not classified as Emerging; therefore, this project is misaligned with the city's adopted planning framework.

Criteria C
The **scale of the proposed development** and its proximity to **The Classical Academy (TCA)** make it incompatible with surrounding land uses. Families with children at TCA strongly oppose this project, as it creates excessive visibility of the school's athletic fields and playground from a large number of units. Elevated vantage points, such as rooftops, have tragically been exploited in national incidents involving school and political shootings.

Our city must adapt land use policies in light of these realities to ensure the safety of children and schools. Approving a multi-story, high-density development directly adjacent to a school disregards this critical responsibility.

Criteria D
The development would have a **wholly negative impact** on the neighborhood:

-
-
- **Traffic & Evacuation:**
- This project would triple the density of the surrounding area and concentrate vehicles near the only exit onto Voyager. In the event of a wildfire—which is a real risk given the adjacent Air Force Academy open land—the evacuation of existing residents would
- be severely compromised.
-
-
-
- **Neighborhood Strain:**
- Increased traffic and congestion near the school will further erode quality of life for current residents.
-
-
-
- **New Resident Quality of Life:**
- Residents of the proposed apartment complex will not enjoy hearing the school bells aimed
- toward the field, and they will likely feel inconvenienced by the school dropoff, pickup, and special event traffic. In fact, residents may find that some parents choose to pick up their students in the apartment parking lot. This development does not set
- up a harmonious dynamic between the school and complex.
-

Criteria E
The proposed **right-turn-in, right-turn-out access along Voyager** will be unworkable. During school pickup times—particularly in inclement weather—this access will often be blocked by queueing traffic.

To reach I-25, residents of the development will be forced to use the northern exit, making a **left turn onto Springcrest**. This maneuver will be highly dangerous due to its proximity to the Voyager/Springcrest intersection and may be virtually impossible during school traffic peaks.

Criteria F
The proposed buildings are **significantly taller and denser** than both the surrounding neighborhood and the nearby commercial developments along Voyager, such as Aspen Endodontics. This disparity in scale would disrupt the character of the community and create visual imbalance.

If the rezoning passes, a condition of approval for the development needs to be put in place to include a height restriction of two stories.

Thank you for your time.

--

Timothy Heyne
800-283-7499 - Direct
800-478-0458 - Fax
theyne@firstcm.net
timothyheyne@gmail.com

Stocker, Allison D

From: Kristi Percell <kristipercell@gmail.com>
Sent: Monday, September 22, 2025 10:52 AM
To: Stocker, Allison D
Subject: ZONE-25-0023 / LUPL-25-0010

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Allison Stocker,

Thank you for your email with the applicant's response letter regarding the proposed multi-family development at the corner of Briargate and Voyager. While I appreciate the applicant's time given to address the public comments they received, the changes they proposed do not do enough to mitigate my concerns as a parent of children at TCA Central.

My family uses the carpool lanes to drop off and pick up children from TCA Central. Each school day the traffic flow is busy on Voyager and Springcrest as parents merge, enter, and exit the school grounds. Great care is already required to avoid accidents in this area with the vehicle traffic as well as children walking and biking to and from school. Adding additional vehicle traffic to the right turn lane on Voyager or onto Springcrest is not supportable with the current infrastructure.

In one month of school, TCA Central has already had 4 inclement weather dismissals. The inclement weather dismissals further delay traffic backing up the right turn from Voyager to Springcrest almost to Briargate Parkway in order to keep students safe. Adding any additional traffic to this scenario would be unpleasant for both apartment residents and TCA parents creating conflict. The inclement weather dismissals for lightning are troubling enough, but I also have concern about other emergency situations such as a grass fire or forest fire where the neighborhood and school need to evacuate at the same time. Adding additional traffic is not a solid plan for the health of the neighborhood and school. The applicant contends that apartment traffic will not line up with school traffic times, but families in the apartments will need to take children to school and could easily need to leave their apartments to get to work around 8 o'clock. If the apartments are going to go through I believe the applicant should be required to work with the city and surrounding businesses to obtain access onto Briargate near the Hilton Garden Inn. There is already a stoplight there, and it would make the traffic situation safer.

Of greater concern to me than the traffic is the ongoing safety of students during the school day. Students are on the field and playground constantly throughout the day. They play on the playground when they are dropped off at 7:45 am, they use it for gym class and outdoor events, different grades use it throughout the day for recess, and they evacuate onto it for drills or certain emergencies. After school, TCA clubs use it for practices. This constant level of use and noise would not be pleasant for apartment residents creating another avenue for adversarial relationships between the apartments and the school. A small screen and landscape buffer are not enough to mitigate this concern. They do not adequately address the risk of apartment residents exposing themselves to students, doing drugs in view of the students, or displaying harmful messages from their windows or balconies.

Furthermore, as recent national events such as the murder of Charlie Kirk, the school mass shooting in Minnesota, and the attempted murder of President Trump have shown us, a shooter from a distance, outside, and at an elevated height can have devastating effect. We must not put any students in our community at increased risk of a school shooting. Having tall apartments with windows or balconies facing the school playground and field is a horrible idea for student safety. It must not be considered. If the land must be developed, ranch or 2 level townhomes not facing the school and separated from the school by a retaining wall equal to the building height would be much safer for the students. Townhomes or small single family homes would also serve to reduce the traffic concern and fit better with the character of the existing neighborhood. If the developer is going forward with apartments, I would like to see the apartment layout have no windows or balconies toward the school.

Thank you for considering my feedback on this important issue facing our community.

Sincerely,

Kristi Percell

kristipercell@gmail.com

Stocker, Allison D

From: Helen Walters <helendmills@gmail.com>
Sent: Sunday, September 21, 2025 6:15 PM
To: Stocker, Allison D
Subject: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road

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To Allison Stocker, Case Manager
Re: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road
My biggest concern with this development is its direct impact on The Classical Academy and the safety of students and families. Adding three to five hundred more vehicles to Springcrest and Voyager will make an already congested school zone far worse. During pickup and drop-off times, traffic is already stretched to its limit. The proposed right-turn-in and right-turn-out onto Voyager would often be blocked by school lines, especially during bad weather, and residents heading to I-25 would be forced into a difficult and dangerous left turn onto Springcrest, right next to the Voyager intersection.
Beyond the day-to-day traffic issues, this proposal also raises serious concerns about emergency evacuation. The neighborhood only has one main exit on Voyager. In the event of a wildfire (a real risk given the nearby Air Force Academy land, such as the fire that occurred in Boulder in 2021), adding this much density next to the school would make it nearly impossible for residents and students to evacuate safely.
There is also the matter of visibility. The height of the proposed buildings would give residents a direct view into the school's fields and playgrounds. Families are understandably uncomfortable with this, and in light of the tragedies that have occurred at schools nationwide, we cannot ignore the risks that come with placing multi-story housing right next to a school campus. Any development approved for this land should not exceed two stories for the safety of the students and for consistency with the neighborhood.
Finally, this project doesn't serve future residents well either. People moving into these apartments will have to deal with loud school bells, constant traffic, and the likelihood that some parents will try to use the complex's parking lot for student pickup. This isn't setting up a healthy or harmonious dynamic between the school and the development.
For all of these reasons, I believe this project is the wrong fit for this location. It creates safety hazards for children, traffic problems for families, and daily frustrations for future residents. I urge the Commission to reject this proposal.

Sent from my iPhone

Stocker, Allison D

From: Amanda Clonts <amandaclonts23@gmail.com>
Sent: Sunday, September 21, 2025 5:04 PM
To: Stocker, Allison D
Subject: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road

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To Allison Stocker, Case Manager
Re: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road

My biggest concern with this development is its direct impact on The Classical Academy and the safety of students and families. Adding three to five hundred more vehicles to Springcrest and Voyager will make an already congested school zone far worse. During pickup and drop-off times, traffic is already stretched to its limit. The proposed right-turn-in and right-turn-out onto Voyager would often be blocked by school lines, especially during bad weather, and residents heading to I-25 would be forced into a difficult and dangerous left turn onto Springcrest, right next to the Voyager intersection.

Beyond the day-to-day traffic issues, this proposal also raises serious concerns about emergency evacuation. The neighborhood only has one main exit on Voyager. In the event of a wildfire (a real risk given the nearby Air Force Academy land, such as the fire that occurred in Boulder in 2021), adding this much density next to the school would make it nearly impossible for residents and students to evacuate safely.

There is also the matter of visibility. The height of the proposed buildings would give residents a direct view into the school's fields and playgrounds. Families are understandably uncomfortable with

this, and in light of the tragedies that have occurred at schools nationwide, we cannot ignore the risks that come with placing multi-story housing right next to a school campus. Any development approved for this land should not exceed two stories for the safety of the students and for consistency with the neighborhood.

Finally, this project doesn't serve future residents well either. People moving into these apartments will have to deal with loud school bells, constant traffic, and the likelihood that some parents will try to use the complex's parking lot for student pickup. This isn't setting up a healthy or harmonious dynamic between the school and the development.

For all of these reasons, I believe this project is the wrong fit for this location. It creates safety hazards for children, traffic problems for families, and daily frustrations for future residents. I urge the Commission to reject this proposal.

Thank you for your time.

Amanda Clonts

TCA Parent

Sent from my iPhone
{please excuse the typos}

Stocker, Allison D

From: Amber Luongo <acumerrymaid@gmail.com>
Sent: Tuesday, September 23, 2025 3:33 PM
To: Stocker, Allison D
Subject: ZONE-25-0023 / LUPL-25-0010 – Rezoning and Land Use Plan

Follow Up Flag: Follow up
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Dear Allison Stocker,

The proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) would create serious safety risks for children as well as traffic flow issues for the community. Increased vehicle volume, unsafe access design, and excessive visibility of school grounds make this project incompatible with a site immediately adjacent to a school. Below are the key concerns regarding children's safety and security in addition to traffic issues:

Child Safety & Visibility Concerns

- The project's multi-story height gives residents direct sightlines onto TCA fields and playgrounds, exposing children to constant outside observation.
- Elevated vantage points have been exploited in national tragedies; placing tall residential units next to a school ignores these lessons

Evacuation Risks

- The neighborhood already has only one main exit on Voyager.
- In emergencies (e.g., wildfire evacuation), the added density will trap both residents and school families in congestion, endangering lives.

New Resident Quality of Life

- Apartment residents will also suffer from school bells, traffic congestion, and parent pickup spillover into their parking lot.
- This conflict sets up an adversarial relationship between the complex and the school, instead of community harmony.

Conditions of Approval

- Should this rezoning go through, we need to instate strict conditions of approval for the development, including the following: a height restriction of two stories, changing the orientation of the buildings to avoid unit visibility of the field, and asking that the developers do not incorporate balconies or windows that open toward the school.

Thank you for your consideration of this very important and impactful decision for our community and protecting our children.

Respectfully,
Amber Luongo

Stocker, Allison D

From: Timothy Priebe <tpriebe@priebelawfirm.com>
Sent: Wednesday, September 24, 2025 6:33 AM
To: Stocker, Allison D
Subject: 25-003-LUPL 25-0010- 1625 Springcrest

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Ms. Stocker:

To Case Manager Allison Stocker and the City Planning Commission regarding ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road:

I respectfully urge the Commission to deny this rezoning and land use request. The proposed development is inconsistent with *PlanCOS*, incompatible with the surrounding neighborhood and school, and would create long-term safety, traffic, and quality-of-life issues.

Key Concerns by Criteria

Criteria A – Inconsistent with PlanCOS

- Identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
- Recommendations for this typology focus on parks and traffic calming, not high-density housing.
- Proposal would add 300–500 vehicles, worsening congestion on a narrow parcel.

Criteria C – Incompatible with Adjacent School

- Proximity to The Classical Academy (TCA) creates excessive visibility of fields and playground.
- Rooftops and high vantage points pose security risks, especially given national school safety concerns.
- Multi-story housing directly next to a school undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

- **Traffic & Evacuation:** Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
- **New Resident Quality of Life:** Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- **Neighborhood Strain:** Traffic congestion and school privacy issues degrade quality of life for current residents.

Criteria E – Unsafe Access Design

- Right-turn-in/out on Voyager will be blocked during school pickup (especially in bad weather).

- To reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

- Taller and denser than any nearby housing.
- Out of scale even compared to adjacent businesses along Voyager.

In conclusion, this development is misaligned with city planning goals, poses safety and traffic hazards, and would negatively impact both current and future residents. I urge the Commission to reject this proposal. Should this rezoning go through, we need to instate strict conditions of approval for any development, including a height restriction of two stories, a change in the orientation of the buildings to limit views of the field, and prohibiting balconies and windows that open from facing the school.

As a resident of this neighborhood for 23 years, I can tell you that adding an apartment complex to this area makes no sense whatsoever. The morning and afternoon traffic with the drop-off and pick up of the children is already horrible. To add an additional 500 cars, or maybe more, to the mix is a recipe for disastrous daily interactions that don't need to happen. This will set up a negative situation between renters, parents of TCA students and the local community that again, does not need to happen. The lot in question does not lend itself to a multi-building project. This is especially true after all the work done to create the water diversion at the corner of Briargate Parkway and Voyager. On a positive note, given the really hard rains in the past few months, that project was timely and as constructed really looks nice. You should consider adding a bench or two along the sidewalk so people can view the creek after a rain.

Thank you.

Timothy J. Priebe
Priebe Law Firm, LLC
1880 Office Club Pointe, Suite 120
Colorado Springs, CO 80920

(719) 388-8899

www.priebelawfirm.com

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Stocker, Allison D

From: Nate Coon <nathan.coon@gmail.com>
Sent: Monday, September 22, 2025 12:29 PM
To: Stocker, Allison D
Subject: 1625 Sprincrest Road, ZONE-25-0023 / LUPL-25-0010

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Ms Stocker,

This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning.

This project does not belong next to a school. Please reject this proposal.

-Nate Coon

Stocker, Allison D

From: Daniel Harris <dih0658@gmail.com>
Sent: Tuesday, September 23, 2025 2:16 PM
To: Stocker, Allison D
Subject: 1625 Springcrest Road Rezone

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Allison,

I am deeply concerned about the proposed development at 1625 Springcrest Road, particularly its implications for The Classical Academy and the safety of students and families in the area.

The addition of 300–500 vehicles to Springcrest and Voyager would significantly worsen traffic congestion in an already strained school zone. During peak hours—especially drop-off and pickup—traffic is stretched to capacity. The planned right-turn-only access to Voyager would frequently be obstructed by school traffic, particularly in inclement weather. Residents trying to reach I-25 would face a hazardous left turn onto Springcrest, dangerously close to the Voyager intersection.

Beyond daily traffic challenges, this proposal raises serious safety concerns in the event of an emergency evacuation. With only one primary exit via Voyager, the neighborhood's ability to respond to a wildfire—an increasingly real threat given the proximity to Air Force Academy land—is severely compromised. The 2021 Boulder fire serves as a sobering reminder of how quickly such events can escalate.

Privacy and visibility are also key issues. The height of the proposed buildings would allow direct views into the school's outdoor areas, including fields and playgrounds. Understandably, families are uncomfortable with this. In light of recent school-related tragedies across the country, it's critical to minimize risks. Any development adjacent to the school should be limited to two stories, with no balconies or windows facing the campus. Building orientation should also reduce the number of units overlooking school grounds.

This development also poses challenges for future residents. Living next to a busy school means dealing with loud bells, heavy traffic, and the potential misuse of apartment parking by parents during pickup. These factors could create ongoing tension between the school and the residential community.

For these reasons, I respectfully urge the Commission to reconsider this proposal. It introduces safety risks for children, traffic burdens for families, and daily disruptions for future tenants. This location demands a more thoughtful and compatible solution.

Thank you for your attention to this matter

Dan Harris

TCA Central Parent

Stocker, Allison D

From: David Entenmann <rousch985@yahoo.com>
Sent: Monday, September 22, 2025 12:44 PM
To: Stocker, Allison D
Subject: 1625 Springcrest Road rezoning - AGAINST

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Dear Allison Stocker,

The proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) would create serious safety risks for The Classical Academy (TCA) **elementary-aged** students. There are too many mentally unstable people out there these days that threaten the safety of our children and it would be completely irresponsible to place a large apartment complex right next to the playground field of an elementary school. **I can picture a lunatic staring out their window at the children while they plot their scheme**. Besides the main point of security, the vehicle volume is already packed on Springcrest Road during school drop-off and pickup times. Come check it out for yourself and you'll see it firsthand! Below are the key concerns regarding school traffic and safety:

Unsafe Traffic Flow

- Apartment residents trying to reach I-25 will be forced into a left turn onto Springcrest before turning left again onto Voyager. There's usually **not going to be enough room** to turn left from other vehicles already backed up at the stop light waiting to turn left! It's not enough of a 'lead stretch' of road.

Child Safety & Visibility Concerns

- The project's multi-story height gives residents direct sightlines onto TCA fields and playgrounds, exposing children to constant outside observation.
- Elevated vantage points have been exploited in national tragedies; placing tall residential units next to a school ignores these lessons.

- **Too easy to quickly 'nab' a child and hide them in an adjacent apartment !!!**

Overall, this location is just terrible for an apartment complex.

Thanks for reading.

Dave Entenmann, TCA parent

Stocker, Allison D

From: Kim McCauley <kim.mccauley19@gmail.com>
Sent: Monday, September 22, 2025 10:23 AM
To: Stocker, Allison D
Subject: 1625 Springcrest Road

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To Allison Stocker, Case Manager
Re: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road

Dear Ms. Stocker,

Thank you for considering my opposition to the above zoning and project request. My primary concern with this development is its potential traffic and safety impacts on The Classical Academy (TCA) Central campus.

Emergency evacuation: The neighborhood east of The Classical Academy only has one main exit onto Voyager. In the event of a wildfire, adding this much population density next to the school would make it extremely difficult for residents and students to evacuate safely.

Playground safety: The height of the proposed buildings would give residents a direct view into the school's fields and playgrounds on a daily basis. Families are understandably uncomfortable with this line-of-sight access to elementary school children. While we prefer to trust our neighbors, we cannot ignore the risks that come with placing multi-story housing right next to a school campus. For the safety of students, any development approved for this land should not exceed

two stories. Units should not have balconies or windows that open facing the school.

Traffic: While the above two concerns are possibilities, traffic impacts on school days are guaranteed and by far the greatest danger to children. Adding 300 to 500 vehicles to Springcrest and Voyager would make an already congested school zone far worse. As a charter school, The Classical Academy is unable to offer free bus transportation to students, which significantly increases carpool traffic over that of other D-20 schools. Further, the location of the TCA Central campus on a line between city and county property has made the addition of a crosswalk on Springcrest impossible due to conflicting government regulations and processes. While parents know to drive with caution, other drivers who happen upon the school zone are often frustrated and prone to speeding.

The traffic situation is sure to present challenges for any apartment residents, as well as school families. During afternoon pickup hour, stopped traffic routinely backs up onto Voyager near the intersection with Springcrest, potentially blocking the proposed project entrance and egress onto Voyager. Residents heading to I-25 would be forced into a difficult and dangerous left turn onto Springcrest, blocked in and hindered by poor visibility due to carpool backup.

Parking: This project is unlikely to provide a peaceful daytime environment for future project residents. While school officials do their best to communicate good carpool etiquette, some parents are likely to use the complex's parking lot for student pickup. Some parents currently park at The Church at Briargate and on neighborhood streets east of TCA to avoid long waits within the school property.

For the above reasons, I believe this project is the wrong fit for this location. It creates safety hazards for children, traffic problems for

families, and daily frustrations for future residents. For the sake of all involved, I urge the Commission to reject this proposal.

Thank you,

Kim McCauley

Former TCA Central parent

Stocker, Allison D

From: Estela Price <estelarhernandez@gmail.com>
Sent: Monday, September 22, 2025 8:49 AM
To: Stocker, Allison D
Subject: Allison Stocker, Case Manager?Re: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road

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Hi Ms. Stocker,

My biggest concern with this development is its direct impact on The Classical Academy and the safety of students and families. Adding three to five hundred more vehicles to Springcrest and Voyager will make an already congested school zone far worse. During pickup and drop-off times, traffic is already stretched to its limit. The proposed right-turn-in and right-turn-out onto Voyager would often be blocked by school lines, especially during bad weather, and residents heading to I-25 would be forced into a difficult and dangerous left turn onto Springcrest, right next to the Voyager intersection.

Beyond the day-to-day traffic issues, this proposal also raises serious concerns about emergency evacuation. The neighborhood only has one main exit on Voyager. In the event of a wildfire (a real risk given the nearby Air Force Academy land, such as the fire that occurred in Boulder in 2021), adding this much density next to the school would make it nearly impossible for residents and students to evacuate safely.
There is also the matter of visibility. The height of the proposed buildings would give residents a direct view into the school's fields and playgrounds. Families are understandably uncomfortable with this, and in light of the tragedies that have occurred at schools nationwide, we cannot ignore the risks that come with placing multi-story housing right next to a school campus. Any development approved for this land should not exceed two stories for the safety of the students and for consistency with the neighborhood.

Finally, this project doesn't serve future residents well either. People moving into these apartments will have to deal with loud school bells, constant traffic, and the likelihood that some parents will try to use the complex's parking lot for student pickup. This isn't setting up a healthy or harmonious dynamic between the school and the development.

For all of these reasons, I believe this project is the wrong fit for this location. It creates safety hazards for children, traffic problems for families, and daily frustrations for future residents. I urge the Commission to reject this proposal.

Estela R. Price, Esq.

Stocker, Allison D

From: Jaime <jsgray37@gmail.com>
Sent: Tuesday, September 23, 2025 10:02 AM
To: Stocker, Allison D
Subject: Apartment building development next to TCA

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Hello Allison Stocker,

I am Jaime Gorrell, the stepmother of a TCA Central student. I am contacting you to express my opposition to the proposed apartment building development across the street.

This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school.
Not only will this impact the current students but multiple generations after. If parents do not feel safe sending their children to this campus it could jeopardize its future.
I am expecting a baby girl in March and I would hate for her to not be able to have the same experience as her brother or for us to have to worry about her safety every day at school more so than we have had to with my stepson so far.
We cannot guarantee our children's safety but we do not need to take unnecessary risks as a community either.
I see this development as an unnecessary risk and a bad investment for our community's future.
There are plenty of other locations for an apartment development that are not near an existing school.

Thank you for hearing my opinion on this matter.

Kind regards,
Jaime Gorrell

Stocker, Allison D

From: Nina M. Willert <nina.m.willert@gmail.com>
Sent: Sunday, September 21, 2025 6:31 PM
To: Stocker, Allison D
Subject: Apartment building next to TCA Central

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This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school. Please consider an alternate location. Thank you!

Nina Willert

Dr. Nina M. Willert, DNP, FNP-BC
nina.m.willert@gmail.com

Stocker, Allison D

From: Hannah Hildreth <hannahhildreth@gmail.com>
Sent: Sunday, September 21, 2025 7:22 PM
To: Stocker, Allison D
Subject: Apartment building plan next to TCA Central

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Dear Ms. Stocker,

I have great concern for the planned building of apartments next to our elementary school. This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school.

Our carpool is a finely tuned machine, and with the added traffic it will be a mess every morning and afternoon. Also the thought of so many strangers overlooking the playgrounds, watching our students during recesses and other outdoor activities is very troubling.

Thank you for taking the time to read and consider my concerns as a TCA parent.

Hannah Hildreth
SAHM
Owner and Operator | Evermicha LLC
Secretary and Webmaster | Pikes Peak Institute of Music
p: (719) 761-7128
w: evermicha.com
w: ppiom.org

Stocker, Allison D

From: Christine Bandt <cpatton0@hotmail.com>
Sent: Monday, September 22, 2025 3:23 PM
To: Stocker, Allison D
Subject: Apartment by TCA

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Hi!

I am a TCA parent and have several concerns about the possibility of an apartment complex being built right next to the school. It would be right next to their playground, so that whoever moves into the apartments is going to be able to stare at young children from their apartment… I'm sure you can see the concern that parents would have with this. It makes the children an easy target for a school shooting. That's really the only reason you need. Please do not do this.

In addition:

- **Traffic & Evacuation:** This project would triple the density of the surrounding area and concentrate vehicles near the only exit onto Voyager. In the event of a wildfire—which is a real risk given the adjacent Air Force Academy open land—the evacuation of existing residents would be severely compromised.
- **Neighborhood Strain:** Increased traffic and congestion near the school will further erode quality of life for current residents.
- **New Resident Quality of Life:** Residents of the proposed apartment complex will not enjoy hearing the school bells aimed toward the field, and they will likely feel inconvenienced by the school dropoff, pickup, and special event traffic. In fact, residents may find that some parents choose to pick up their students in the apartment parking lot. This development does not set up a harmonious dynamic between the school and complex.

Listen to this community. Listen to the parents of TCA students and neighborhood residents.

Thank you for strongly considering this!!

-Christine

Sent from my iPhone

Stocker, Allison D

From: Rachael Short <rachaelannshort@gmail.com>
Sent: Monday, September 22, 2025 7:34 PM
To: Stocker, Allison D
Subject: Apartment Complex near TCA Central

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Good Evening, Mrs. Stocker,

We want to make it known that we strongly disagree with the building plans for an apartment complex directly in front of TCA Central. This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school. Thank you!

-Rachael Short

Stocker, Allison D

From: Renee Green <rrgreen12@gmail.com>
Sent: Tuesday, September 23, 2025 7:12 AM
To: Stocker, Allison D
Subject: Apartment Complex near TCA -Colorado Springs

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning, Ms. Stocker,

Our grandchildren attend The Classical Academy in Colorado Springs and we've been told there are plans to build a five story apartment complex near the school.

This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school.
Please reconsider placing this complex so close to an elementary school for the safety and welfare of our children.

Thank you for consideration,
Renee & Saint Green
rrgreen12@gmail.com

Stocker, Allison D

From: Christina Winger <christina.wingerone@gmail.com>
Sent: Sunday, September 21, 2025 6:34 PM
To: Stocker, Allison D
Subject: Apartment complex next to TCA Central

You don't often get email from christina.wingerone@gmail.com. Learn why this is important

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Hi Allison,

As parents of TCA students, we wanted to let you know how concerned we are about having apartment buildings next to, and overlooking our children's school.

Not only is the road leading to TCA already over congested during drop off and pick up times, but the traffic with additional units on that lot will be tremendous and cause strain on the apartment building clients and the parents doing pick up at TCA. Since TCA is a charter school, buses are not a possibility, so all of the 600+ students are dropped off and picked up in cars each day.

The overlooking apartments also pose as a huge concern to me as a parent. We are worried that our children will be watched at recess and during fire drills by hundreds of people. We are also concerned about what our students will see in apartment windows or on balconies while they are outside all of those times per day.

As a teacher, I have done plenty of trainings on sexual abuse and exploitation of children, and having that many windows facing our school playground poses endless threats to our children's eyes and safety.

Please, with all my heart, I beg you to say no to this development. It would cause so much added stress, worry, and strain on the families of TCA. We kindly ask you to consider other, safer, floater options for the space that do not have windows looking at our children playing.

Thank you for your consideration,
Christina Winger
630-600-7983

Stocker, Allison D

From: Tim Kippel <tim.kippel@gmail.com>
Sent: Tuesday, September 23, 2025 9:10 AM
To: Stocker, Allison D
Subject: Apartment Complex

Follow Up Flag: Follow up
Flag Status: Flagged

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To Allison Stocker, Case Manager
Re: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road

Good morning,

I am a parent of a 2nd grade student at The Classical Academy. I am **OPPOSING** the building of an apartment complex next to the TCA Central campus on Springcrest Road.

The proposed apartment complex will be at one of the busiest intersections in northern Colorado Springs (Briargate Pkwy./Voyager (aka Hwy 83). This intersection has frequent serious crashes already. The traffic during rush hour and school drop off/pickup times is already chaotic. Today the northbound traffic on Voyager was backed up for close to a 1/4 mile south of Briargate Pkwy.

I understand the need for affordable housing, and multi-family housing here in The Springs. But shoehorning this project in next to The Classical Academy doesn't make sense.

For all of these reasons, I believe this project is the wrong fit for this location. It creates safety hazards for children, traffic problems for families, and daily frustrations for future residents. I urge the Commission to reject this proposal.

Thanks for hearing me out,

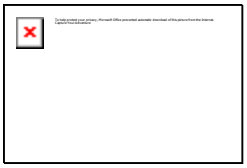
Tim Kippel

1953 Brookwood Dr.

Colorado Springs, CO 80918

719-930-1232

--



Tim Kippel / Dispelling myths. Breaking stereotypes. Changing ideas.

Stocker, Allison D

From: Amanda Dankoff <amandadankoff@gmail.com>
Sent: Monday, September 22, 2025 6:55 PM
To: Stocker, Allison D
Subject: Apartments at Briargate and Voyager

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

Dear Ms. Stocker,

I know you are getting a lot of emails regarding the proposed apartments to be built next to the TCA central school.

You need to know the BIGGEST problem is the traffic on Springcrest that backs up onto and down voyager during pick up time (and to a lesser extent at drop off in the morning). Every day people play chicken with traffic as they create their own middle lane trying to travel both ways, between parents cars waiting to pull into the school and cars trying to leave Springcrest toward Voyager. I am afraid everyday that I will get side-swiped as cars push past inches from my car illegally (even though I am pulled as far over to the curb, or onto the dirt beside the road as I can). I was hoping the city would widen Springcrest. I can not imagine adding additional traffic here without making more lanes.

Please, I invite you to come watch these streets between 3:25pm and 4pm. You will have a great view from one of the church parking lots, or better yet... come join the line of cars and feel the traffic first hand!

I understand we can't plead for that land to never be developed, but without fixing the traffic, it would be completely irresponsible to add additional entrances/exsits/ cars trying to turn on or near Springcrest, especially with such a big developement. I really feel for the people who live in the neighborhoods there too. They too are past thier limits and often blow past the school entrance/exits in frustration. Most the parents take turns, one for one, passing by the school and exiting the school exits, but locals don't always and sometimes parents don't either. That's already a problem. It's dangerous for the kids and everyone. You never know if people are going to stop and let you out or blow by. It's crazy.

The traffic is also tricky on Voyager with people crossing lanes in opposite directions heading north toward Springcrest from the turn lanes on Briargate. I just can't see where additional entrances and exsits could be safely built for the property to be developed. There will be more accidents. People will be hurt. It's scarey as it is.

Thank you for your time and consideration.

Amanda Dankoff

Stocker, Allison D

From: Susan Biz <biz4dellie@gmail.com>
Sent: Monday, September 22, 2025 6:32 PM
To: Stocker, Allison D
Subject: Apartments by The Classical ADADEMY

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Dear Ms. Stocker,

Regarding the above referenced project, as grandparents of two students attending TCA, we urge you not to allow this high density project in such close proximity to the school.

With so many instances of violence against school children, we believe a project will bring in a high number of people, many of which will be transients with no security checks. The additional number of people and traffic will add considerable danger. Even if the units are limited in height, line of sight into school classrooms is alarming.

Please deny this project.
Thank you
The Nelson family

Stocker, Allison D

From: Veronica Gearhart <gearhartkids68@gmail.com>
Sent: Sunday, September 21, 2025 5:12 PM
To: Stocker, Allison D
Subject: Concern for Proposed Development

You don't often get email from gearhartkids68@gmail.com. Learn why this is important

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

Dear
Allison Stocker,

The
proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) would create serious traffic and safety risks for The Classical Academy (TCA) students and families. Increased vehicle volume, unsafe access design, and excessive visibility of school
grounds make this project incompatible with a site immediately adjacent to a school. Below are the key concerns regarding school traffic and safety:

Unsafe

Traffic Flow

-
- Development
- would add hundreds of new vehicles onto narrow Springcrest and Voyager corridors already strained by school traffic.
-
-
- Proposed
- right-turn-in/out on Voyager will be blocked during times of the day by TCA pickup lines, particularly during inclement weather dismissal.
-
-
- Residents
- trying to reach I-25 will be forced into a left turn onto Springcrest, dangerously close to the Voyager/Springcrest intersection—an accident waiting to happen.
-

Evacuation

Risks

-
- The

- neighborhood already has only one main exit on Voyager.
-
-
- In
- emergencies (e.g., wildfire evacuation), the added density will trap both residents and school families in congestion, endangering lives.
-

Child

Safety & Visibility Concerns

-
- The
- project's multi-story height gives residents direct sightlines onto TCA fields and playgrounds, exposing children to constant outside observation.
-
-
- Elevated
- vantage points have been exploited in national tragedies; placing tall residential units next to a school ignores these lessons.
-

New

Resident Quality of Life

-
- Apartment
- residents will also suffer from school bells, traffic congestion, and parent pickup spillover into their parking lot.
-
-
- This
- conflict sets up an adversarial relationship between the complex and the school, instead of community harmony.
-

Conditions

of Approval

-
- Should this rezoning go through, we need to instate strict conditions of approval for the development, including a height restriction

- of two stories.
-
-

Thank you for listening,

Veronica Gearhart, TCA Central Parent

Stocker, Allison D

From: Brandy Bartlett <bartlett_brandy@yahoo.com>
Sent: Tuesday, September 23, 2025 10:10 AM
To: Stocker, Allison D
Subject: Concerned Mother: Please Protect our children's safety - ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road

Follow Up Flag: Follow up
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Dear Ms. Stocker,

As a mother of a student at The Classical Academy, I'm writing from a place of deep concern for the safety and well-being of our children. The proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) would put hundreds of new cars into an area that is already overwhelmed with school traffic.

Right now, during pickup and drop-off, Springcrest and Voyager are at their breaking point. Adding 300–500 more vehicles would turn an already tense situation into something truly dangerous. The proposed right-turn-in and right-turn-out onto Voyager would often be blocked by long school lines, especially in bad weather, and anyone trying to reach I-25 would be forced into a risky left turn onto Springcrest, right next to the Voyager intersection.

I'm also frightened by what this density would mean in an emergency. Our neighborhood has only one main exit on Voyager. If a wildfire broke out, as happened in Boulder in 2021 near Air Force Academy land, students and residents could be trapped trying to get out. And even in day-to-day emergencies, increased congestion would delay ambulances, fire trucks, and police vehicles trying to reach the school or surrounding homes. This is not a theoretical problem; it's a serious safety risk.

Another issue that weighs on me is visibility. Multi-story buildings would look directly into the school's fields and playgrounds. As a parent, that thought is chilling. In the wake of so many tragedies at schools nationwide, it feels reckless to invite additional risk by placing high-density, multi-story housing right next to a school campus. Any development here should be limited to two stories at most, both for student safety and to maintain the character of the neighborhood.

And before a single resident moves in, the construction phase alone would severely disrupt the school. Heavy trucks, road closures, and noise would make drop-off and pick-up even more chaotic, and could endanger children coming and going from school over the course of what will undoubtedly be a lengthy construction project. This isn't just a future problem; it's an immediate one.

And this isn't just about us. Future residents will also suffer: constant traffic, loud school bells, and the inevitable misuse of their parking lots by parents trying to pick up their kids. It's not a healthy or respectful setup for anyone.

For all of these reasons, I believe this project is the wrong fit for this location. It endangers children, worsens congestion for families, and sets up daily frustrations for future residents. I urge the Commission, from a parent who cares deeply about our children's safety, to reject this proposal and protect the safety of our community’s kids.

Thank you for taking the time to hear from a mother who just wants her daughter, and all our children, to be safe.

Sincerely,

Brandy Bartlett

Stocker, Allison D

From: Elissa Tipps <elissatipps@icloud.com>
Sent: Sunday, September 21, 2025 2:24 PM
To: Stocker, Allison D
Subject: Concerned parent of The Classical Academy

You don't often get email from elissatipps@icloud.com. Learn why this is important

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Dear Allison Stocker,

The proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) would create serious traffic and safety risks for The Classical Academy (TCA) students and families. Increased vehicle volume, unsafe access design, and excessive visibility of school grounds make this project incompatible with a site immediately adjacent to a school. Below are the key concerns regarding school traffic and safety:

Unsafe Traffic Flow

- Development would add hundreds of new vehicles onto narrow Springcrest and Voyager corridors already strained by school traffic.
- Proposed right-turn-in/out on Voyager will be blocked during times of the day by TCA pickup lines, particularly during inclement weather dismissal.
- Residents trying to reach I-25 will be forced into a left turn onto Springcrest, dangerously close to the Voyager/Springcrest intersection—an accident waiting to happen.

Evacuation Risks

- The neighborhood already has only one main exit on Voyager.
- In emergencies (e.g., wildfire evacuation), the added density will trap both residents and school families in congestion, endangering lives.

Child Safety & Visibility Concerns

- The project's multi-story height gives residents direct sightlines onto TCA fields and playgrounds, exposing children to constant outside observation.

- Elevated vantage points have been exploited in national tragedies; placing tall residential units next to a school ignores these lessons.

New Resident Quality of Life

- Apartment residents will also suffer from school bells, traffic congestion, and parent pickup spillover into their parking lot.
- This conflict sets up an adversarial relationship between the complex and the school, instead of community harmony.

Conditions of Approval

- Should this rezoning go through, we need to instate strict conditions of approval for the development, including a height restriction of two stories.

This matter is of highest concern for me as a parent and Long time citizen in Colorado Springs. I greatly oppose placing apartments behind the school. I believe our city is beautiful because we care about the people and safety, open space and thoughtful layout, more than making profits and squeezing in everything we can to a space.

Thank you!

Elissa Tipps

Sent from my iPhone

Stocker, Allison D

From: Amanda <abaida8864@gmail.com>
Sent: Tuesday, September 23, 2025 1:18 PM
To: Stocker, Allison D
Subject: Concerns over Apartment near TCA Central

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Allison,

As a new parent to The Classical Academy Central Campus, it was alarming to hear about the new apartment building being proposed right next to the school. We chose this school for many reasons but one big factor was the safety and security the school offers.

The news of this apartment complex potentially going in directly next to the open field had me instantly feel that the security of the school would be compromised without a control by TCA.

As a parent in today's world, we send our children to school often in fear of what other people may do and if our child will be there that day to be picked up. TCA's current security is better than many schools but with an apartment building overlooking the field where children play, it doesn't allow them much protection.

With an open field nearby as it is currently, a threat can be seen in plain site but with several windows overlooking the school, it would be impossible to secure.

My understanding is that background checks would be issued for all renters but what about those who just haven't been caught, either those who may want to cause harm to themselves, others, or are sex offenders who don't have an offense on their record… YET.

Having young children in wide open view of these renters makes me as a parent very uncomfortable. I attended the recent TCA PTO meeting and in a packed room of parents, we all voiced our concerns and fears about this complex.

If this complex gets built, it feels like the city is choosing development and money over the safety and lives of our children.

It's sad we have to think the worst but in today's world, nothing is impossible. Don't be responsible for putting our children in potential danger.

Other concerns I have are over traffic congestion and emergency response.

Thank you for your consideration of our voices as TCA parents.

Feel free to reach out if you have any follow-up questions.

Amanda Baida
(719) 659-1135
Sent from my iPhone

Allison D Stocker

From: Monte Murdock <MMurdock@veritasmg.com>
Sent: Friday, September 26, 2025 12:08 PM
To: Allison D Stocker
Subject: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road:
Attachments: Spring Crest Development.pdf

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Allison,

Please see attached letter urging you to deny the proposed zoning change.

Monte Murdock
1915 Alamosa Dr.
Colorado Springs, CO 80920

Staff Note: Start of Monte Murdock's Public Comment Letter

September 26, 2025

Allison Stocker
City Planning Commission

RE: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road:

I am writing to encourage the Commission to deny the zoning and land use request. While the city has historically shown zero consideration for existing neighborhoods and their voting constituents in favor of their donor developers, this particular project can only be considered planning malpractice.

There is no way to avoid incredible traffic congestion with this proposed plan. Access and exits cannot be safely accomplished in the small stretch of voyager where traffic is already merging at high rates of speed. Left turns onto Voyager will create a bottleneck far in excess of the bottleneck that already exists during school pick up and drop off hours where cars are backed up for two blocks preventing ANY timely egress from the Springcrest neighborhood. If the plan includes routing traffic through the neighborhood, that will endanger the many pedestrians who walk those streets for the very reason that there is now currently lower traffic volumes. There are NO sidewalks in the adjacent neighborhood. Pedestrians walk on the street. Adding 300 to 500 cars on those streets will severely negatively impact the very reason residents chose to live in that neighborhood.

I can assure you that the neighborhood will mount a vigorous legal challenge if approved, once again putting city council in the press for their inability to deny their developer donors.

See below for additional bullet points on why this zoning change is both ill-advised and contrary to city planning goals.

Key Concerns by Criteria

Criteria A – Inconsistent with PlanCOS

- Identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
- Recommendations for this typology focus on parks and traffic calming, not high-density housing.
- Proposal would add 300–500 vehicles, worsening congestion on a narrow parcel.

Criteria C – Incompatible with Adjacent School

- Proximity to The Classical Academy (TCA) creates excessive visibility of fields and playground.
- Rooftops and high vantage points pose security risks, especially given national school safety concerns.
- Multi-story housing directly next to a school undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

- **Traffic & Evacuation:** Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
- **New Resident Quality of Life:** Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- **Neighborhood Strain:** Traffic congestion and school privacy issues degrade quality of life for current residents.

Criteria E – Unsafe Access Design

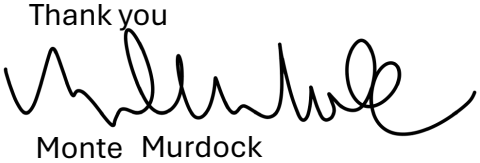
- Right-turn-in/out on Voyager will be blocked during school pickup (especially in bad weather).
- To reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

- Taller and denser than any nearby housing.
- Out of scale even compared to adjacent businesses along Voyager.

In conclusion, this development is misaligned with city planning goals, poses safety and traffic hazards, and would negatively impact both current and future residents. I urge the Commission to reject this proposal.

Thank you



Monte Murdock

Resident

Allison D Stocker

From: Matthew Boyle <helloboyle@yahoo.com>
Sent: Wednesday, October 1, 2025 10:49 AM
To: Allison D Stocker
Subject: 1625 Springcrest Road proposed apt complex

Follow Up Flag: Follow up
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I'm writing to voice my concern over this proposed complex. I'm honestly shocked that this development is even being considered.

1. The traffic situation if this is added will absolutely be a safety issue. There is no room for this many more vehicles to use Springcrest Rd to access Voyager. The current stop light from Springcrest onto Voyager already makes Springcrest traffic wait 5 minutes at times to turn onto Voyager. Imagine an entire new complex trying to leave in the morning combined with the school traffic that is already there. Impatient drivers will undoubtedly blow through yellow then red lights to get onto Voyager and this will definitely cause accidents as Voyager traffic can be doing 60 mph through this intersection.

2. Imagine being an elementary school kid that used to look at a beautiful Pike's Peak view from your playground/ athletic field and now have to look at an apartment complex because someone wanted to make some money. Yes, this sounds idealistic, but why take this away from them. It's a big reason that people move here and now apartment complexes are being prioritized.

3. Hundreds of new apartment residents now living and overlooking a children's school? How is this even being considered in our current climate. There is no way that anyone can say this isn't a safety issue.

4. School drop-off is already a disaster at TCA. Cars are parked in the grass. Kids are crossing Springcrest as other neighborhood residents are hurriedly leaving for work. Adding any more traffic to this situation is irresponsible.

Quite honestly if any City Planning Commission member could spend a morning or afternoon observing the traffic situation in this area and then imagine adding a whole new complex, it would be obvious that this would be a disaster.

Please, please use common sense when considering this situation. To me there is absolutely no way that this apartment complex in this location will work without causing major issues. Thank you for your consideration.

Matt Boyle
Mulligan Drive
Sent from my iPad

Allison D Stocker

From: nathanhayes86@gmail.com
Sent: Friday, September 26, 2025 7:12 AM
To: Allison D Stocker
Subject: Apartment Opposition

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Allison Stocker,
The proposed development at 1625 Springcrest Road (ZONE-25-0023 / LUPL-25-0010) would create serious traffic and safety risks for The Classical Academy (TCA) students and families. Increased vehicle volume, unsafe access design, and excessive visibility of school grounds make this project incompatible with a site immediately adjacent to a school. Below are the key concerns regarding school traffic and safety:

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- Residents trying to reach I-25 will be forced into a left turn onto Springcrest, dangerously close to the Voyager/Springcrest intersection—an accident waiting to happen.

Evacuation Risks

- The neighborhood already has only one main exit on Voyager.
- In emergencies (e.g., wildfire evacuation), the added density will trap both residents and school families in congestion, endangering lives.

Child Safety & Visibility Concerns

- The project's multi-story height gives residents direct sightlines onto TCA fields and playgrounds, exposing children to constant outside observation.
- Elevated vantage points have been exploited in national tragedies; placing tall residential units next to a school ignores these lessons.

New Resident Quality of Life

- Apartment residents will also suffer from school bells, traffic congestion, and parent pickup spillover into their parking lot.
- This conflict sets up an adversarial relationship between the complex and the school, instead of community harmony.

Conditions of Approval

- Should this rezoning go through, we need to instate strict conditions of approval for the development, including the following: a height restriction of two stories, changing the orientation of the buildings to reduce unit visibility of the field, and asking that the developers do not incorporate balconies or windows that open toward the school.

Thank you for hopefully taking the time to read over this and the others that are flooding your inbox. As a resident of Co Springs for almost 13 years, we have witnessed tremendous growth. But, I'll be honest, putting an apartment complex here would be very disturbing and frustrating. Especially because I have 2 kids that

attend school at this TCA campus. I hope there is a lot of opposition and that development money doesn't win this one out.

Thank you for your time,

Nathan Hayes

Allison D Stocker

From: lancejmiller@comcast.net
Sent: Friday, September 26, 2025 5:31 PM
To: Allison D Stocker
Subject: Apartment rezoning request - Voyager and Springcrest

Follow Up Flag: Follow up
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Hello Allison –

I'm reaching out to you regarding the 'Prevent Construction of a 5-Story Complex Near TCA Central' petition, which has garnered significant community support with 1000+ signatures. All 3 adjacent neighborhoods are vehemently opposed to the rezoning request for traffic, access, safety, compatibility, property value preservation, and crime reasons. For these reasons (and more), the Planning Commission has disapproved the request – only to see the developer ignore all inputs and resubmit their flawed request – they essentially snubbed their noses at all the inputs from the neighborhoods in their resubmittal. As the main planner for this project you are not powerless to help all 3 neighborhoods and TCA school stop this flawed project.

The request violates all but one of the Land Use Plan conditions in the Colorado Springs Planning and Neighborhood Services document (violations in yellow below):

> **Land Use Plan Review Criteria:**
> If the Land Use Plan is submitted in connection with an application to establish a zone district or to change zone district boundaries shall be reviewed based on the following criteria:
> A. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;
> B. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;
> C. Compatibility with the land uses and development intensities surrounding the property;
> D. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;
> E. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;
> F. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;
> G. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

Click here to learn more about this petition: https://www.change.org/p/prevent-construction-of-a-5-story-complex-near-tca-central?utm_source=supporter_emails_dm

Thank you for your time and consideration. I look forward to your response.

Lance Miller
2160 Mulligan Dr
719-210-7098

Allison D Stocker

From: Becca Leander Nicholson <beccaleander@gmail.com>
Sent: Friday, September 26, 2025 3:31 PM
To: Allison D Stocker
Subject: In regards to rezoning next to elementary school

Follow Up Flag: Follow up
Flag Status: Flagged

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Allison,

I want to express my concern to you and the team involved, regarding the rezoning on Springcrest Road for apartments to be built next to the elementary school, the Classical Academy-Central.

As a parent of two kids, one enrolled, and another going into TCA next year, I have several specific concerns.

Traffic - just about every school deals with traffic issues. We come early to drop off and pick up to help with these situations, but adding a large apartment complex with hundreds of additional vehicles is extremely poor city planning and could be dangerous as people attempt to drive around the traffic in a hurry.

Safety - the *multiple story* building which is always an apartment complex makes me very uncomfortable to think residents can watch my children play at recess. The city needs to recognize this would be a very large leap away from current PlanCOS guidelines, and what constitutes keeping kids safe and making that a priority.

Thank you for hearing me-this is a concerned mom!

Sincerely,

Rebecca Nicholson
Colorado Springs resident since 1998 :)

Allison D Stocker

From: Kelly Peterschmidt <kelly@porchlightfriends.org>
Sent: Tuesday, September 30, 2025 10:58 AM
To: Allison D Stocker
Subject: Opposition to apartment development in our neighborhood
Attachments: Opposition Letter to Development.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from kelly@porchlightfriends.org. Learn why this is important

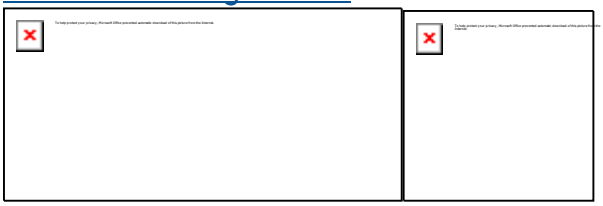
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Hello,

As a resident of this neighborhood for 15 years, we're opposed to smashing more and more development onto any open land you see. We all moved into this neighborhood because of the open space. We think it will bring too much traffic, clog up the roads/evacuation routes, be a danger to the walkers in this quiet neighborhood and bring undo attention to the nearby school.

Please see the attached letter.

Kelly Peterschmidt
Executive Director
Porchlight Friends/PEARLS Program of Colorado
719-204-3604
www.PorchlightFriends.org
www.PearlsProgram.net



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Staff Note: Start of Kelly Peterschmidt's Public Comment Letter

To Case Manager Allison Stocker and the City Planning Commission regarding ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road:

I respectfully urge the Commission to deny this rezoning and land use request. The proposed development is inconsistent with *PlanCOS*, incompatible with the surrounding neighborhood and school, and would create long-term safety, traffic, and quality-of-life issues.

Key Concerns by Criteria

Criteria A – Inconsistent with PlanCOS

- Identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
- Recommendations for this typology focus on parks and traffic calming, not high-density housing.
- Proposal would add 300–500 vehicles, worsening congestion on a narrow parcel.

Criteria C – Incompatible with Adjacent School

- Proximity to The Classical Academy (TCA) creates excessive visibility of fields and playground.
- Rooftops and high vantage points pose security risks, especially given national school safety concerns.
- Multi-story housing directly next to a school undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

- **Traffic & Evacuation:** Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
- **New Resident Quality of Life:** Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- **Neighborhood Strain:** Traffic congestion and school privacy issues degrade quality of life for current residents.

Criteria E – Unsafe Access Design

- Right-turn-in/out on Voyager will be blocked during school pickup (especially in bad weather).
- To reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

- Taller and denser than any nearby housing.

- Out of scale even compared to adjacent businesses along Voyager.

In conclusion, this development is misaligned with city planning goals, poses safety and traffic hazards, and would negatively impact both current and future residents. I urge the Commission to reject this proposal. Should this rezoning go through, we need to instate strict conditions of approval for any development, including a height restriction of two stories, a change in the orientation of the buildings to limit views of the field, and prohibiting balconies and windows that open from facing the school.

Thank you.

Staff Note: End of Kelly Peterschmidt's Public Comment Letter

Allison D Stocker

From: Virginia Hornor <virginia.hornor@gmail.com>
Sent: Friday, September 26, 2025 3:27 PM
To: Allison D Stocker
Subject: Regarding development near The Classical Academy

Follow Up Flag: Follow up
Flag Status: Flagged

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I am emailing regarding the possible apartments that could be built near The Classical Academy. I believe the apartments could add a lot of traffic to an already very busy area, especially during drop off and pickup times at TCA. On bad weather days or special event days at TCA, it will be nearly impossible to get from Voyager to Springcrest and vice versa without waiting very long periods of time. The apartments also would have me concerned for the students' safety at school as residents of the apartments could possibly wander on to the school playgrounds and would have a clear view of the school.

Sincerely,
Virginia Hollmann
Sent from my iPhone

Allison D Stocker

From: Whitney Sipp <whitsipp@gmail.com>
Sent: Thursday, September 25, 2025 6:18 PM
To: Allison D Stocker
Subject: ZONE-25-0023 / LUPL-25-0010

Follow Up Flag: Follow up
Flag Status: Flagged

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To Allison Stocker, Case Manager
1625 Sprincrest Road, ZONE-25-0023 / LUPL-25-0010

This development is a direct threat to the safety of children at The Classical Academy. It will flood already-congested roads with hundreds of new cars, block emergency evacuation routes, and place multi-story units overlooking school playgrounds. We cannot gamble with student safety for the sake of a rezoning. This project does not belong next to a school."

Have a blessed day,
Whitney Sipp

Allison D Stocker

From: Robert Dundore <rpd2135@icloud.com>
Sent: Tuesday, September 30, 2025 10:21 AM
To: Allison D Stocker
Subject: ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road:

Follow Up Flag: Follow up
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To Case Manager Allison Stocker and the City Planning Commission regarding ZONE-25-0023 / LUPL-25-0010, 1625 Springcrest Road:

I respectfully urge the Commission to deny this rezoning and land use request. The proposed development is inconsistent with PlanCOS, incompatible with the surrounding neighborhood and school, and would create long-term safety, traffic, and quality-of-life issues.

Key Concerns by Criteria

Criteria A – Inconsistent with PlanCOS
• Identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
• Recommendations for this typology focus on parks and traffic calming, not high-density housing.
• Proposal would add 300–500 vehicles, worsening congestion on a narrow parcel.

Criteria C – Incompatible with Adjacent School
• Proximity to The Classical Academy (TCA) creates excessive visibility of fields and playground.
• Rooftops and high vantage points pose security risks, especially given national school safety concerns.
• Multi-story housing directly next to a school undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts
• Traffic & Evacuation: Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
• New Resident Quality of Life: Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
• Neighborhood Strain: Traffic congestion and school privacy issues degrade quality of life for current residents.

Criteria E – Unsafe Access Design
• Right-turn-in/out on Voyager will be blocked during school pickup (especially in bad weather).
• To reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density
• Taller and denser than any nearby housing.
• Out of scale even compared to adjacent businesses along Voyager.

In conclusion, this development is misaligned with city planning goals, poses safety and traffic hazards, and would negatively impact both current and future residents. I urge the Commission to reject this proposal. Should this rezoning go through, we need to instate strict conditions of approval for any development, including a height restriction of two stories, a change in the orientation of the buildings to limit views of the field, and prohibiting balconies and windows that open from facing the school.

Thank you,

Robert Dundore
2135 Mulligan Dr.
Colorado Springs, CO 80920

Allison D Stocker

From: Daniel Harris <dih0658@gmail.com>
Sent: Thursday, March 12, 2026 9:05 AM
To: Allison D Stocker
Subject: Proposed Apartment Complex at Voyager and Briargate Parkway

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Allison and whom it may concern,

I am writing as a concerned parent of students at The Classical Academy (TCA) regarding the proposed multi-floor residential living complex planned near the school. I appreciate the need for responsible development in our community; however, I believe this specific proposal presents several significant concerns related to traffic, safety, and overall suitability for the immediate area surrounding an active K–6 school campus.

Below are my primary concerns and a suggested alternative that I believe would better serve both the community and the school.

Traffic Concerns

- **Existing congestion during school hours**
  Traffic during school drop-off and pick-up times is already very busy, particularly getting in and out of Springcrest Road. Adding many more families into this small area—especially so close to a single traffic light—would significantly worsen an already strained situation and create additional risk for students, parents, and staff.
- **"Right-out only" access onto Voyager Parkway is not ideal**
  Voyager Parkway is already heavily traveled in this specific area, especially near the major intersection with Briargate Parkway. A right-out-only solution does not meaningfully reduce congestion concerns. Additionally, most residents of these new units would likely commute south on Voyager (where many people work). This reality would push traffic back onto Springcrest Road, further increasing congestion during peak school hours.
- **Parking conflicts during school events**
  TCA parents already park along nearby roads and at surrounding churches during drop-off, pick-up, and school events. Adding parking for this development will likely result in non-residents attempting to park there during school times, leading to confusion, competition for space, and potential contention between residents and school families.

Safety Concerns

- **Increased security risks in today's environment**
  It is unfortunate that this must even be discussed, but the risk of active shooter situations is higher today than when many of us grew up. School safety must be treated with the utmost seriousness.
- **Direct overlooking of school grounds**
  The proposed multi-story building would overlook the football field, an area where the entire school gathers during drills and events. This creates unnecessary exposure.
- **High vantage point concerns**
  Allowing a high vantage point so close to the school is alarming. Even with a proposed 9-foot visibility wall, someone positioned several stories above could potentially take photos of students or, in a worst-case scenario, pose a direct physical threat to students and staff.

Alternative Solution

I want to be clear that my concern is not about preventing all development in this area. Rather, I believe there are **more appropriate and safer alternatives** for a location immediately adjacent to a school campus:

- **Short, single-family homes**
  Low-profile, single-family homes would be far more appropriate. In this scenario, a 9–10 foot wall could provide meaningful visual coverage for the football field and school grounds without introducing elevated sightlines.
- **Single-story, multi-use commercial space (preferred option)**
  An even better solution would be a single-story commercial or mixed-use space. Most businesses operate primarily outside of school drop-off and pick-up hours, which would greatly reduce traffic concerns. Additionally, parents and local residents would likely patronize nearby businesses, creating a mutually beneficial use of the space without compromising school safety.

Thank you for taking the time to consider these concerns. I respectfully ask that the unique needs of a school environment—especially traffic flow and student safety—be given strong consideration before moving forward with a multi-story residential development at this location.

Sincerely,

Dan Harris
Concerned TCA Parent
dih0658@gmail.com

Allison D Stocker

From: Paul Danielson <pdanielson66@gmail.com>
Sent: Wednesday, March 11, 2026 7:21 PM
To: Allison D Stocker
Subject: Project

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Hey there I am a person who lives at the Pinewoods neighborhood. I would like to say that the apartment proposal on the land west of Classical Academy should never happen because there is only one way for entry and exit from the apartments and that would be off Springcrest at the lights at the intersection. There would be too much congestion. Please take this project and developer elsewhere. We don't need this project on that piece of land. I will bet you that the city council and the city will approve it because of the way they approve all projects in this is it now. Look how they treated the citizen in Pine Creek with the project now happening up across the street from Lowe and Target. Thank you for your time.

Allison D Stocker

From: Morgann and Tonya Olson <morganntonya@msn.com>
Sent: Wednesday, March 11, 2026 11:20 AM
To: Allison D Stocker
Subject: Proposed apartment complex

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Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)I am writing to reiterate my strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).

The recent resubmittal does not meaningfully address the concerns raised by the public at the community meeting. The proposed density remains unchanged, and multiple residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present serious safety and supervision concerns for families in this area.

At the community meeting, the developer assured attendees that prospective tenants would be thoroughly vetted to ensure quality residents who pose no risk to nearby students. However, residents are aware that in October 2025 a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver. (A link to a local news article about this is here.) This incident raises legitimate questions about screening practices. If this development is to proceed adjacent to an elementary school, the developer must clearly outline how tenant screening will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.

Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will compound congestion at an already challenging intersection—particularly for drivers turning right onto Voyager from Briargate Parkway—and will add strain to Springcrest, which serves as the primary outlet for three established neighborhoods (Pine Woods, Mulligan, and Otero). Increased density without meaningful traffic mitigation poses both safety and quality-of-life concerns.

Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.

This proposal would negatively impact:

- An elementary school that effectively serves and safeguards young children
- A National Guard facility with security sensitivities
- Established neighborhoods whose residents have invested in and stewarded this community and who rely on Springcrest as an outlet and

Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and Colorado Springs Fire Department to fully assess safety, traffic, evacuation, and security implications.

This is not simply a development question; it is a long-term community planning decision that will shape the safety, character, and livability of this corridor for decades.
As a reminder, here is a summary of how the proposal goes against the city's land use criteria:

Criteria A – Inconsistent with PlanCOS

The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

Criteria C – Incompatible with Adjacent School

Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

The proposal would significantly increase traffic density near the only Voyager exit—compromising evacuation routes during wildfire risk—while also creating daily friction between the school and new residents due to bells, pickup traffic, and parking conflicts, ultimately degrading quality of life for both current and future residents.

Criteria E – Unsafe Access Design

The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.

Thank you for your careful consideration.
Sincerely,
Tonya Olson

Allison D Stocker

From: Ariane Peveto <ariane.peveto@gmail.com>
Sent: Wednesday, March 11, 2026 12:00 AM
To: Allison D Stocker
Subject: Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)

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Dear Ms. Stocker,

I am writing to join my family and many others in my community to express strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).

The resubmittal does not address the concerns that were raised at the community meeting, such as the proposed density, traffic difficulties, and the proximity to the school. Many people have already written to you with their concerns, and I add my voice to theirs, as well as an additional note about the traffic.

The traffic and access concerns are of high importance to me, as a resident of the Otero neighborhood. The proposed entrance and exit configuration will worsen traffic at an intersection that is already challenging due to the I-25 offramp, the northbound turn off Briargate, and busy Voyager Parkway. The developer assured the public that the residents would be encouraged to turn right out of the housing area rather than turn left (and thereby ease the amount of traffic backing up), but simply asking residents to turn a different way—and in many cases drive in the opposite direction of their destination—is not a real solution.

Thank you for your careful consideration.

Sincerely,

Ariane Peveto

Allison D Stocker

From: Jay Stoner <jay@ldicolorado.com>
Sent: Tuesday, March 10, 2026 3:47 PM
To: Allison D Stocker
Subject: Briargate Parkway Apartments
Attachments: Land Use Plan.pdf; Corner of Mulligan Dr. and Chappel Hills Dr..jpg

Follow Up Flag: Follow up
Flag Status: Flagged

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Allison,

My wife and I are building our home at 10215 Otero Avenue, just north of the proposed apartment project on the corner of Springcrest Road and Voyager Parkway. We and our neighbors are all very concerned about this inappropriate project and we strongly oppose it. I have been in the land development business since 1977 in several jurisdictions from Larimer County to Freemont County and I doubt any of those P&Z commissions would approve this project for a variety of reasons. Here are my thoughts on two of the issues.

The first problem is there is no room for any additional traffic to be dumped onto Springcrest Road. Every day, twice per day during the school year, Springcrest Road is a dangerous bottle neck from Voyager Parkway to Mulligan Drive. This section of road becomes a parking lot that emergency vehicles cannot get through. Having the only full movement access for 238 apartments in the middle of this already dysfunctional section of road will be stupid. In addition, the flow of traffic to the east is blocked due to the fact that Mulligan Drive dead ends 50 feet from connecting to Chappel Hills Drive. See attached photo. I don't know how this ever got approved and built this way. The rumor is that some politician pulled strings to make this his own private driveway. If that's true, the Colorado Springs roads department should be ashamed of themselves.

The second issue with this project is it fails miserably at being contextual. That is one of the guiding principles of good land planning. You have a school to the east, military open space to the west, Briargate shops to the south and to the north is a low density rural residential neighborhood with the smallest lot being 2.5 acres. This is just bad land planning that lacks any sensitivity to the surround properties.
I respectfully request that approval of this project be denied.

Thank you for your consideration.
Jay

Jay D Stoner – President

LAND Developers, Inc.
Serving Colorado Since 1977

5655 Bridlespur Ridge Place
Colorado Springs, CO 80918
970-566-4891
jay@ldicolorado.com
Romans 12

Allison D Stocker

From: Cassie Carrigan <cassielcarrigan@gmail.com>
Sent: Tuesday, March 10, 2026 2:45 PM
To: Allison D Stocker
Subject: Response to ZONE-25-0023 & LUPL-25-0010

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Dear Allison,

Voyager & Briargate Parkway

We (The Classical Academy families) remain strongly opposed to the proposed zoning and land use amendment. The resubmittal does not resolve the fundamental safety, traffic, planning, and compatibility concerns previously raised. My child attends TCA. If this goes through, I would be severely concerned for the safety of my children and the other students at TCA. Please don't do this!

Major Unresolved Concerns

-
-
- **Inconsistent with PlanCOS (Criteria A)**

- The site is designated as an Established Suburban Neighborhood (Typology 1(3)),
- which prioritizes parks and traffic calming—not high-density, multi-story housing—and the proposal would introduce an estimated 300–500 additional vehicles into an already constrained corridor.
-
-
-
- **Incompatible with Adjacent School (Criteria C)**

- The project places multi-story residential buildings directly along the fence
- of **The Classical Academy (TCA)**,
- creating direct line-of-sight access to playgrounds and fire drill assembly areas, introducing elevated vantage point security concerns, and failing to demonstrate formal coordination with District 20 regarding safety or operational impacts.
-
-
-
- **Traffic & Access Deficiencies (Criteria D & E)**

- The proposed right-in/right-out on Voyager will be blocked during school pickup
- times, residents traveling to I-25 will be forced into hazardous turning movements near the Voyager/Springcrest intersection, and increased density will strain Springcrest, Otero, and adjacent intersections without comprehensive cumulative traffic analysis
- or finalized CDOT coordination.
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- **Evacuation & Emergency Constraints**

- Tripling density near the primary Voyager exit compromises wildfire evacuation
- routes, and no detailed emergency access, phasing, or fire coordination plan has been provided.
-
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-
- **Negative Community & Quality-of-Life Impacts**

- Residents would experience daily conflict with school operations (bells, carpool,
- traffic), while existing neighborhoods face congestion, privacy loss, and diminished livability.
-
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- **Excessive Scale & Density (Criteria G)**

- The development is taller and denser than surrounding housing, out of scale even
- with nearby commercial uses, and inconsistent with the established character of this school-centered corridor.
-
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- **Failure to Demonstrate True MX-M Intent**

- Despite seeking MX-M zoning, the proposal includes no meaningful mixed-use, employment-generating,
- or service components, effectively creating a single-use multifamily enclave.
-
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- **Conversion of Employment Land Without Justification**

- No market or economic analysis has been provided to justify abandoning the previously
- planned Business Park designation in a key regional corridor.
-
-
-

- **Insufficient Stakeholder Engagement**

- There is no documented coordination with Academy School District 20, the Colorado

- National Guard (adjacent facility), Colorado Springs Police, Fire Department, or nearby institutional users regarding security, helicopter operations, traffic circulation, or emergency response.

-

Major Concern Re: School Safety

-
-
- **Tenant Screening & Safety Assurances**
-

  While the developer stated at the community meeting that prospective tenants would be thoroughly vetted to ensure no risk to nearby students, a widely reported October 2025 incident at Polaris Junction—another Blackburn-managed property—where a tenant was charged in the murder of her Uber driver raises legitimate concerns about the effectiveness of current screening practices; if this project proceeds adjacent to an elementary school, the developer must clearly detail enhanced screening standards specific to this location and provide transparent documentation of those safeguards.

This proposal extends beyond a routine housing development; it represents a consequential land use decision that will influence the safety, character, and long-term function of this corridor for decades to come. Given the significant unresolved issues, approval at this time would be premature.

Thanks
--
Cassie Carrigan

Allison D Stocker

From: helloboyle@yahoo.com
Sent: Tuesday, March 10, 2026 2:20 PM
To: Allison D Stocker
Subject: Second set of feedback for apartments next to TCA

Follow Up Flag: Follow up
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I'm writing to voice my concern over this proposed complex. I'm honestly shocked that this development is even being considered.

1. The traffic situation if this is added will absolutely be a safety issue. There is no room for this many more vehicles to use Springcrest Rd to access Voyager. The current stop light from Springcrest onto Voyager already makes Springcrest traffic wait 5 minutes at times to turn onto Voyager. Imagine an entire new complex trying to leave in the morning combined with the school traffic that is already there. Impatient drivers will undoubtedly blow through yellow then red lights to get onto Voyager and this will definitely cause accidents as Voyager traffic can be doing 60 mph through this intersection.

2. Imagine being an elementary school kid that used to look at a beautiful Pike's Peak view from your playground/ athletic field and now have to look at an apartment complex because someone wanted to make some money. Yes, this sounds idealistic, but why take this away from them. It's a big reason that people move here and now apartment complexes are being prioritized.

3. Hundreds of new apartment residents now living and overlooking a children's school? How is this even being considered in our current climate. There is no way that anyone can say this isn't a safety issue.

4. School drop-off is already a disaster at TCA. Cars are parked in the grass. Kids are crossing Springcrest as other neighborhood residents are hurriedly leaving for work. Adding any more traffic to this situation is irresponsible.

Quite honestly if any City Planning Commission member could spend a morning or afternoon observing the traffic situation in this area and then imagine adding a whole new complex, it would be obvious that this would be a disaster.

Please, please use common sense when considering this situation. To me there is absolutely no way that this apartment complex in this location will work without causing major issues. Thank you for your consideration.

Matt Boyle
Mulligan Drive
Sent from my iPhone

Allison D Stocker

From: Robert Dundore <rpd2135@icloud.com>
Sent: Tuesday, March 10, 2026 1:43 PM
To: Allison D Stocker
Subject: Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)

Follow Up Flag: Follow up
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Dear Ms. Stocker,

I am writing to reiterate my strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).

The recent resubmittal does not meaningfully address the concerns raised by the public at the community meeting. The proposed density remains unchanged, and multiple residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present serious safety and supervision concerns for families in this area.

At the community meeting, the developer assured attendees that prospective tenants would be thoroughly vetted to ensure quality residents who pose no risk to nearby students. However, residents are aware that in October 2025 a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver. (A link to a local news article about this is here.) This incident raises legitimate questions about screening practices. If this development is to proceed adjacent to an elementary school, the developer must clearly outline how tenant screening will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.

Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will compound congestion at an already challenging intersection—particularly for drivers turning right onto Voyager from Briargate Parkway—and will add strain to Springcrest, which serves as the primary outlet for three established neighborhoods (Pine Woods, Mulligan, and Otero). Increased density without meaningful traffic mitigation poses both safety and quality-of-life concerns.

Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.

This proposal would negatively impact:

-
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- An elementary school
- that effectively serves and safeguards young children

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-
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- A National Guard facility
- with security sensitivities
-
-
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- Established neighborhoods

- whose residents have invested in and stewarded this community and who rely on Springcrest as an outlet and

-

Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and Colorado Springs Fire Department to fully assess safety, traffic, evacuation, and security implications.

This is not simply a development question; it is a long-term community planning decision that will shape the safety, character, and livability of this corridor for decades.

As a reminder, here is a summary of how the proposal goes against the city's land use criteria:

Criteria A – Inconsistent with PlanCOS
The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

Criteria C – Incompatible with Adjacent School
Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts
The proposal would significantly increase traffic density near the only Voyager exit—compromising evacuation routes during wildfire risk—while also creating daily friction between the school and new residents due to bells, pickup traffic, and parking conflicts, ultimately degrading quality of life for both current and future residents.

Criteria E – Unsafe Access Design
The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density
The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.

Thank you for your careful consideration.

Sincerely,

Allison D Stocker

From: Kim McCauley <kim.mccauley19@gmail.com>
Sent: Tuesday, March 10, 2026 1:02 PM
To: Allison D Stocker
Subject: Response to ZONE-25-0023 & LUPL-25-0010

Follow Up Flag: Follow up
Flag Status: Completed

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Response to ZONE-25-0023 & LUPL-25-0010
Voyager & Briargate Parkway

Dear Ms. Stocker,

Thanks you for your updates on the proposed zoning and land use amendment referenced above. I remain opposed to the proposal of building 236 units on far too small a space with limited traffic flow options. The resubmittal does not resolve the fundamental safety, traffic, planning, and compatibility concerns previously raised.

Major Unresolved Concerns

- **Inconsistent with PlanCOS (Criteria A)**
  The site is designated as an Established Suburban Neighborhood (Typology 1(3)), which prioritizes parks and traffic calming—not high-density, multi-story housing—and the proposal would introduce an estimated 300–500 additional vehicles into an already constrained corridor.
- **Incompatible with Adjacent School (Criteria C)**
  The proposed project places multi-story residential buildings directly along the fence of **The Classical**

Academy (TCA), creating elevated line-of-sight access to an elementary school playground and sports field. In light of the tragic reality of school shootings in our nation, this introduces security concerns that the school would not be able to mitigate from within. To date, Blackburn has failed to demonstrate formal coordination with District 20 regarding safety or operational impacts.

- **Traffic and Access Deficiencies (Criteria D and E)**
  The proposed location of a right-in/right-out on Voyager is often blocked during school pickup times. Increased density will strain Springcrest, Otero, and adjacent intersections without comprehensive cumulative traffic analysis or finalized CDOT coordination.
- **Evacuation and Emergency Constraints**
  Tripling density near the primary Voyager exit compromises wildfire evacuation routes, and no detailed emergency access, phasing, or fire coordination plan has been provided.
- **Negative Community and Quality-of-Life Impacts**
  Residents of both the proposed multi-unit development and existing neighborhoods would experience increased daily traffic conflict with combined school carpool, residential, delivery vehicle, and other traffic during the academic year.
- **Excessive Scale and Density (Criteria G)**
  The development is taller and denser than surrounding housing, out of scale even with nearby commercial uses, and inconsistent with the established character of this school-centered corridor.
- **Failure to Demonstrate True MX-M Intent**
  Despite seeking MX-M zoning, the proposal includes no meaningful mixed-use, employment-generating, or service

components, effectively creating a single-use multifamily enclave.

- **Conversion of Employment Land Without Justification**
  No market or economic analysis has been provided to justify abandoning the previously planned Business Park designation in a key regional corridor.
- **Insufficient Stakeholder Engagement**
  There is no documented coordination with Academy School District 20, the Colorado National Guard (adjacent facility), Colorado Springs Police, Fire Department, or nearby institutional users regarding security, helicopter operations, traffic circulation, or emergency response.
- **Insufficient Tenant Screening and Safety Assurances**
  The developer stated at the community meeting that prospective tenants would be thoroughly vetted to ensure no risk to nearby students. However, in a widely reported October 2025 incident at Polaris Junction, another Blackburn-managed property, a tenant was charged in the murder of her Uber driver. This incident raises legitimate concerns about the effectiveness of Blackburn's screening practices. For a dense housing project to proceed adjacent to an elementary school, the developer must clearly detail enhanced screening standards specific to this location and provide transparent documentation of those safeguards.

This proposal extends beyond a routine housing development; it represents a consequential land use decision that will influence the safety, character, and long-term function of this corridor for decades to come. Given the significant unresolved issues, approval at this time would be premature.

Thank you for your efforts to assist the City of Colorado Springs in making a sound, well-informed decision regarding the property at Briargate Parkway, Voyager, and Springcrest.

Sincerely,

Kim McCauley

Allison D Stocker

From: Robert Hill <robb_hill2025@outlook.com>
Sent: Tuesday, March 10, 2026 9:53 AM
To: Allison D Stocker
Subject: Voyager/Briargate Rezoning
Attachments: Document_2026-03-10_094617.pdf

Follow Up Flag: Follow up
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Allison D Stocker

From: Nate Coon <nathan.coon@gmail.com>
Sent: Tuesday, March 10, 2026 8:46 AM
To: Allison D Stocker
Subject: Voyager and Briargate Proposal - Response

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Ms. Stocker,

I'm writing to express my continuing concern regarding the zoning change and land use proposal at Voyager / Briargate Parkway (ZONE-25-0023 & LUPL-25-0010). The resubmittal does not address the points brought up by the community. The number of units proposed has not changed, nor has the fact that many units are situated along the length of the school's field fence. Exposure of the children under this zoning change remains a huge safety issue.

During the community meeting, the developer assured attendees that they would vet all the residents to ensure quality tenants that pose no threat to the nearby students. Please note that the community is **well aware** that, just a few months ago (October 2025), one of this developer's tenants was charged with murdering her Uber driver. The tenant, Khayla Dawson, was a resident of Polaris Junction, a Blackburn apartment complex six miles north of the site in question. Blackburn needs to specify exactly how their vetting process will differ for tenants applying for units located so close to the elementary school.

The traffic patterns of the entrance and exit are still problematic for both Voyager (particularly people turning right onto Voyager from Briargate Pkwy) and for Springcrest, which is the outlet for three neighborhoods (Pine Woods, Mulligan, and Otero).

The land use change remains inconsistent with PlanCOS, which provides protections for existing community members against changes that alter the character of the area or are detrimental to quality of life.

This proposal is a big disservice to the school which effectively serves the community and protects children. It is a disservice to the sensitive National Guard facility across the street. And it is a disservice to the neighborhood, full of people who have worked and lived in a way that makes the land such a valuable piece of property.

I urge the developer to correspond directly and publicly with School District 20, the National Guard, nearby churches, CSPD, and CSFD to get their perspective and better understand the impact of this land use proposal.

Here is how the proposal still fails to meet land use criteria that remains unmet:

Criteria A – Inconsistent with PlanCOS

-
-
- Identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
-

- Recommendations for this typology focus on parks and traffic calming, not high-density housing.
- Proposal would add 300–500 vehicles, worsening congestion on a narrow parcel.

Criteria C – Incompatible with Adjacent School

- Proximity to The Classical Academy (TCA) creates excessive visibility of fields and playground.
- Rooftops and high vantage points pose security risks, especially given national school safety concerns.
- Multi-story housing directly next to a school undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

- Traffic & Evacuation: Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
- New Resident Quality of Life: Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- Neighborhood Strain: Traffic congestion and school privacy issues degrade quality of life for current residents.

Criteria E – Unsafe Access Design

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- Right-turn-in/out on Voyager will be blocked during school pickup (especially in bad
- weather).
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- To reach I-25, residents must use a left turn onto Springcrest, dangerously close to
- Voyager/Springcrest intersection.
-

Criteria G – Excessive Scale & Density

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-
- Taller and denser than any nearby housing.
-
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- Out of scale even compared to adjacent businesses along Voyager.
-

Sincerely,
- Nate Coon

Allison D Stocker

From: Trisha Coon <trishannecoon@gmail.com>
Sent: Tuesday, March 10, 2026 8:43 AM
To: Allison D Stocker
Subject: ZONE-25-0023 & LUPL-25-0010 - Response

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Hello Ms. Stocker, I am writing to express my concerns with the proposal at Voyager & Briargate Parkway.

We remain strongly opposed to the proposed zoning and land use amendment. The resubmittal does not resolve the fundamental safety, traffic, planning, and compatibility concerns previously raised.

Major Unresolved Concerns

- **Inconsistent with PlanCOS (Criteria A)**

- The site is designated as an Established Suburban Neighborhood (Typology 1(3)),
- which prioritizes parks and traffic calming—not high-density, multi-story housing—and the proposal would introduce an estimated 300–500 additional vehicles into an already constrained corridor.

- **Incompatible with Adjacent School (Criteria C)**

- The project places multi-story residential buildings directly along the fence
- of **The Classical Academy (TCA)**,
- creating direct line-of-sight access to playgrounds and fire drill assembly areas, introducing elevated vantage point security concerns, and failing to demonstrate formal coordination with District 20 regarding safety or operational impacts.

- **Traffic & Access Deficiencies (Criteria D & E)**

- The proposed right-in/right-out on Voyager will be blocked during school pickup
- times, residents traveling to I-25 will be forced into hazardous turning movements near the Voyager/Springcrest intersection, and increased density will strain Springcrest, Otero, and adjacent intersections without comprehensive cumulative traffic analysis
- or finalized CDOT coordination.

- **Evacuation & Emergency Constraints**

- Tripling density near the primary Voyager exit compromises wildfire evacuation routes, and no detailed emergency access, phasing, or fire coordination plan has been provided.

- **Negative Community & Quality-of-Life Impacts**

- Residents would experience daily conflict with school operations (bells, carpool, traffic), while existing neighborhoods face congestion, privacy loss, and diminished livability.

- **Excessive Scale & Density (Criteria G)**

- The development is taller and denser than surrounding housing, out of scale even with nearby commercial uses, and inconsistent with the established character of this school-centered corridor.

- **Failure to Demonstrate True MX-M Intent**

- Despite seeking MX-M zoning, the proposal includes no meaningful mixed-use, employment-generating, or service components, effectively creating a single-use multifamily enclave.

- **Conversion of Employment Land Without Justification**

- No market or economic analysis has been provided to justify abandoning the previously planned Business Park designation in a key regional corridor.

- **Insufficient Stakeholder Engagement**

- There is no documented coordination with Academy School District 20, the Colorado

- National Guard (adjacent facility), Colorado Springs Police, Fire Department, or nearby institutional users regarding security, helicopter operations, traffic circulation, or emergency response.

Major Concern Re: School Safety

-
- **Tenant Screening & Safety Assurances**
-

  While the developer stated at the community meeting that prospective tenants would be thoroughly vetted to ensure no risk to nearby students, a widely reported October 2025 incident at Polaris Junction—another Blackburn-managed property—where a tenant was charged in the murder of her Uber driver raises legitimate concerns about the effectiveness of current screening practices; if this project proceeds adjacent to an elementary school, the developer must clearly detail enhanced screening standards specific to this location and provide transparent documentation of those safeguards.

This proposal extends beyond a routine housing development; it represents a consequential land use decision that will influence the safety, character, and long-term function of this corridor for decades to come. Given the significant unresolved issues, approval at this time would be premature.

Thank you for your time,
- Trisha Coon

Allison D Stocker

From: Monte Murdock <MMurdock@veritasmg.com>
Sent: Tuesday, March 10, 2026 8:32 AM
To: Allison D Stocker
Subject: REJECT Zone-25-0023 & LUPL-25-0010 (Voyager and Briargate Parkway)
Attachments: Opposition to Zoning Change at Voyager and Briargate.pdf

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Allison,

I am a home owner in the area adjacent to the proposed zoning change. Someone who has invested in the neighborhood based on EXISTING zoning. Please see attached letter.

Thanks,

Monte

Allison D Stocker

From: Duane Davis <duane.davis72@yahoo.com>
Sent: Monday, March 9, 2026 10:06 PM
To: Allison D Stocker
Subject: Zoning Change and Apartment Complex

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Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)

I am writing to reiterate my strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).

The recent resubmittal does not meaningfully address the concerns raised by the public at the community meeting. The proposed density remains unchanged, and multiple residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present serious safety and supervision concerns for families in this area.

At the community meeting, the developer assured attendees that prospective tenants would be thoroughly vetted to ensure quality residents who pose no risk to nearby students. However, residents are aware that in October 2025 a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver. (A link to a local news article about this is here.) This incident raises legitimate questions about screening practices. If this development is to proceed adjacent to an elementary school, the developer must clearly outline how tenant screening will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.

Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will compound congestion at an already challenging intersection—particularly for drivers turning right onto Voyager from Briargate Parkway—and will add strain to Springcrest, which serves as the primary outlet for three established neighborhoods (Pine Woods, Mulligan, and Otero). Increased density without meaningful traffic mitigation poses both safety and quality-of-life concerns.

Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.

This proposal would negatively impact:

An elementary school that effectively serves and safeguards young children

A National Guard facility with security sensitivities
Established neighborhoods whose residents have invested in and stewarded this community and who rely on Springcrest as an outlet and
Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and Colorado Springs Fire Department to fully assess safety, traffic, evacuation, and security implications.

This is not simply a development question; it is a long-term community planning decision that will shape the safety, character, and livability of this corridor for decades.

As a reminder, here is a summary of how the proposal goes against the city's land use criteria:

Criteria A – Inconsistent with PlanCOS
The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

Criteria C – Incompatible with Adjacent School
Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts
The proposal would significantly increase traffic density near the only Voyager exit—compromising evacuation routes during wildfire risk—while also creating daily friction between the school and new residents due to bells, pickup traffic, and parking conflicts, ultimately degrading quality of life for both current and future residents.

Criteria E – Unsafe Access Design
The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density
The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.

Thank you for your careful consideration.

Sincerely,

Duane Davis

Allison D Stocker

From: Brian Fasterling <blueskybri@icloud.com>
Sent: Monday, March 9, 2026 7:59 PM
To: Allison D Stocker
Subject: Development and Rezoning Application at 1625 Springcrest Road (LUPL-25-0010)

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Ms. Stocker:

Please enter into the record this response to the developer's proposal referenced above. This is such a poorly conceived and just as poorly substantiated project it's laughable.

- The right hand turning lane on Voyager Pkwy. just north of Briargate Pkwy. is already stacked up with traffic at a complete standstill as parents queue up to turn right onto Springcrest to pick up or drop off kids at the elementary school. The developer wants to make that turning lane a primary ingress/egress point for almost 300 apartments? It's just as bad for the planned secondary ingress/egress point on Springcrest itself. This is absolutely ludicrous and will completely choke off access to the surrounding neighborhoods. The developer's paid traffic consultant will of course submit a finding that somehow inconceivably ignores the current gridlock problem and claim there will be no negative impact from the project. This is demonstrably false. Anyone can sit at that intersection at school rush hours and see it is already impassable, so claiming it will not be impacted with the extensive addition of proposal-generated traffic is taking you for a fool.
- The traffic gridlock this project will absolutely generate is a life endangering certainty. We've already had EMS vehicles not be able to get through the school traffic in the past. How many children having a severe allergic reaction will die, how many people having a heart attack will die, how many people having a stroke will die, how many people suffering some sort of accident will lose a limb, how many savable houses will burn to the ground all because no ambulance or fire truck can get through the gridlock? Is that an acceptable metric in the eyes of the Planning Department? Is that probability ignored as long as the developer just says everything will be fine?
- The proposal is also an absolutely inarguable child endangerment catastrophe waiting to happen. What clueless entity puts 300 apartments immediately adjacent to an elementary school? What rock have they been hiding under that they think this is a good idea with no risk? Their claim to completely mitigate any possibility of risk is to vet their tenants. That's wholly dismissible as pure fantasy. How many nut-job mass shooters and child molesters have been caught, none of whom ever had a record of any previous crimes, and everyone who knew them said they never suspected anything odd about them? Furthermore, apartment vacancies in Colorado Springs are already significant. When times get tough you can *guarantee* the level of purported vetting this developer says will take place will plummet so they can minimize empty units. Peeping Toms, child

molesters, drug users/dealers and who knows what other kinds of threats can all easily pass whatever vetting this developer emptily promises to enact.

This project should have immediately been a no-go from the start. The developer can (and will) make endless unsubstantiated claims about how the project 100% complies with some vague statue or another, but they're not living in reality, much less living in the affected neighborhoods.

Plain and simple, this proposal creates nothing but endangerment:

- Approving it means the Planning Department is just fine with the threats to life and limb it creates.
- Approving it means the Planning Department doesn't take child endangerment into it's review process at all.
- Approving it means the Planning Department assumes the developer's interests are more important than those who have to suffer the consequences of idiotic proposals.
- Approving it means the Planning Department might be held criminally liable for willful negligence when a child gets abducted, abused, molested or exploited.
- Approving it means the Planning Department might be held criminally liable for willful negligence when someone in the surrounding neighborhood suffers and/or dies because EMS vehicles couldn't get through.
- Approving it means the Planning Department might be held criminally liable for willful negligence when someone's house burns to the ground because fire trucks had to take a long detour to avoid the gridlock at that intersection.

This…reckless…project…***must***…be…denied.

Thank you,

Brian Fasterling
9790 Kit Carson Ln.

Allison D Stocker

From: Rachael Trujillo <rdobelmann@yahoo.com>
Sent: Monday, March 9, 2026 7:56 PM
To: Allison D Stocker
Subject: Comments

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Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)
I am writing to reiterate my strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).
The recent resubmittal does not meaningfully address the concerns raised by the public at the community meeting. The proposed density remains unchanged, and multiple residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present serious safety and supervision concerns for families in this area.
At the community meeting, the developer assured attendees that prospective tenants would be thoroughly vetted to ensure quality residents who pose no risk to nearby students. However, residents are aware that in October 2025 a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver. (A link to a local news article about this is here.) This incident raises legitimate questions about screening practices. If this development is to proceed adjacent to an elementary school, the developer must clearly outline how tenant screening will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.
Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will compound congestion at an already challenging intersection—particularly for drivers turning right onto Voyager from Briargate Parkway—and will add strain to Springcrest, which serves as the primary outlet for three established neighborhoods (Pine Woods, Mulligan, and Otero). Increased density without meaningful traffic mitigation poses both safety and quality-of-life concerns.
Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.
This proposal would negatively impact:

- An elementary school that effectively serves and safeguards young children
- A National Guard facility with security sensitivities
- Established neighborhoods whose residents have invested in and stewarded this community and who rely on Springcrest as an outlet and

Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and Colorado Springs Fire Department to fully assess safety, traffic, evacuation, and security implications.

This is not simply a development question; it is a long-term community planning decision that will shape the safety, character, and livability of this corridor for decades.
As a reminder, here is a summary of how the proposal goes against the city's land use criteria:

Criteria A – Inconsistent with PlanCOS

The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

Criteria C – Incompatible with Adjacent School

Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

The proposal would significantly increase traffic density near the only Voyager exit—compromising evacuation routes during wildfire risk—while also creating daily friction between the school and new residents due to bells, pickup traffic, and parking conflicts, ultimately degrading quality of life for both current and future residents.

Criteria E – Unsafe Access Design

The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.

Thank you for your careful consideration.
Sincerely,
Rachael Davis

Sent from my iPhone

Allison D Stocker

From: Patty Gould <pgdcm@aol.com>
Sent: Monday, March 9, 2026 7:53 PM
To: Allison D Stocker
Subject: ZONE-25-0023

Follow Up Flag: Follow up
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To Allison Stocker, City Case Manager:

I'm writing to express my continuing concern regarding the zoning change and land use proposal at Voyager / Briargate Parkway (ZONE-25-0023 & LUPL-25-0010). The resubmittal does not address the points brought up by the community. The number of units proposed has not changed, nor has the fact that many units are situated along the length of the school's field fence. Exposure of the children under this zoning change remains a huge safety issue.

During the community meeting, the developer assured attendees that they would vet all the residents to ensure quality tenants that pose no threat to the nearby students. Please note that the community is **well aware** that, just a few months ago (October 2025), one of this developer's tenants was charged **with murdering** her Uber driver. The tenant, Khayla Dawson, was a resident of Polaris Junction, a Blackburn apartment complex six miles north of the site in question. Blackburn needs to specify exactly how their vetting process will differ for tenants applying for units located so close to the elementary school.

The traffic patterns of the entrance and exit are still problematic for both Voyager (particularly people turning right onto Voyager from Briargate Pkwy) and for Springcrest, which is the outlet for three neighborhoods (Pine Woods, Mulligan, and Otero). As a charter school, TCA has NO bus system and thus ALL parents of ALL students are daily in line for dropping off as well as picking up their children. Apartment traffic at this busy intersection would add to congestion, danger to students, pedestrians, as well as other vehicles.

The land use change remains inconsistent with PlanCOS, which provides protections for existing community members against changes that alter the character of the area or are detrimental to quality of life.

This proposal is a big disservice to the school which effectively serves the community and protects children. It is a disservice to the sensitive National Guard facility across the street. And it is a disservice to the neighborhood, full of people who have worked and lived in a way that makes the land such a valuable piece of property.

I urge the developer to correspond directly and publicly with School District 20, the National Guard, nearby churches, CSPD, and CSFD to get their perspective and better understand the impact of this land use proposal.

Here is how the proposal still fails to meet land use criteria that remains unmet:

Criteria A – Inconsistent with PlanCOS

- Identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
- Recommendations for this typology focus on parks and traffic calming, not high-density housing.
- Proposal would add 300–500 vehicles, worsening congestion on a narrow parcel.

Criteria C – Incompatible with Adjacent School

- Proximity to The Classical Academy (TCA) creates excessive visibility of fields and playground.
- Rooftops and high vantage points pose security risks, especially given national school safety concerns.
- Multi-story housing directly next to a school undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

- Traffic & Evacuation: Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
- New Resident Quality of Life: Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- Neighborhood Strain: Traffic congestion and school privacy issues degrade quality of life for current residents.

Criteria E – Unsafe Access Design

- Right-turn-in/out on Voyager will be blocked during school pickup (especially in bad weather).
- To reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

- Taller and denser than any nearby housing.
- Out of scale even compared to adjacent businesses along Voyager.

Sincerely,

Patricia Gould
330-958-1778

Allison D Stocker

From: agkwock@juno.com
Sent: Monday, March 9, 2026 7:30 PM
To: Allison D Stocker
Subject: Pinewoods Building Project

Follow Up Flag: Follow up
Flag Status: Flagged

[You don't often get email from agkwock@juno.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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To Ms. Stocker,

This message is in regard to the Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway) I want to reiterate my strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).

I know you may be getting many messages about this situation, and I will be in agreement with most of the opposition. However, as a resident who has lived in this neighborhood since it was developed, before Briargate Parkway was even a real road, I have very big concerns for how this area has MULTIPLIED in car traffic, school traffic, shopping and business traffic over time. Voyager was once a 2 lane road and there was no light at Springcrest. We now have a 4 lane boulevard and an incredibly ill-timed light at Springcrest that constantly holds up residents attempting to leave the neighborhood. Those of us in Pinewoods contend with residents from Otero and the Mulligan neighborhood to get out daily, as there is only ONE exit for these areas. This includes the elementary school! There are already evacuation and emergency vehicle concerns. This proposal would multiply them.

I drive home every day, imagining how crowded this corner is not only going to LOOK, but BE to drive in and out. There is no good solution off of Voyager. There just isn't. It will look completely incongruent with the lovely landscaping across Briargate Parkway, and the congestion will be great.

Also...WHY are we proposing housing at such a huge number as 236 units! What an eyesore it will be, regardless of how "beautiful" the building is! There is PLENTY of housing in this north area, and not all of it is full.

For these and SO many reasons, this is a terrible proposal. And if you've read this far, I hope you can see that there are dedicated, loyal, longstanding Colorado Springs residents, who care about our communities and how they look and feel. And if these are the kinds of people you would like to stay in our city, PLEASE listen to these concerns. We're a loud and loyal bunch and we have far more invested in the things around this community than any out-of-state developer.

Please ensure that one of our qualities won't be cynicism about how our city listens to us and treats our land.

With sincere hope,
Andrea Tepley
Springcrest Resident
agkwock@juno.com

Allison D Stocker

From: J.P. Purswell <jp.purswell@gmail.com>
Sent: Monday, March 9, 2026 4:46 PM
To: Allison D Stocker
Subject: Comment regarding proposed apartment complex at Voyager & Springcrest
Attachments: Voyager - Springcrest parcel.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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Ms. Stocker, please find attached a letter of concern regarding this proposed development. Thank you for your attention to this matter.

--
J.P. Purswell, Ph.D, P.E., CPE
719-330-0126

Allison D Stocker

From: Rachael D <rachael.plath@gmail.com>
Sent: Monday, March 9, 2026 4:37 PM
To: Allison D Stocker
Subject: NO REZONING

Follow Up Flag: Follow up
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The apartment development that is being proposed next to TCA Central Elementary school presents a DIRECT threat to the safety of the children, staff and parents of the school. Springcrest Road is already heavily congested with neighborhood traffic combined with school traffic presenting significant travel problems. The idea of adding hundreds of new cars to this already problematic thoroughfare is irresponsible and dangerous. I highly recommend you visit this area around 8AM and again around 3:30PM, you can imagine what would happen if an emergency evacuation was required or emergency vehicles simply needed to either enter or exit this area during this time... and how detrimental the addition of even more traffic as a result of an additional housing community.

Far more concerning is the idea of having multi-story units OVERLOOKING school playgrounds. Recess for hundreds of young children at a time throughout the entire day would be in direct view of countless apartment windows. Did you know that with AI, it only takes 25 photos of a child's face for someone to create a pornographic video of said child to then be distributed? Do you recall the 2017 mass shooting in Las Vegas when a man pointed a gun out of his window at a music festival killing more than 50 and injuring more than 800 people? He was approximately 1/4 of a mile away... the apartments proposed would be FEET away from school playgrounds. We cannot gamble with student safety for the sake of rezoning. This project does NOT belong next to a school.

These are just two of the endless concerns of neighbors, students, staff, parents and residents who care about the wellbeing of our city's children... concerns which I have no doubt are beginning to flood your inbox.

I trust that you will consider these very legitimate concerns and make the right decision.

Sincerely,
Rachael Doner

Allison D Stocker

From: Estela Price <estela@murphypricelaw.com>
Sent: Monday, March 9, 2026 1:24 PM
To: Allison D Stocker
Subject: Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear City Case Manager Allison Stocker,

We remain strongly opposed to the proposed zoning and land use amendment. The resubmittal does not resolve the fundamental safety, traffic, planning, and compatibility concerns previously raised.

Major Unresolved Concerns

- **Inconsistent with PlanCOS (Criteria A)**

- The site is designated as an Established Suburban Neighborhood (Typology 1(3)),
- which prioritizes parks and traffic calming—not high-density, multi-story housing—and the proposal would introduce an estimated 300–500 additional vehicles into an already constrained corridor.

- **Incompatible with Adjacent School (Criteria C)**

- The project places multi-story residential buildings directly along the fence
- of **The Classical Academy (TCA)**,
- creating direct line-of-sight access to playgrounds and fire drill assembly areas, introducing elevated vantage point security concerns, and failing to demonstrate formal coordination with District 20 regarding safety or operational impacts.

- **Traffic & Access Deficiencies (Criteria D & E)**

- The proposed right-in/right-out on Voyager will be blocked during school pickup
- times, residents traveling to I-25 will be forced into hazardous turning movements near the Voyager/Springcrest intersection, and increased density will strain Springcrest, Otero, and adjacent intersections without comprehensive cumulative traffic analysis

- or finalized CDOT coordination.
- **Evacuation & Emergency Constraints**

- Tripling density near the primary Voyager exit compromises wildfire evacuation routes, and no detailed emergency access, phasing, or fire coordination plan has been provided.
- **Negative Community & Quality-of-Life Impacts**

- Residents would experience daily conflict with school operations (bells, carpool, traffic), while existing neighborhoods face congestion, privacy loss, and diminished livability.
- **Excessive Scale & Density (Criteria G)**

- The development is taller and denser than surrounding housing, out of scale even with nearby commercial uses, and inconsistent with the established character of this school-centered corridor.
- **Failure to Demonstrate True MX-M Intent**

- Despite seeking MX-M zoning, the proposal includes no meaningful mixed-use, employment-generating, or service components, effectively creating a single-use multifamily enclave.
- **Conversion of Employment Land Without Justification**

- No market or economic analysis has been provided to justify abandoning the previously planned Business Park designation in a key regional corridor.
- **Insufficient Stakeholder Engagement**

- There is no documented coordination with Academy School District 20, the Colorado

- National Guard (adjacent facility), Colorado Springs Police, Fire Department, or nearby institutional users regarding security, helicopter operations, traffic circulation, or emergency response.

Major Concern Re: School Safety

-
-
- **Tenant Screening & Safety Assurances**
-

  While the developer stated at the community meeting that prospective tenants would be thoroughly vetted to ensure no risk to nearby students, a widely reported October 2025 incident at Polaris Junction—another Blackburn-managed property—where a tenant was charged in the murder of her Uber driver raises legitimate concerns about the effectiveness of current screening practices; if this project proceeds adjacent to an elementary school, the developer must clearly detail enhanced screening standards specific to this location and provide transparent documentation of those safeguards.

This proposal extends beyond a routine housing development; it represents a consequential land use decision that will influence the safety, character, and long-term function of this corridor for decades to come. Given the significant unresolved issues, approval at this time would be premature.

Respectfully,

Estela

--

Estela Hernández de Price, Esq.
Murphy & Price, LLP
10 Boulder Crescent, Ste 301, Colorado Springs, CO. 80903
Direct: (719) 900-2840 / General: (719) 900-2999 / Fax: (202) 595-3127
http://www.cosprings.lawyer/

Allison D Stocker

From: Allison D Stocker
Sent: Monday, March 9, 2026 11:27 AM
To: Allison D Stocker
Subject: FW: Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)

Allison Stocker (she/ her/ hers), *AICP*
Senior Planner / Streamside Reviewer
City Planning Department
Direct Line: (719) 385-5396
Office: (719) 385-5905
Email: allison.stocker@coloradosprings.gov
Why Pronouns?

From: Mark Miskinis <mmiskinis@yahoo.com>
Sent: Monday, March 9, 2026 10:08 AM
To: Allison D Stocker <Allison.Stocker@coloradosprings.gov>
Cc: Mark <mmiskinis@yahoo.com>
Subject: Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)

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Hello Allison

I am writing to reiterate our strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).

The recent resubmittal does not in any meaningful way address the concerns raised by the public at the community meeting. The proposed density remains unchanged, and multi-story residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present serious safety and supervision concerns for families in this area. Traffic and access concerns raised in the community meeting also remain unresolved.

Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus.

This proposal would negatively impact both an elementary school that effectively serves and safeguards young children and three stablished neighborhoods.

Below is a summary of how the proposal goes against the city's land use criteria:

Inconsistent with PlanCOS
The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

Incompatible with Adjacent School
Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.

Negative Neighborhood Impacts
The proposal would significantly increase traffic density near the only Voyager exit, while also creating daily friction between the existing neighborhoods, the school and new apartment residents, ultimately degrading quality of life for both current and future residents.

Unsafe Access Design
The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.

Excessive Scale & Density
The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.

Thank you for your careful consideration.

Sincerely,

Mark & Sharon Miskinis
2155 Mulligan Dr.

Allison D Stocker

From: Mikayla Telli <mjmtelli@gmail.com>
Sent: Monday, March 9, 2026 11:20 AM
To: Allison D Stocker
Subject: Response to ZONE-25-0023 & LUPL-25-0010

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We remain strongly opposed to the proposed zoning and land use amendment. The resubmittal does not resolve the fundamental safety, traffic, planning, and compatibility concerns previously raised.

Major Unresolved Concerns

- **Inconsistent with PlanCOS (Criteria A)**
  The site is designated as an Established Suburban Neighborhood (Typology 1(3)), which prioritizes parks and traffic calming—not high-density, multi-story housing—and the proposal would introduce an estimated 300–500 additional vehicles into an already constrained corridor.
- **Incompatible with Adjacent School (Criteria C)**
  The project places multi-story residential buildings directly along the fence of **The Classical Academy (TCA)**, creating direct line-of-sight access to playgrounds and fire drill assembly areas, introducing elevated vantage point security concerns, and failing to demonstrate formal coordination with District 20 regarding safety or operational impacts.
- **Traffic & Access Deficiencies (Criteria D & E)**
  The proposed right-in/right-out on Voyager will be blocked during school pickup times, residents traveling to I-25 will be forced into hazardous turning movements near the Voyager/Springcrest intersection, and increased density will strain Springcrest, Otero, and adjacent intersections without comprehensive cumulative traffic analysis or finalized CDOT coordination.
- **Evacuation & Emergency Constraints**
  Tripling density near the primary Voyager exit compromises wildfire evacuation routes, and no detailed emergency access, phasing, or fire coordination plan has been provided.
- **Negative Community & Quality-of-Life Impacts**
  Residents would experience daily conflict with school operations (bells, carpool, traffic), while existing neighborhoods face congestion, privacy loss, and diminished livability.
- **Excessive Scale & Density (Criteria G)**
  The development is taller and denser than surrounding housing, out of scale even with nearby commercial uses, and inconsistent with the established character of this school-centered corridor.
- **Failure to Demonstrate True MX-M Intent**
  Despite seeking MX-M zoning, the proposal includes no meaningful mixed-use, employment-generating, or service components, effectively creating a single-use multifamily enclave.
- **Conversion of Employment Land Without Justification**
  No market or economic analysis has been provided to justify abandoning the previously planned Business Park designation in a key regional corridor.
- **Insufficient Stakeholder Engagement**
  There is no documented coordination with Academy School District 20, the Colorado National Guard (adjacent facility), Colorado Springs Police, Fire Department, or nearby institutional users regarding security, helicopter operations, traffic circulation, or emergency response.

Major Concern Re: School Safety

- **Tenant Screening & Safety Assurances**

While the developer stated at the community meeting that prospective tenants would be thoroughly vetted to ensure no risk to nearby students, a widely reported October 2025 incident at Polaris

Junction—another Blackburn-managed property—where a tenant was charged in the murder of her Uber driver raises legitimate concerns about the effectiveness of current screening practices; if this project proceeds adjacent to an elementary school, the developer must clearly detail enhanced screening standards specific to this location and provide transparent documentation of those safeguards.

This proposal extends beyond a routine housing development; it represents a consequential land use decision that will influence the safety, character, and long-term function of this corridor for decades to come. Given the significant unresolved issues, approval at this time would be premature.

Mikayla Teli

Allison D Stocker

From: Mark Miskinis <mmiskinis@yahoo.com>
Sent: Monday, March 9, 2026 10:08 AM
To: Allison D Stocker
Cc: Mark
Subject: Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)

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Hello Allison

I am writing to reiterate our strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).

The recent resubmittal does not in any meaningful way address the concerns raised by the public at the community meeting. The proposed density remains unchanged, and multi-story residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present serious safety and supervision concerns for families in this area. Traffic and access concerns raised in the community meeting also remain unresolved.

Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus.

This proposal would negatively impact both an elementary school that effectively serves and safeguards young children and three stablished neighborhoods.

Below is a summary of how the proposal goes against the city's land use criteria:

Inconsistent with PlanCOS
The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

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Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.

Negative Neighborhood Impacts
The proposal would significantly increase traffic density near the only Voyager exit, while also creating daily friction between the existing neighborhoods, the school and new apartment residents, ultimately degrading quality of life for both current and future residents.

Unsafe Access Design
The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.

Excessive Scale & Density
The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.

Thank you for your careful consideration.

Sincerely,

Mark & Sharon Miskinis
2155 Mulligan Dr.

Allison D Stocker

From: Jeremy Walters <jeremy.walters@gmail.com>
Sent: Monday, March 9, 2026 9:19 AM
To: Allison D Stocker
Subject: Response to ZONE-25-0023 & LUPL-25-0010

Follow Up Flag: Follow up
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Dear Allison Stocker, I remain strongly opposed to the proposed zoning and land use amendment. The resubmittal does not resolve the fundamental safety, traffic, planning, and compatibility concerns previously raised.

Major Unresolved Concerns

- **Inconsistent with PlanCOS (Criteria A)**

- The site is designated as an Established Suburban Neighborhood (Typology 1(3)),
- which prioritizes parks and traffic calming—not high-density, multi-story housing—and the proposal would introduce an estimated 300–500 additional vehicles into an already constrained corridor.

- **Incompatible with Adjacent School (Criteria C)**

- The project places multi-story residential buildings directly along the fence
- of **The Classical Academy (TCA)**,
- creating direct line-of-sight access to playgrounds and fire drill assembly areas, introducing elevated vantage point security concerns, and failing to demonstrate formal coordination with District 20 regarding safety or operational impacts.

- **Traffic & Access Deficiencies (Criteria D & E)**

- The proposed right-in/right-out on Voyager will be blocked during school pickup
- times, residents traveling to I-25 will be forced into hazardous turning movements near the Voyager/Springcrest intersection, and increased density will strain Springcrest, Otero, and adjacent intersections without comprehensive cumulative traffic analysis
- or finalized CDOT coordination.

- **Evacuation & Emergency Constraints**

- Tripling density near the primary Voyager exit compromises wildfire evacuation routes, and no detailed emergency access, phasing, or fire coordination plan has been provided.

- **Negative Community & Quality-of-Life Impacts**

- Residents would experience daily conflict with school operations (bells, carpool, traffic), while existing neighborhoods face congestion, privacy loss, and diminished livability.

- **Excessive Scale & Density (Criteria G)**

- The development is taller and denser than surrounding housing, out of scale even with nearby commercial uses, and inconsistent with the established character of this school-centered corridor.

- **Failure to Demonstrate True MX-M Intent**

- Despite seeking MX-M zoning, the proposal includes no meaningful mixed-use, employment-generating, or service components, effectively creating a single-use multifamily enclave.

- **Conversion of Employment Land Without Justification**

- No market or economic analysis has been provided to justify abandoning the previously planned Business Park designation in a key regional corridor.

- **Insufficient Stakeholder Engagement**

- There is no documented coordination with Academy School District 20, the Colorado

- National Guard (adjacent facility), Colorado Springs Police, Fire Department, or nearby institutional users regarding security, helicopter operations, traffic circulation, or emergency response.

Major Concern Re: School Safety

- **Tenant Screening & Safety Assurances**
-

  While the developer stated at the community meeting that prospective tenants would be thoroughly vetted to ensure no risk to nearby students, a widely reported October 2025 incident at Polaris Junction—another Blackburn-managed property—where a tenant was charged in the murder of her Uber driver raises legitimate concerns about the effectiveness of current screening practices; if this project proceeds adjacent to an elementary school, the developer must clearly detail enhanced screening standards specific to this location and provide transparent documentation of those safeguards.

This proposal extends beyond a routine housing development; it represents a consequential land use decision that will influence the safety, character, and long-term function of this corridor for decades to come. Given the significant unresolved issues, approval at this time would be premature. Sincerely, Jeremy Walters, a concerned parent

Allison D Stocker

From: Geoffrey Carrigan <geoffrey.carrigan@gmail.com>
Sent: Monday, March 9, 2026 7:03 AM
To: Allison D Stocker
Subject: Apartment complex near TCA - request to block re-zoning

Follow Up Flag: Follow up
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Dear Ms. Stocker and the Planning and Development Review Team,

Please accept this formal response regarding the third review for the proposed zoning map amendment application (Application No. LUPL-25-0010) submitted by Blackburn Communities, LLC for 1625 Springcrest Road, Colorado Springs, CO 80920. This feedback evaluates the submittal against the Zoning Map Amendment Criteria (UDC 7.5.705.D) and Land Use Plan Criteria (UDC 7.5.514).

While I support the continued growth of Colorado Springs and appreciate efforts to limit sprawl by adding housing near Briargate and Voyager, I have significant safety concerns regarding this specific location. Proposing a 230+ unit apartment complex directly adjacent to an elementary school presents a security risk, particularly given the high student-to-teacher ratio during outdoor activities.

Furthermore, my confidence in the developer's tenant vetting process is low following a recent incident where a tenant from one of their other properties was charged with murder (Uber driver). Placing a high-density complex with potentially inconsistent vetting so close to a school is concerning.

While I understand there are numerous technical reasons why this re-zoning is being contested, I ask that you specifically consider these safety and security implications for the local student population during your review.

Thank you for your time and for considering these concerns.

Best regards,

Geoffrey Carrigan
Geoff
Cell- 315-333-0707

Allison D Stocker

From: dave.wahl@comcast.net
Sent: Sunday, March 8, 2026 5:45 PM
To: Allison D Stocker
Subject: Comparative Review of Developer Documentation for Rezoning Application at 1625 Springcrest Road (LUPL-25-0010)

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To: City of Colorado Springs – Planning and Development
Date: 3/8/26
Subject: Comparative Review of Developer Documentation for Rezoning Application at 1625 Springcrest Road (LUPL-25-0010)

Dear Planning and Development Review Team,

Please accept this formal response regarding the 3rd review for the proposed zoning map amendment application submitted by Blackburn Communities, LLC for 1625 Springcrest Road, Colorado Springs, CO 80920, under Application No. LUPL-25-0010. This review evaluates the developer's submittal against the required Zoning Map Amendment Criteria per UDC 7.5.705.D and Land Use Plan Criteria per UDC 7.5.514, as set forth by the City of Colorado Springs. Where applicable, I aim to highlight direct discrepancies, omissions, or unresolved issues between the City's planning criteria and the submitted documentation.

I. Comparison of Zoning Map Amendment Criteria (UDC 7.5.705.D)
A. Consistency with Comprehensive Plan and Zoning District Purpose
Developer's Claim:
Proposal aligns with PlanCOS by supporting "Vibrant Mixed-Use Neighborhoods" and promoting housing diversity in suburban areas.

Discrepancy Identified:
While the developer references MX-M as consistent with PlanCOS, the site context is primarily institutional and low-intensity residential (school, church, USAFA overlay), and not a true mixed-use environment. The application does not demonstrate any non-residential, employment-generating, or service-oriented components typical of MX-M zone intent.

Implication:
The rezoning could dilute the intent of the MX-M zone by creating a single-use multifamily enclave, inconsistent with the goal of mixed-use integration.

B. No Detriment to Public Interest or General Welfare

Developer's Claim:
Landscape buffers will mitigate impacts. Project will support community services and trail access.

Discrepancy Identified:

The developer's narrative does not fully evaluate school capacity, emergency access, or cumulative traffic impacts from other approved but unbuilt developments in the Briargate/Voyager area. The assertion that the proposal reduces traffic impacts is
unsubstantiated without comparative trip generation data versus the original BP/CR
HR zoning.

Implication:
There is a potential for unanticipated strain on public infrastructure, especially
school capacity and arterial roadways, without comprehensive mitigation measures.

Additionally, the proposed right-in/right-out is within very close proximity to an entrance/exit for I-25. This right-in/right-out will force residents to go up to the light at Springcrest and flip a U-turn. This light already has a significant amount of U-turns occurring, due to the proximity to I-25 and Briargate Pkwy. The updated proposal notes further CDOT review will need to occur.

- In addition to the I-25 access issue, while there is another road that can provide egress out of the Pine Wood (Springcrest Road) neighborhood, Otero is a county maintained road that intersects with another apartment development, creating another bottleneck at Otero and Old Ranch. Springcrest Rd will become a bottleneck with increased use at the Springcrest/Voyager intersection. Especially for the current residents since most use Springcrest to get to Voyager or I-25. An evaluation should be completed for both of these intersections since it will eliminate any real use of Otero as an additional exit for the neighborhood.

Further, at a previous public meeting with the developer, the developer stated that they perform a thorough background check on all potential residents to ensure the safety of existing residents and surrounding neighbors. As this is directly next to a school, the expectation would also be to ensure that they do not allow residences that are on the sex offender registry or those that could be a danger to the community.

This same developer owns another development near the Ford Amphitheater. In Oct of 2025, one of their tenants was arrested for the murder of an Uber driver that she called to her residence. This anecdote is concerning as their primary means of mitigating the concerns of the welfare of the children at the K-12 school is via their vetting process. There is no confidence that their vetting process will promote the safety and welfare for the children in the adjacent school.

C. Appropriateness of Location for Proposed Zoning
Developer's Claim:
Site is suitable for MX-M and multifamily, providing a transition between arterial roads and lower-intensity uses.

Discrepancy Identified:
There is no clear justification for abandoning the Business Park (BP) land use strategy previously planned for this area. The developer does not demonstrate that the parcel is functionally or economically obsolete for BP development, nor does it provide a market analysis or economic rationale to support the shift to residential.

Implication:
Rezoning may foreclose future employment-generating land uses in a key regional corridor without robust justification.

D. Compatibility with Surrounding Development
Developer's Claim:
Buffers, trail access, and reduced height promote compatibility with adjacent school and church uses.

Discrepancy Identified:
The proposal increases residential density in close proximity to an existing K–12 school and assembly use (church) without a shared use strategy or MOUs regarding safety, traffic circulation, or programming compatibility. Furthermore,

height reduction claims are misleading as the net building mass and density will likely exceed the originally planned office use due to footprint, unit count, and activity levels.

Implication:
Increased residential activity may conflict with operational needs of adjacent uses (TCA, Briargate Assembly of God), and introduce uncoordinated site interface issues.

One example of increased conflict and risk, is that the carpool lane for the school extends around the field. With the proposed height of the buildings, during winter the buildings will block sun from melting ice off the carpool lanes. This will increase the risk of car accidents for all student families.

Secondly, the proposed hedges/greenery are not high enough to actually block the proposed development and the school property. The height of the building will still allow residence the ability to overlook the school yard. This is concerning for a few reasons:

1. During fire drills, the students line up at the end of the school field, directly next to the proposed building site. Additionally, they have recess multiple times a day and PE where the field is used.
a. This is a safety concern due to the proliferation of shootings. It has been shown in multiple shootings, such as the Charlie Kirk shooting, and the Las Vegas shooting that if an attacker has access to a height advantage, they will use it for maximum effect. The proposed development provides building with balconies and windows and doors all with direct line of sight access to the children. They have not provided any mitigation for the higher levels.
b. Aside from school shootings, the proposed development also provides line of sight access for those wishing to take unsolicited photos of the students. With the increase in artificial intelligence usage and capabilities. It increases the student's risk of being exposed to exploitation.
2. The school sounds alarms and bells throughout the school day. There is no proposed sound dampening between the school and the development. At the East campus of this school, another development was built nearby (further away than this proposed development). Due to the traffic and sounds that emit from the school, the residents have begun harassing students. There is a concern that similar issues will arise with future residence.

E. Impact on Adjacent Properties (Small Area Rezone Criteria)
Developer's Claim:
Project will transition appropriately and reduce overall impact.

Discrepancy Identified:
No evidence is provided that nearby property owners (e.g., TCA, churches, existing residence) were engaged in stakeholder consultation or that impacts were analyzed from their perspective. There was a community meeting, but the pertinent stakeholders could not make an official statement. Additionally, although the USAFA overlay was recognized, the National Guard Unit across the street was not engaged. They occasionally land helicopters on the proposed development site and regularly have exercises in that area. The National Guard Unit should be made aware of development plans.

Implication:
Rezoning may be premature without neighborhood engagement, leading to potential compatibility or legal challenges during final plat or site development phases.

F. Compliance with Land Use Plan Amendment Criteria (7.5.514.C)
Developer's Claim:
The submitted Land Use Plan is compliant with Section 7.5.514.C and aligns with Comprehensive Plan goals.

Discrepancy Identified:
Several components of the Land Use Plan are incomplete or inadequately

supported, including:
• Lack of phasing strategy or construction sequencing
• No detailed school impact analysis or D20 consultation summary
• Incomplete explanation of regional trail connectivity and public access points – although slightly improved from previous submissions, it remains incomplete.
• No analysis of existing parks, recreation level of service (LOS), or proposed
Contributions, other than saying they won't add any new green space they will pay fees in lieu of land. This area also does not have direct access to a park or green space, so this increases density without any added benefit to the adjacent neighbors.
• Lack of fire/emergency vehicle access diagram, especially considering nearby arterial constraints.
o This would also need to detail escape routes on Otero with the new development at the other end.

Implication:
The Land Use Plan does not fully meet UDC criteria regarding infrastructure, transitions, and interagency coordination.

II. Summary of Key Unresolved Issues
• Planning Criteria Discrepancy/Concern
• MX-M Zone Intent No mixed-use elements; purely residential
• Traffic and Infrastructure Lacks cumulative impact evaluation
• School Compatibility - No D20 consultation summary provided
• Employment Land Conversion - No market analysis to support downzoning from BP
• Neighborhood Transition Limited community engagement; adjacent land uses not clearly buffered
• Land Use Plan Detail Missing infrastructure/park/school analysis and phasing
• Trail/Public Access Connectivity and public realm enhancements not clearly defined
• CDOT Coordination Updates are necessary

III. Recommendations
Given the above concerns, we respectfully recommend the following prior to approval of the zoning map amendment:
1. Clarify MX-M Intent Compliance
a. Introduce limited non-residential or service components to ensure alignment with MX-M zoning goals (e.g., neighborhood retail, live-work units, or community space).
2. Complete Missing Impact Analyses
a. Include school capacity, emergency services coordination and National Guard Unit; consider submitting correspondence from ASD20, CSFD and National Guard.
3. **Expand Community Engagement Documentation**
a. Provide a summary of consultation with adjacent institutional users and neighborhood representatives.
4. **Integrate CDOT Feedback into Application Materials**
a. Updated CDOT review should be provided
5. **Provide Justification for Employment Land Conversion**
a. Submit a brief economic/market analysis showing why BP zoning is no longer viable.

Thank you for your attention to these matters. We appreciate the opportunity to support a coordinated planning process that balances housing needs with long-term land use goals. We welcome further dialogue with City staff and the applicant to resolve these issues in the interest of sound and sustainable development.

David and Beth Wahl
1910 Springcrest Rd

Allison D Stocker

From: Elizabeth Gilbert <elizabethrunyen@gmail.com>
Sent: Saturday, March 7, 2026 2:44 PM
To: Allison D Stocker
Subject: ZONE-25-0023 & LUPL-25-0010: resubmitted response

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To Allison Stocker:

Please consider my continuing concerns re: the proposed zoning change and land use proposal at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010). The resubmittal of the Land Use PDF does not adequately address the concerns raised by the community. The number of units proposed remains unchanged, and many of the units are still situated directly along the length of the school's field fence. As a result, the safety concerns related to the proximity of this development to the school remain unresolved.

With respect to the land owner, I recognize that this parcel has been under the same ownership for many years. When the property was originally acquired, the nearby school may have been smaller and less central to the city's educational landscape. Over time, however, The Classical Academy (TCA) has become one of the most respected schools in the city. Its growth and success have made it a significant asset to the community, even as the school now struggles with limited space for parking and student pickup. Parents already have difficulty finding parking for special events.

While the school's growth may have changed the circumstances surrounding this property, its value to the community should be taken into consideration. I urge the city and other stakeholders to explore ways to adapt to what this area has become. If profitability for the land owner depends solely on converting this parcel into multifamily housing, are there alternative solutions the city could help facilitate? Are there incentives that could support a use of the land that better serves the surrounding community while still allowing the owner to benefit financially?

School safety is a significant concern nationwide. Just as military installations are receiving greater physical protections and buffer zones—for example, the enhanced fencing surrounding the Air Force Academy—schools should also be afforded appropriate buffers that help administrators maintain security. A multi-story complex immediately adjacent to the school field would create elevated vantage points overlooking areas where children gather. In Colorado, where communities remain acutely aware of the risks of school violence, these concerns are very real for families dropping their children off each day.

During the community meeting, the developer assured attendees that prospective residents would be carefully vetted to ensure quality tenants who pose no risk to nearby students. However, the community is aware that in October 2025 a tenant at Polaris Junction—another Blackburn-managed property—was charged with murdering her Uber driver. The tenant, Khayla Dawson, was a resident of that complex, located approximately six miles north of the proposed site. Given this recent incident, Blackburn should clearly explain how tenant screening practices will be strengthened for units located directly adjacent to an elementary school.

Traffic concerns also remain unresolved. The proposed entrance and exit design presents challenges for both Voyager and Springcrest. Right-turn access onto Voyager will be significantly impeded during school pickup times, particularly in poor weather. In addition, residents attempting to reach I-25 would likely rely on a left turn onto Springcrest near the Voyager/Springcrest intersection, creating potential congestion and safety concerns. Springcrest already serves as the outlet for three neighborhoods—Pine Woods, Mulligan, and Otero—and additional traffic would place further strain on this corridor.

The proposed land use change also appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from developments that substantially alter the character of the area or diminish quality of life.

This proposal represents a disservice to several important stakeholders:
• The school, which plays a vital role in educating and protecting children in our community.
• The nearby National Guard facility, a sensitive installation located directly across the street.
• The surrounding neighborhoods, whose residents have helped make this area a stable and valuable place to live.

I strongly encourage the developer to engage directly and publicly with School District 20, the National Guard, nearby churches, CSPD, and CSFD in order to better understand the broader impacts of this proposal.

Criteria the Development Does Not Meet
Criteria A – Inconsistent with PlanCOS
• The area is identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
• Recommendations for this typology emphasize parks, open space, and traffic calming—not high-density residential development.
• The proposal could add approximately 300–500 vehicles, worsening congestion along this already constrained corridor.

Criteria C – Incompatible with Adjacent School
• The project's proximity to The Classical Academy creates excessive visibility into school fields and playground areas.
• Rooftops and upper-story vantage points overlooking school property present security concerns.
• Multi-story housing directly adjacent to a school conflicts with community safety priorities.

Criteria D – Negative Neighborhood Impacts
• Traffic & Evacuation: Density near the Voyager exit would increase significantly, potentially complicating evacuation during wildfire emergencies.
• Resident Quality of Life: Future residents would be directly adjacent to school bells, heavy pickup traffic, and school-related activity, creating daily friction between the complex and the school.
• Neighborhood Strain: Increased congestion and reduced privacy for the school degrade quality of life for existing residents.

Criteria E – Unsafe Access Design
• Right-turn-in/right-turn-out access on Voyager will likely be blocked during school pickup periods.

• Residents attempting to reach I-25 would rely on a left turn onto Springcrest near the Voyager intersection, creating potential safety concerns.

Criteria G – Excessive Scale and Density
• The proposed buildings are taller and denser than surrounding residential development.
• The scale is inconsistent even with nearby commercial properties along Voyager.

I hope that someone involved in this process will advocate for the long-term interests of the community rather than approving this proposal simply because it satisfies procedural checklists. Is there an opportunity for the city, the community, and the land owner to work together toward a solution that protects the neighborhood and the school while still allowing the owner to receive a fair return on the property?

Allison D Stocker

From: Karen Ohl <ktiffany22@yahoo.com>
Sent: Saturday, March 7, 2026 10:55 AM
To: Allison D Stocker
Subject: community input

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Allison Stocker (City Case Manager),

I'm writing to express my continuing concern regarding the zoning change and land use proposal at Voyager / Briargate Parkway (ZONE-25-0023 & LUPL-25-0010). The resubmittal does not address the points brought up by the community. The number of units proposed has not changed, nor has the fact that many units are situated along the length of the school's field fence. Exposure of the children under this zoning change remains a huge safety issue.
During the community meeting, the developer assured attendees that they would vet all the residents to ensure quality tenants that pose no threat to the nearby students. Please note that the community is **well aware** that, just a few months ago (October 2025), one of this developer's tenants was charged with murdering her Uber driver. The tenant, Khayla Dawson, was a resident of Polaris Junction, a Blackburn apartment complex six miles north of the site in question. Blackburn needs to specify exactly how their vetting process will differ for tenants applying for units located so close to the elementary school.

The traffic patterns of the entrance and exit are still problematic for both Voyager (particularly people turning right onto Voyager from Briargate Pkwy) and for Springcrest, which is the outlet for three neighborhoods (Pine Woods, Mulligan, and Otero).

The land use change remains inconsistent with PlanCOS, which provides protections for existing community members against changes that alter the character of the area or are detrimental to quality of life.

This proposal is a big disservice to the school which effectively serves the community and protects children. It is a disservice to the sensitive National Guard facility across the street. And it is a disservice to the neighborhood, full of people who have worked and lived in a way that makes the land such a valuable piece of property.

I urge the developer to correspond directly and publicly with School District 20, the National Guard, nearby churches, CSPD, and CSFD to get their perspective and better understand the impact of this land use proposal.

Here is how the proposal still fails to meet land use criteria that remains unmet:

Criteria A – Inconsistent with PlanCOS

- Identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
- Recommendations for this typology focus on parks and traffic calming, not high-density housing.
- Proposal would add 300–500 vehicles, worsening congestion on a narrow parcel.

Criteria C – Incompatible with Adjacent School

- Proximity to The Classical Academy (TCA) creates excessive visibility of fields and playground.
- Rooftops and high vantage points pose security risks, especially given national school safety concerns.

- Multi-story housing directly next to a school undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

- **Traffic & Evacuation:** Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
- **New Resident Quality of Life:** Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- **Neighborhood Strain:** Traffic congestion and school privacy issues degrade quality of life for current residents.

Criteria E – Unsafe Access Design

- Right-turn-in/out on Voyager will be blocked during school pickup (especially in bad weather).
- To reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

- Taller and denser than any nearby housing.
- Out of scale even compared to adjacent businesses along Voyager.

Sincerely,
Karen Ohl

Allison D Stocker

From: Sam Jolman <sam@samjolman.com>
Sent: Friday, March 6, 2026 6:57 PM
To: Allison D Stocker
Subject: Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)

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Allison,

I am following on previous comments I have made on this project and to express my continued STRONG opposition to the apartment complex on the NE corner of Voyager and Briargate. After reading the response letter and proposed changes from the developer, it appears they've made very little meaningful change to the project and offered no thoughtful reflection on the problems this project causes.

They reduced the height of the project by 11'. But this 57' still towers above anything else near it. This does NOT support the PlanCOS initiative goals to respect the character of the surrounding neighborhood.

They suggested that residents "peak hours" will not overlap with TCA elementary traffic and suggested the city and TCA work out traffic issues. This is unprofessional, uncreative, and not collaborative. Adding 300-500 vehicles into this very tight corner absolutely will impact traffic in this area.

The safety issues are not addressed by adding a screen to the fencing or adding a 15' landscape island. And they gave no direct description of how they will patrol or ensure security within the residential area.

This project just does not fit this area. And it must be denied.

Sam Jolman
Therapist + Author

E: Sam@SamJolman.com
P: 719.447.7446
W: www.SamJolman.com

Allison D Stocker

From: Tami Holmberg <stauff111@yahoo.com>
Sent: Friday, March 6, 2026 4:31 PM
To: Allison D Stocker
Subject: Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)

Importance: High

You don't often get email from stauff111@yahoo.com. Learn why this is important

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Ms. Stocker,

I am writing to reiterate my strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).

The recent resubmittal does not meaningfully address the concerns raised by the public at the community meeting. The proposed density remains unchanged, and multiple residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present serious safety and supervision concerns for families in this area.

At the community meeting, the developer assured attendees that prospective tenants would be thoroughly vetted to ensure quality residents who pose no risk to nearby students. However, residents are aware that in October 2025 a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver. (A link to a local news article about this is here.) This incident raises legitimate questions about screening practices. If this development is to proceed adjacent to an elementary school, the developer must clearly outline how tenant screening will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.

Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will compound congestion at an already challenging intersection—particularly for drivers turning right onto Voyager from Briargate Parkway—and will add strain to Springcrest, which serves as the primary outlet for three established neighborhoods (Pine Woods, Mulligan, and Otero). Increased density without meaningful traffic mitigation poses both safety and quality-of-life concerns.

Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.

This proposal would negatively impact:

- An elementary school that effectively serves and safeguards young children
- A National Guard facility with security sensitivities

- Established neighborhoods whose residents have invested in and stewarded this community and who rely on Springcrest as an outlet and

Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and Colorado Springs Fire Department to fully assess safety, traffic, evacuation, and security implications.

This is not simply a development question; it is a long-term community planning decision that will shape the safety, character, and livability of this corridor for decades.

As a reminder, here is a summary of how the proposal goes against the city's land use criteria:

Criteria A – Inconsistent with PlanCOS
The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

Criteria C – Incompatible with Adjacent School
Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts
The proposal would significantly increase traffic density near the only Voyager exit—compromising evacuation routes during wildfire risk—while also creating daily friction between the school and new residents due to bells, pickup traffic, and parking conflicts, ultimately degrading quality of life for both current and future residents.

Criteria E – Unsafe Access Design
The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density
The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.

Thank you for your careful consideration.

Sincerely,

Tami Holmberg, a concerned parent and community member

Allison D Stocker

From: jwhitakerrdh@gmail.com
Sent: Friday, March 6, 2026 3:02 PM
To: Allison D Stocker
Subject: Opposing Apartments Voyager/Briargate Parkway

You don't often get email from jwhitakerrdh@gmail.com. Learn why this is important

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Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)

I am writing to reiterate my strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).

The recent resubmittal does not meaningfully address the concerns raised by the public at the community meeting. The proposed density remains unchanged, and multiple residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present serious safety and supervision concerns for families in this area.

At the community meeting, the developer assured attendees that prospective tenants would be thoroughly vetted to ensure quality residents who pose no risk to nearby students. However, residents are aware that in October 2025 a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver. (A link to a local news article about this is here.) This incident raises legitimate questions about screening practices. If this development is to proceed adjacent to an elementary school, the developer must clearly outline how tenant screening will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.

Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will compound congestion at an already challenging intersection—particularly for drivers turning right onto Voyager from Briargate Parkway—and will add strain to Springcrest, which serves as the primary outlet for three established neighborhoods (Pine Woods, Mulligan, and Otero). Increased density without meaningful traffic mitigation poses both safety and quality-of-life concerns.

Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.

This proposal would negatively impact:

- An elementary school that effectively serves and safeguards young children
- A National Guard facility with security sensitivities
- Established neighborhoods whose residents have invested in and stewarded this community and who rely on Springcrest as an outlet and

Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and Colorado Springs Fire Department to fully assess safety, traffic, evacuation, and security implications.

This is not simply a development question; it is a long-term community planning decision that will shape the safety, character, and livability of this corridor for decades.

As a reminder, here is a summary of how the proposal goes against the city's land use criteria:

Criteria A – Inconsistent with PlanCOS
The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

Criteria C – Incompatible with Adjacent School
Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts
The proposal would significantly increase traffic density near the only Voyager exit—compromising evacuation routes during wildfire risk—while also creating daily friction between the school and new residents due to bells, pickup traffic, and parking conflicts, ultimately degrading quality of life for both current and future residents.

Criteria E – Unsafe Access Design
The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density
The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.

Thank you for your careful consideration.

Sincerely,

Jessica Whitaker

Allison D Stocker

From: Glenn Cooley <glenn.cooley@gmail.com>
Sent: Friday, March 6, 2026 12:55 PM
To: Allison D Stocker
Subject: Fwd: Opposition to Rezoning for Apartment Complex near TCA
Attachments: P1.jpg; P3.jpg; P8.jpg; P11.jpg

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Hi Allison,

In response to your email from 25 Feb 2026, titled ZONE-25-0023 & LUPL-25-0010 - 3rd Submittal Received by City, I'm writing to express my concern with the third proposal.

- The existing road infrastructure can't handle school traffic as is. Adding an apartment will create a traffic disaster.
    - Because TCA doesn't offer bus services, there's nearly a 1:1 ratio of students to cars clogging up Springcrest during pickup and drop-off.
    - Traffic is especially bad during pickup because parents line up well before school dismissal.
    - A standard traffic study does not account for the fact that cars aren't traversing through the study area -- they are stopping and waiting, which blocks traffic.
    - Lance Miller previoulsy provided a video showing how bad the traffic is; I attached screen shots hsowing the traffic situation during school pickup.
    - Apartment buildings are notorious for providing marginal parking provision for tenants and the overflow from this, plus tenants visitors, puts all available neighborhood curbside parking under pressure.
- Having an apartment overlook a school is not safe
    - The upper apartment floors will have direct line of sight into school classrooms, playground, and sports field.
    - Apartments may not have a higher crime rate, but the number of people living in high density housing will increase the total crimes committed, and those crimes will be next to a school.

I am opposed to the rezoning proposal.

Thank you,

W. Glenn Cooley
9735 Brassie Ct.

Allison D Stocker

From: Patty Krueger <windowshoppingnow@gmail.com>
Sent: Friday, March 6, 2026 10:42 AM
To: Allison D Stocker
Subject: Re: multi-family zoning request for East of TCA Central

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Allison,
Thank you for the further clarification.
I'm wondering how is the neighborhood notified of further submittals? I was thinking that those who commented on the first submittal would be notified at a minimum but that doesn't seem to be the case?

I am glad the city includes past comments to accompany new submittals. If one wants to comment further, what date are further comments on this latest submittal? Someone told me Mar. 10th but I haven't seen something official to be certain.

Thanks,
Patty Krueger
2001 Mulligan Dr.

On Thu, Mar 5, 2026 at 1:18 PM Allison D Stocker <Allison.Stocker@coloradosprings.gov> wrote:

> Hi Patty –
>
> Apologies for the delayed response. I have not yet been able to complete my full review, so I do not have a complete understanding of what changed, but my guess is that they mostly made changes that address City Staff review comments and not so much the neighborhood's bigger concerns. Through the review process, Staff can only require them to make changes to meet requirements set in Code, so the issues of "compatibility" has to be discussed and deliberated at the hearing stage. While there is no guarantee that the applicant will make tangible changes to the design during the review stage that will alleviate the neighborhoods concerns(beyond hard code requirements); it is important to document the concerns through public comments so that Planning Commission and City Council can see the extent of concerns and feel the gravity of the issue to the neighborhood. The public comments still stand and will be forwarded on to the public hearing bodies regardless of what changes are made to the application because we want those decision makers to have the full project history.
>
> I hope this helps some but let me know if you have any further questions.

Thanks,

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

Senior Planner / Streamside Reviewer

City Planning Department

Direct Line: (719) 385-5396

Office: (719) 385-5905

Email: allison.stocker@coloradosprings.gov

Why Pronouns?

From: Patty Krueger <windowshoppingnow@gmail.com>
Sent: Friday, February 27, 2026 12:52 PM
To: Allison D Stocker <Allison.Stocker@coloradosprings.gov>
Subject: multi-family zoning request for East of TCA Central

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Hello Ms. Allison Stocker,

I was informed there was a slight update about the proposed multi-family plan just east of TCA Central.

How would we normally be informed of further activity on the planning for this site?

I have briefly looked at the files that have been uploaded to the city site (Permits, Licenses and Records) on 2/25/2026.

Is there a summary of what the proposed changes are compared to the last proposal? Just glancing quickly at some of the new files, it looks like maybe they have 2 buildings drawn on the land use plan? But that is not clear to me as a comment below their drawing seems to indicate that one of those diagrams of a building might really be 3 structures? Was wondering what they plan on changing in their latest proposal. In the file of "Revised Project Statement Rev2" I don't see redlines to know what in particular has changed to be able to quickly assess what the new proposal changes. That would be handy if it's somewhere in one of these files.

How do the comments work? Are all previous comments ignored if the developer has submitted a "changed" proposal? I couldn't tell if there are any "useful to the neighborhood" changes being done thus I would have all the same comments. So I wondered if the neighborhood needs to formally make their same comments in that case or if all the existing comments are still valid?

Thanks,

Patty Krueger

2001 Mulligan Dr.

Allison D Stocker

From: Lance Miller <lancejmiller@comcast.net>
Sent: Friday, March 6, 2026 8:39 AM
To: Allison D Stocker
Cc: Rick Davidson; 'Mark Miskinis'; 'Jack Tolson'; 'Patty Krueger'
Subject: Apartment rezoning request - Voyager and Springcrest (Second Submittal)
Attachments: ApartmentRezoningComments.docx; ApartmentRezoningComments.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Allison –

I'm reaching out to you regarding the resubmitted rezoning request for a 5-Story Complex Near TCA Central. The neighborhoods involved in protesting this highly objectionable develop have received scant notice of a deadline for any new comments, which are supposedly due by 10 March. There have been no notices nor signs posted soliciting comments. All 3 adjacent neighborhoods are vehemently opposed to the rezoning request for traffic, access, safety, compatibility, property value preservation, and crime reasons. Check - https://www.change.org/p/prevent-construction-of-a-5-story-complex-near-tca-central?utm_source=supporter_emails_dm

For all the reasons we raised in the initial submittal, the Planning Commission disapproved the request – only to see the developer ignore all inputs and resubmit their flawed request – they essentially snubbed their noses at all the inputs from the neighborhoods in their resubmittal.

- Traffic:: The ducked the issue of traffic stating they hope the school and city solve the problem. They acknowledged their traffic study was not done at peak school hours.
- Access:: They proposed a new entrance off Voyager which CDOT has not approved and is unlikely to approve – we met with a CSPD officer from the Falcon substation, and they are against the proposal.
- Height of Buildings:: They claim their height is within the "vibrant community" guidelines, but any observation of the site easily disproves that notion.
- Violation of Land Use:: The resubmitted **request violates ALL of the Land Use Plan conditions in the Colorado Springs Planning and Neighborhood Services document**:
    - If the Land Use Plan is submitted in connection with an application to establish a zone district or to change zone district boundaries shall be reviewed based on the following criteria:
    - A. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council
    - B. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change
    - C. Compatibility with the land uses and development intensities surrounding the property
    - D. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community

    - E. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site
    - F. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development
    - G. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts
- Need:: with the huge new apartment complex at Otero and Old Ranch and the existing apartments throughout the business zones, this is a blatant attempt to cram a dense building on a residential lot with no concern for the school, churches, or neighborhoods.

As the main planner for this project, you are not powerless to help all 3 neighborhoods and TCA school stop this flawed project. Please do everything to ensure the Planning Commission votes this down a second time.

Thank you for your time and consideration.

Lance Miller
2160 Mulligan Dr
719-210-7098

Allison D Stocker

From: Brandi Henderson <brandilynnhenderson@gmail.com>
Sent: Friday, March 6, 2026 6:03 AM
To: Allison D Stocker
Subject: Re: ZONE-25-0023 & LUPL-25-0010 - 3rd Submittal Received by City

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Dear Allison,
I am writing to reiterate my strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).

The recent resubmittal does not meaningfully address the concerns raised by the public at the community meeting. The proposed density remains unchanged, and multiple residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present serious safety and supervision concerns for families in this area.

At the community meeting, the developer assured attendees that prospective tenants would be thoroughly vetted to ensure quality residents who pose no risk to nearby students. However, residents are aware that in October 2025 a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver. (A link to a local news article about this is here.) This incident raises legitimate questions about screening practices. If this development is to proceed adjacent to an elementary school, the developer must clearly outline how tenant screening will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.

Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will compound congestion at an already challenging intersection—particularly for drivers turning right onto Voyager from Briargate Parkway—and will add strain to Springcrest, which serves as the primary outlet for three established neighborhoods (Pine Woods, Mulligan, and Otero). Increased density without meaningful traffic mitigation poses both safety and quality-of-life concerns.

Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.

This proposal would negatively impact:

-
-
- An elementary school that effectively serves and safeguards young children
-

-
-
- A National Guard facility with security sensitivities
-
-
-

- Established neighborhoods whose residents have invested in and stewarded this community and who rely
- on Springcrest as an outlet and
-

Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and Colorado Springs Fire Department to fully assess safety, traffic, evacuation, and security implications.

This is not simply a development question; it is a long-term community planning decision that will shape the safety, character, and livability of this corridor for decades.

As a reminder, here is a summary of how the proposal goes against the city's land use criteria:

Criteria A – Inconsistent with PlanCOS
The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

Criteria C – Incompatible with Adjacent School
Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts
The proposal would significantly increase traffic density near the only Voyager exit—compromising evacuation routes during wildfire risk—while also creating daily friction between the school and new residents due to bells, pickup traffic, and parking conflicts, ultimately degrading quality of life for both current and future residents.

Criteria E – Unsafe Access Design
The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density
The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.

Thank you for your careful consideration.

Sincerely,

Brandi Henderson

On Wed, Feb 25, 2026 at 10:17 AM Allison D Stocker <Allison.Stocker@coloradosprings.gov> wrote:

> Good morning –
>
> This email is to inform you that the zone change and land use plan applications for the proposed multi-family project at the corner of Briargate Boulevard and Voyager Parkway have been submitted to the City for their 3rd review. City staff will be reviewing the revised application materials over the coming days to verify if the applicant has addressed City requirements. The land use plan has been attached for your convenience, but the entire application packages are available online if you are interested in reviewing the other materials. If you wish to provide comment on the latest project materials, please do so **no later than March 10th** to allow sufficient time for Staff to incorporate your comments as much as possible.
>
> Public hearing dates will not be set until all comments have been resolved. If there are outstanding comments following the 3rd review, then subsequent reviews will be required.
>
> Please let me know if you have any questions about the project, and please feel free to email me any comments you have on the latest materials.
>
> Thank you,
>
> COLORADO SPRINGS
> OLYMPIC CITY USA
>
> **Allison Stocker** (she/ her/ hers), *AICP*
>
> **Senior Planner / Streamside Reviewer**
>
> City Planning Department
>
> Direct Line: (719) 385-5396
>
> Office: (719) 385-5905
>
> Email: allison.stocker@coloradosprings.gov
>
> Why Pronouns?

Allison D Stocker

From: Audrianna Medellin <ajmedellin15@gmail.com>
Sent: Thursday, March 5, 2026 10:11 PM
To: Allison D Stocker
Subject: Response to ZONE-25-0023 & LUPL-25-0010

Follow Up Flag: Follow up
Flag Status: Flagged

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Response to ZONE-25-0023 & LUPL-25-0010

Voyager & Briargate Parkway

We remain strongly opposed to the proposed zoning and land use amendment. The resubmittal does not resolve the fundamental safety, traffic, planning, and compatibility concerns previously raised.

Major Unresolved Concerns

- **Inconsistent with PlanCOS (Criteria A)**
  The site is designated as an Established Suburban Neighborhood (Typology 1(3)), which prioritizes parks and traffic calming—not high-density, multi-story housing—and the proposal would introduce an estimated 300–500 additional vehicles into an already constrained corridor.
- **Incompatible with Adjacent School (Criteria C)**
  The project places multi-story residential buildings directly along the fence of **The Classical Academy (TCA)**, creating direct line-of-sight access to playgrounds and fire drill assembly areas, introducing elevated vantage point security concerns, and failing to demonstrate formal coordination with District 20 regarding safety or operational impacts.
- **Traffic & Access Deficiencies (Criteria D & E)**
  The proposed right-in/right-out on Voyager will be blocked during school pickup times, residents traveling to I-25 will be forced into hazardous turning movements near the Voyager/Springcrest intersection, and increased density will strain Springcrest, Otero, and adjacent intersections without comprehensive cumulative traffic analysis or finalized CDOT coordination.
- **Evacuation & Emergency Constraints**
  Tripling density near the primary Voyager exit compromises wildfire evacuation routes, and no detailed emergency access, phasing, or fire coordination plan has been provided.
- **Negative Community & Quality-of-Life Impacts**
  Residents would experience daily conflict with school operations (bells, carpool, traffic), while existing neighborhoods face congestion, privacy loss, and diminished livability.
- **Excessive Scale & Density (Criteria G)**
  The development is taller and denser than surrounding housing, out of scale even with nearby commercial uses, and inconsistent with the established character of this school-centered corridor.
- **Failure to Demonstrate True MX-M Intent**
  Despite seeking MX-M zoning, the proposal includes no meaningful mixed-use, employment-generating, or service components, effectively creating a single-use multifamily enclave.
- **Conversion of Employment Land Without Justification**
  No market or economic analysis has been provided to justify abandoning the previously planned Business Park designation in a key regional corridor.
- **Insufficient Stakeholder Engagement**
  There is no documented coordination with Academy School District 20, the Colorado National

Guard (adjacent facility), Colorado Springs Police, Fire Department, or nearby institutional users regarding security, helicopter operations, traffic circulation, or emergency response.

Major Concern Re: School Safety

- **Tenant Screening & Safety Assurances**

  While the developer stated at the community meeting that prospective tenants would be thoroughly vetted to ensure no risk to nearby students, a widely reported October 2025 incident at Polaris Junction—another Blackburn-managed property—where a tenant was charged in the murder of her Uber driver raises legitimate concerns about the effectiveness of current screening practices; if this project proceeds adjacent to an elementary school, the developer must clearly detail enhanced screening standards specific to this location and provide transparent documentation of those safeguards.

This proposal extends beyond a routine housing development; it represents a consequential land use decision that will influence the safety, character, and long-term function of this corridor for decades to come. Given the significant unresolved issues, approval at this time would be premature.

Audrianna Landry

Allison D Stocker

From: Jaime <jsgray37@gmail.com>
Sent: Thursday, March 5, 2026 9:20 PM
To: Allison D Stocker
Subject: Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)

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To Allison Stocker, City Case Manager

I am writing to reiterate my strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).

The recent resubmittal does not meaningfully address the concerns raised by the public at the community meeting. The proposed density remains unchanged, and multiple residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present serious safety and supervision concerns for families in this area.

At the community meeting, the developer assured attendees that prospective tenants would be thoroughly vetted to ensure quality residents who pose no risk to nearby students. However, residents are aware that in October 2025 a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver. (A link to a local news article about this is here.) This incident raises legitimate questions about screening practices. If this development is to proceed adjacent to an elementary school, the developer must clearly outline how tenant screening will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.

Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will compound congestion at an already challenging intersection—particularly for drivers turning right onto Voyager from Briargate Parkway—and will add strain to Springcrest, which serves as the primary outlet for three established neighborhoods (Pine Woods, Mulligan, and Otero). Increased density without meaningful traffic mitigation poses both safety and quality-of-life concerns.

Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.

This proposal would negatively impact:

An elementary school that effectively serves and safeguards young children
A National Guard facility with security sensitivities
Established neighborhoods whose residents have invested in and stewarded this community and who rely on Springcrest as an outlet and
Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and Colorado Springs Fire Department to fully assess safety, traffic, evacuation, and security implications.

This is not simply a development question; it is a long-term community planning decision that will shape the safety, character, and livability of this corridor for decades. This not only jeopardizes the safety of my son who currently attends TCA Central but my daughter who will be attending TCA Central in the future, making this a huge concern of ours for many more years.

As a reminder, here is a summary of how the proposal goes against the city's land use criteria:

Criteria A – Inconsistent with PlanCOS

The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

Criteria C – Incompatible with Adjacent School
Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts
The proposal would significantly increase traffic density near the only Voyager exit—compromising evacuation routes during wildfire risk—while also creating daily friction between the school and new residents due to bells, pickup traffic, and parking conflicts, ultimately degrading quality of life for both current and future residents.

Criteria E – Unsafe Access Design
The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density
The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.

Thank you for your careful consideration.

Sincerely,
Jaime Gorrell

Allison D Stocker

From: Christine Bandt <cpatton0@hotmail.com>
Sent: Thursday, March 5, 2026 7:13 PM
To: Allison D Stocker
Subject: Do not build an apartment complex

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Response to ZONE-25-0023 & LUPL-25-0010
Voyager & Briargate Parkway

We remain strongly opposed to the proposed zoning and land use amendment. The resubmittal does not resolve the fundamental safety, traffic, planning, and compatibility concerns previously raised.

Major Unresolved Concerns

- **Inconsistent with PlanCOS (Criteria A)**
  The site is designated as an Established Suburban Neighborhood (Typology 1(3)), which prioritizes parks and traffic calming—not high-density, multi-story housing—and the proposal would introduce an estimated 300–500 additional vehicles into an already constrained corridor.
- **Incompatible with Adjacent School (Criteria C)**
  The project places multi-story residential buildings directly along the fence of **The Classical Academy (TCA)**, creating direct line-of-sight access to playgrounds and fire drill assembly areas, introducing elevated vantage point security concerns, and failing to demonstrate formal coordination with District 20 regarding safety or operational impacts.
- **Traffic & Access Deficiencies (Criteria D & E)**
  The proposed right-in/right-out on Voyager will be blocked during school pickup times, residents traveling to I-25 will be forced into hazardous turning movements near the Voyager/Springcrest intersection, and increased density will strain Springcrest, Otero, and adjacent intersections without comprehensive cumulative traffic analysis or finalized CDOT coordination.
- **Evacuation & Emergency Constraints**
  Tripling density near the primary Voyager exit compromises wildfire evacuation routes, and no detailed emergency access, phasing, or fire coordination plan has been provided.
- **Negative Community & Quality-of-Life Impacts**
  Residents would experience daily conflict with school operations (bells, carpool, traffic), while existing neighborhoods face congestion, privacy loss, and diminished livability.
- **Excessive Scale & Density (Criteria G)**
  The development is taller and denser than surrounding housing, out of scale even with nearby commercial uses, and inconsistent with the established character of this school-centered corridor.
- **Failure to Demonstrate True MX-M Intent**
  Despite seeking MX-M zoning, the proposal includes no meaningful mixed-use, employment-generating, or service components, effectively creating a single-use multifamily enclave.
- **Conversion of Employment Land Without Justification**
  No market or economic analysis has been provided to justify abandoning the previously planned Business Park designation in a key regional corridor.

- **Insufficient Stakeholder Engagement**
  There is no documented coordination with Academy School District 20, the Colorado National Guard (adjacent facility), Colorado Springs Police, Fire Department, or nearby institutional users regarding security, helicopter operations, traffic circulation, or emergency response.
  Major Concern Re: School Safety

- **Tenant Screening & Safety Assurances**
  While the developer stated at the community meeting that prospective tenants would be thoroughly vetted to ensure no risk to nearby students, a widely reported October 2025 incident at Polaris Junction—another Blackburn-managed property—where a tenant was charged in the murder of her Uber driver raises legitimate concerns about the effectiveness of current screening practices; if this project proceeds adjacent to an elementary school, the developer must clearly detail enhanced screening standards specific to this location and provide transparent documentation of those safeguards.

This proposal extends beyond a routine housing development; it represents a consequential land use decision that will influence the safety, character, and long-term function of this corridor for decades to come. Given the significant unresolved issues, approval at this time would be premature.

Sincerely,

Christine Bandt

Sent from my iPhone

Allison D Stocker

From: Karen Campbell <kcampbelldo@gmail.com>
Sent: Thursday, March 5, 2026 6:46 PM
To: Allison D Stocker
Subject: LUPL 25-0010 Voyager/Briargate Parkway development

Follow Up Flag: Follow up
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Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)
I am writing to reiterate my strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).
The recent resubmittal does not meaningfully address the concerns raised by the public at the community meeting. The proposed density remains unchanged, and multiple residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present serious safety and supervision concerns for families in this area.
At the community meeting, the developer assured attendees that prospective tenants would be thoroughly vetted to ensure quality residents who pose no risk to nearby students. However, residents are aware that in October 2025 a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver. (A link to a local news article about this is here.) This incident raises legitimate questions about screening practices. If this development is to proceed adjacent to an elementary school, the developer must clearly outline how tenant screening will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.
Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will compound congestion at an already challenging intersection—particularly for drivers turning right onto Voyager from Briargate Parkway—and will add strain to Springcrest, which serves as the primary outlet for three established neighborhoods (Pine Woods, Mulligan, and Otero). Increased density without meaningful traffic mitigation poses both safety and quality-of-life concerns.
Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.
This proposal would negatively impact:

- An elementary school that effectively serves and safeguards young children
- A National Guard facility with security sensitivities
- Established neighborhoods whose residents have invested in and stewarded this community and who rely on Springcrest as an outlet and

Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and Colorado Springs Fire Department to fully assess safety, traffic, evacuation, and security implications.
This is not simply a development question; it is a long-term community planning decision that will shape the safety, character, and livability of this corridor for decades.
As a reminder, here is a summary of how the proposal goes against the city's land use criteria:

Criteria A – Inconsistent with PlanCOS

The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations

prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

Criteria C – Incompatible with Adjacent School

Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

The proposal would significantly increase traffic density near the only Voyager exit—compromising evacuation routes during wildfire risk—while also creating daily friction between the school and new residents due to bells, pickup traffic, and parking conflicts, ultimately degrading quality of life for both current and future residents.

Criteria E – Unsafe Access Design

The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.

Thank you for your careful consideration.

Sincerely,

Karen Munch

Allison D Stocker

From: Jordan Krider <jhkrider14@gmail.com>
Sent: Thursday, March 5, 2026 5:33 PM
To: Allison D Stocker
Subject: Response to ZONE-25-0023 & LUPL-25-0010

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Ms Stocker,
I am writing concerning the proposed apartment complex at Voyager and Briargate Parkway. Having a student and 3 future students of TCA, the idea of a large apartment complex being built in this area poses an increased risk to my children's safety. As well as increased traffic in an already congested area. Below you will find a list of unresolved concerns for this project.
Thank you for your time and consideration with this matter.
Sincerely,
Jordan Dant

Voyager & Briargate Parkway
We remain strongly opposed to the proposed zoning and land use amendment. The resubmittal does not resolve the fundamental safety, traffic, planning, and compatibility concerns previously raised.

Major Unresolved Concerns

- **Inconsistent with PlanCOS (Criteria A)**
  The site is designated as an Established Suburban Neighborhood (Typology 1(3)), which prioritizes parks and traffic calming—not high-density, multi-story housing—and the proposal would introduce an estimated 300–500 additional vehicles into an already constrained corridor.
- **Incompatible with Adjacent School (Criteria C)**
  The project places multi-story residential buildings directly along the fence of **The Classical Academy (TCA)**, creating direct line-of-sight access to playgrounds and fire drill assembly areas, introducing elevated vantage point security concerns, and failing to demonstrate formal coordination with District 20 regarding safety or operational impacts.
- **Traffic & Access Deficiencies (Criteria D & E)**
  The proposed right-in/right-out on Voyager will be blocked during school pickup times, residents traveling to I-25 will be forced into hazardous turning movements near the Voyager/Springcrest intersection, and increased density will strain Springcrest, Otero, and adjacent intersections without comprehensive cumulative traffic analysis or finalized CDOT coordination.
- **Evacuation & Emergency Constraints**
  Tripling density near the primary Voyager exit compromises wildfire evacuation routes, and no detailed emergency access, phasing, or fire coordination plan has been provided.
- **Negative Community & Quality-of-Life Impacts**
  Residents would experience daily conflict with school operations (bells, carpool, traffic), while existing neighborhoods face congestion, privacy loss, and diminished livability.
- **Excessive Scale & Density (Criteria G)**
  The development is taller and denser than surrounding housing, out of scale even with nearby commercial uses, and inconsistent with the established character of this school-centered corridor.
- **Failure to Demonstrate True MX-M Intent**
  Despite seeking MX-M zoning, the proposal includes no meaningful mixed-use, employment-generating, or service components, effectively creating a single-use multifamily enclave.

- **Conversion of Employment Land Without Justification**
  No market or economic analysis has been provided to justify abandoning the previously planned Business Park designation in a key regional corridor.
- **Insufficient Stakeholder Engagement**
  There is no documented coordination with Academy School District 20, the Colorado National Guard (adjacent facility), Colorado Springs Police, Fire Department, or nearby institutional users regarding security, helicopter operations, traffic circulation, or emergency response.

Major Concern Re: School Safety

- **Tenant Screening & Safety Assurances**

  While the developer stated at the community meeting that prospective tenants would be thoroughly vetted to ensure no risk to nearby students, a widely reported October 2025 incident at Polaris Junction—another Blackburn-managed property—where a tenant was charged in the murder of her Uber driver raises legitimate concerns about the effectiveness of current screening practices; if this project proceeds adjacent to an elementary school, the developer must clearly detail enhanced screening standards specific to this location and provide transparent documentation of those safeguards.

This proposal extends beyond a routine housing development; it represents a consequential land use decision that will influence the safety, character, and long-term function of this corridor for decades to come. Given the significant unresolved issues, approval at this time would be premature.

Allison D Stocker

From: Jeff and Amy Brake <brakeja@gmail.com>
Sent: Thursday, March 5, 2026 5:21 PM
To: Allison D Stocker
Subject: Potential apartment complex at Voyager and Briargate Parkway

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To Allison Stocker, City Case Manager:

I'm writing to express my continuing concern regarding the zoning change and land use proposal at Voyager / Briargate Parkway (ZONE-25-0023 & LUPL-25-0010). The resubmittal does not address the points brought up by the community. The number of units proposed has not changed, nor has the fact that many units are situated along the length of the school's field fence. Exposure of the children under this zoning change remains a huge safety issue.

During the community meeting, the developer assured attendees that they would vet all the residents to ensure quality tenants that pose no threat to the nearby students. Please note that the community is **well aware** that, just a few months ago (October 2025), one of this developer's tenants was charged with murdering her Uber driver. The tenant, Khayla Dawson, was a resident of Polaris Junction, a Blackburn apartment complex six miles north of the site in question. Blackburn needs to specify exactly how their vetting process will differ for tenants applying for units located so close to the elementary school.

The traffic patterns of the entrance and exit are still problematic for both Voyager (particularly people turning right onto Voyager from Briargate Pkwy) and for Springcrest, which is the outlet for three neighborhoods (Pine Woods, Mulligan, and Otero).

The land use change remains inconsistent with PlanCOS, which provides protections for existing community members against changes that alter the character of the area or are detrimental to quality of life.

This proposal is a big disservice to the school which effectively serves the community and protects children. It is a disservice to the sensitive National Guard facility across the street. And it is a disservice to the neighborhood, full of people who have worked and lived in a way that makes the land such a valuable piece of property.

I urge the developer to correspond directly and publicly with School District 20, the National Guard, nearby churches, CSPD, and CSFD to get their perspective and better understand the impact of this land use proposal.

Here is how the proposal still fails to meet land use criteria that remains unmet:

Criteria A – Inconsistent with PlanCOS

- Identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
- Recommendations for this typology focus on parks and traffic calming, not high-density housing.
- Proposal would add 300–500 vehicles, worsening congestion on a narrow parcel.

Criteria C – Incompatible with Adjacent School

- Proximity to The Classical Academy (TCA) creates excessive visibility of fields and playground.
- Rooftops and high vantage points pose security risks, especially given national school safety concerns.
- Multi-story housing directly next to a school undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

- **Traffic & Evacuation:** Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.

- **New Resident Quality of Life:** Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- **Neighborhood Strain:** Traffic congestion and school privacy issues degrade quality of life for current residents.

Criteria E – Unsafe Access Design

- Right-turn-in/out on Voyager will be blocked during school pickup (especially in bad weather).
- To reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

- Taller and denser than any nearby housing.
- Out of scale even compared to adjacent businesses along Voyager.

Sincerely,
Amy Brake

Allison D Stocker

From: Mark Kiemele <mkiemele@airacad.com>
Sent: Wednesday, March 4, 2026 3:11 PM
To: Allison D Stocker
Cc: Carol Kiemele
Subject: Against proposed zoning

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Response to ZONE-25-0023 & LUPL-25-0010
Voyager & Briargate Parkway

Dear Allison,

We are strongly opposed to the proposed zoning and land use amendment. The resubmittal does not resolve the fundamental safety, traffic, planning, and compatibility concerns previously raised and shown below. Additionally, we would like to know the vetting protocol for prospective tenants. Predicting human behavior is an unscientific process and there is always risk. With high probability there will be pedophiles in these apartments and potential mass murderers. School shootings are no longer Black Swan events. We have sociopaths and psychopaths who live among us and they could snap at any moment. May God protect all of the school kids who are sitting ducks if this goes through. To reduce this risk to as close to six sigma capability as possible, please deny this proposed zoning. Statistics aside, this is just common sense. Putting a large apartment complex literally on top of a school playground and athletic field makes no sense at all. Why take the risk when we don't have to.

Thanks for the opportunity to respond,

Mark and Carol Kiemele
2065 Mulligan Drive
Colorado Springs, CO 80290

Major Unresolved Concerns

- **Inconsistent with PlanCOS (Criteria A)**
  The site is designated as an Established Suburban Neighborhood (Typology 1(3)), which prioritizes parks and traffic calming—not high-density, multi-story housing—and the proposal would introduce an estimated 300–500 additional vehicles into an already constrained corridor.
- **Incompatible with Adjacent School (Criteria C)**
  The project places multi-story residential buildings directly along the fence of **The Classical Academy (TCA)**, creating direct line-of-sight access to playgrounds and fire drill assembly areas,

introducing elevated vantage point security concerns, and failing to demonstrate formal coordination with District 20 regarding safety or operational impacts.

- **Traffic & Access Deficiencies (Criteria D & E)**
  The proposed right-in/right-out on Voyager will be blocked during school pickup times, residents traveling to I-25 will be forced into hazardous turning movements near the Voyager/Springcrest intersection, and increased density will strain Springcrest, Otero, and adjacent intersections without comprehensive cumulative traffic analysis or finalized CDOT coordination.
- **Evacuation & Emergency Constraints**
  Tripling density near the primary Voyager exit compromises wildfire evacuation routes, and no detailed emergency access, phasing, or fire coordination plan has been provided.
- **Negative Community & Quality-o□-Li□e Impacts**
  Residents would experience daily conflict with school operations (bells, carpool, traffic), while existing neighborhoods face congestion, privacy loss, and diminished livability.
- **Excessive Scale & Density (Criteria G)**
  The development is taller and denser than surrounding housing, out of scale even with nearby commercial uses, and inconsistent with the established character of this school-centered corridor.
- **Failure to Demonstrate True MX-M Intent**
  Despite seeking MX-M zoning, the proposal includes no meaningful mixed-use, employment-generating, or service components, effectively creating a single-use multifamily enclave.
- **Conversion o□Employment Land Without Justification**
  No market or economic analysis has been provided to justify abandoning the previously planned Business Park designation in a key regional corridor.
- **Insufficient Stakeholder Engagement**
  There is no documented coordination with Academy School District 20, the Colorado National Guard (adjacent facility), Colorado Springs Police, Fire Department, or nearby institutional users regarding security, helicopter operations, traffic circulation, or emergency response.

Major Concern Re: School Sa□ety

- **Tenant Screening & Sa□ety Assurances**

While the developer stated at the community meeting that prospective tenants would be thoroughly vetted to ensure no risk to nearby students, a widely reported October 2025 incident at Polaris Junction—another Blackburn-managed property—where a tenant was charged in the murder of her Uber driver raises legitimate concerns about the effectiveness of current screening practices; if this project proceeds adjacent to an elementary school, the developer must clearly detail enhanced screening standards specific to this location and provide transparent documentation of those safeguards.

This proposal extends beyond a routine housing development; it represents a consequential land use decision that will influence the safety, character, and long-term function of this corridor for decades to come. Given the significant unresolved issues, approval at this time would be premature.

Allison D Stocker

From: Emily Baez <emilya2785@aol.com>
Sent: Wednesday, March 4, 2026 4:03 AM
To: Allison D Stocker
Subject: Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)

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Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)
I am writing to reiterate my strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).
The recent resubmittal does not meaningfully address the concerns raised by the public at the community meeting. The proposed density remains unchanged, and multiple residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present serious safety and supervision concerns for families in this area.
At the community meeting, the developer assured attendees that prospective tenants would be thoroughly vetted to ensure quality residents who pose no risk to nearby students. However, residents are aware that in October 2025 a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver. (A link to a local news article about this is here.) This incident raises legitimate questions about screening practices. If this development is to proceed adjacent to an elementary school, the developer must clearly outline how tenant screening will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.
Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will compound congestion at an already challenging intersection—particularly for drivers turning right onto Voyager from Briargate Parkway—and will add strain to Springcrest, which serves as the primary outlet for three established neighborhoods (Pine Woods, Mulligan, and Otero). Increased density without meaningful traffic mitigation poses both safety and quality-of-life concerns.
Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.
This proposal would negatively impact:

- An elementary school that effectively serves and safeguards young children
- A National Guard facility with security sensitivities
- Established neighborhoods whose residents have invested in and stewarded this community and who rely on Springcrest as an outlet and

Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and Colorado Springs Fire Department to fully assess safety, traffic, evacuation, and security implications.
This is not simply a development question; it is a long-term community planning decision that will shape the safety, character, and livability of this corridor for decades.
As a reminder, here is a summary of how the proposal goes against the city's land use criteria:
Criteria A – Inconsistent with PlanCOS
The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations

prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

Criteria C – Incompatible with Adjacent School

Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

The proposal would significantly increase traffic density near the only Voyager exit—compromising evacuation routes during wildfire risk—while also creating daily friction between the school and new residents due to bells, pickup traffic, and parking conflicts, ultimately degrading quality of life for both current and future residents.

Criteria E – Unsafe Access Design

The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.

Thank you for your careful consideration.

Sincerely,

Emily Baez

Sent from my iPhone

Allison D Stocker

From: Kerry Cooley <kerry.cooley@yahoo.com>
Sent: Tuesday, March 3, 2026 9:34 PM
To: Allison D Stocker
Subject: Just say no

Follow Up Flag: Follow up
Flag Status: Flagged

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Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)
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At the community meeting, the developer assured attendees that prospective tenants would be thoroughly vetted to ensure quality residents who pose no risk to nearby students. However, residents are aware that in October 2025 a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver. (A link to a local news article about this is here.) This incident raises legitimate questions about screening practices. If this development is to proceed adjacent to an elementary school, the developer must clearly outline how tenant screening will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.
Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will compound congestion at an already challenging intersection—particularly for drivers turning right onto Voyager from Briargate Parkway—and will add strain to Springcrest, which serves as the primary outlet for three established neighborhoods (Pine Woods, Mulligan, and Otero). Increased density without meaningful traffic mitigation poses both safety and quality-of-life concerns.
Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.
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An elementary school that effectively serves and safeguards young children
A National Guard facility with security sensitivities
Established neighborhoods whose residents have invested in and stewarded this community and who rely on Springcrest as an outlet and
Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and Colorado Springs Fire Department to fully assess safety, traffic, evacuation, and security implications.

This is not simply a development question; it is a long-term community planning decision that will shape the safety, character, and livability of this corridor for decades.
As a reminder, here is a summary of how the proposal goes against the city's land use criteria:
Criteria A – Inconsistent with PlanCOS
The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.
Criteria C – Incompatible with Adjacent School
Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.
Criteria D – Negative Neighborhood Impacts
The proposal would significantly increase traffic density near the only Voyager exit—compromising evacuation routes during wildfire risk—while also creating daily friction between the school and new residents due to bells, pickup traffic, and parking conflicts, ultimately degrading quality of life for both current and future residents.
Criteria E – Unsafe Access Design
The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.
Criteria G – Excessive Scale & Density
The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.
Thank you for your careful consideration.
Sincerely,

Kerry Cooley

Yahoo Mail: Search, Organize, Conquer

Allison D Stocker

From: Allison Flannery <allisonflannery@live.com>
Sent: Tuesday, March 3, 2026 5:32 PM
To: Allison D Stocker
Subject: Concern for rezoning on Voyager Road

Follow Up Flag: Follow up
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To: City of Colorado Springs – Planning and Development
Date: 3/3/2026
Subject: Comparative Review of Developer Documentation for Rezoning Application at 1625 Springcrest Road (LUPL-25-0010)

Dear Planning and Development Review Team,

Please accept this formal response regarding the 3rd review for the proposed zoning map amendment application submitted by Blackburn Communities, LLC for 1625 Springcrest Road, Colorado Springs, CO 80920, under Application No. LUPL-25-0010. This review evaluates the developer's submittal against the required Zoning Map Amendment Criteria per UDC 7.5.705.D and Land Use Plan Criteria per UDC 7.5.514, as set forth by the City of Colorado Springs. Where applicable, I aim to highlight direct discrepancies, omissions, or unresolved issues between the City's planning criteria and the submitted documentation.

I. Comparison of Zoning Map Amendment Criteria (UDC 7.5.705.D)
A. Consistency with Comprehensive Plan and Zoning District Purpose
Developer's Claim:
Proposal aligns with PlanCOS by supporting "Vibrant Mixed-Use Neighborhoods" and promoting housing diversity in suburban areas.

Discrepancy Identified:
While the developer references MX-M as consistent with PlanCOS, the site context is primarily institutional and low-intensity residential (school, church, USAFA overlay), and not a true mixed-use environment. The application does not demonstrate any non-residential, employment-generating, or service-oriented components typical of MX-M zone intent.

Implication:
The rezoning could dilute the intent of the MX-M zone by creating a single-use multifamily enclave, inconsistent with the goal of mixed-use integration.

B. No Detriment to Public Interest or General Welfare

Developer's Claim:
Landscape buffers will mitigate impacts. Project will support community services and trail access.

Discrepancy Identified:
The developer's narrative does not fully evaluate school capacity, emergency access, or cumulative traffic impacts from other approved but unbuilt developments in the Briargate/Voyager area. The assertion that the proposal reduces traffic impacts is
unsubstantiated without comparative trip generation data versus the original BP/CR
HR zoning.

Implication:
There is a potential for unanticipated strain on public infrastructure, especially
school capacity and arterial roadways, without comprehensive mitigation measures.

Additionally, the proposed right-in/right-out is within very close proximity to an entrance/exit for I-25. This right-in/right-out will force residents to go up to the light at Springcrest and flip a U-turn. This light already has a significant amount of U-turns occurring, due to the proximity to I-25 and Briargate Pkwy. The updated proposal notes further CDOT review will need to occur.

- In addition to the I-25 access issue, while there is another road that can provide egress out of the Pine Wood (Springcrest Road) neighborhood, Otero it is a county maintained road that intersects with another apartment development, creating another bottleneck at Otero and Old Ranch. Springcrest Rd will become a bottleneck with increased use at the Springcrest/Voyager intersection. Especially for the current residents since most use Springcrest to get to Voyager or I-25. An evaluation should be completed for both of these intersections since it will eliminate any real use of Otero as an additional exit for the neighborhood.

Further, at a previous public meeting with the developer, the developer stated that they perform a thorough background check on all potential residents to ensure the safety of existing residents and surrounding neighbors. As this is directly next to a school, the expectation would also be to ensure that they do not allow residences that are on the sex offender registry or those that could be a danger to the community.

This same developer owns another development near the Ford Amphitheater. In Oct of 2025, one of their tenants was arrested for the murder of an Uber driver that she called to her residence. This anecdote is concerning as their primary means of mitigating the concerns of the welfare of the children at the K-12 school is via their vetting process. There is no confidence that their vetting process will promote the safety and welfare for the children in the adjacent school.

C. Appropriateness of Location for Proposed Zoning
Developer's Claim:
Site is suitable for MX-M and multifamily, providing a transition between arterial roads and lower-intensity uses.

Discrepancy Identified:

There is no clear justification for abandoning the Business Park (BP) land use strategy previously planned for this area. The developer does not demonstrate that the parcel is functionally or economically obsolete for BP development, nor does it provide a market analysis or economic rationale to support the shift to residential.

Implication:
Rezoning may foreclose future employment-generating land uses in a key regional corridor without robust justification.

D. Compatibility with Surrounding Development
Developer's Claim:
Buffers, trail access, and reduced height promote compatibility with adjacent school and church uses.

Discrepancy Identified:
The proposal increases residential density in close proximity to an existing K–12 school and assembly use (church) without a shared use strategy or MOUs regarding safety, traffic circulation, or programming compatibility. Furthermore, height reduction claims are misleading as the net building mass and density will likely exceed the originally planned office use due to footprint, unit count, and activity levels.

Implication:
Increased residential activity may conflict with operational needs of adjacent uses (TCA, Briargate Assembly of God), and introduce uncoordinated site interface issues.

One example of increased conflict and risk, is that the carpool lane for the school extends around the field. With the proposed height of the buildings, during winter the buildings will block sun from melting ice off the carpool lanes. This will increase the risk of car accidents for all student families.

Secondly, the proposed hedges/greenery are not high enough to actually block the proposed development and the school property. The height of the building will still allow residence the ability to overlook the school yard. This is concerning for a few reasons:

1. During fire drills, the students line up at the end of the school field, directly next to the proposed building site. Additionally, they have recess multiple times a day and PE where the field is used.
    a. This is a safety concern due to the proliferation of shootings. It has been shown in multiple shootings, such as the Charlie Kirk shooting, and the Las Vegas shooting that if an attacker has access to a height advantage, they will use it for maximum effect. The proposed development provides building with balconies and windows and doors all with direct line of sight access to the children. They have not provided any mitigation for the higher levels.
    b. Aside from school shootings, the proposed development also provides line of sight access for those wishing to take unsolicited photos of the students. With the increase in artificial intelligence usage and capabilities. It increases the student's risk of being exposed to exploitation.
2. The school sounds alarms and bells throughout the school day. There is no proposed sound dampening between the school and the development. At the East campus of this school, another development was built nearby (further away than this proposed development). Due to the traffic and sounds that emit from the school, the residents have begun harassing students. There is a concern that similar issues will arise with future residence.

E. Impact on Adjacent Properties (Small Area Rezone Criteria)

Developer's Claim:
Project will transition appropriately and reduce overall impact.

Discrepancy Identified:
No evidence is provided that nearby property owners (e.g., TCA, churches, existing residence) were engaged in stakeholder consultation or that impacts were analyzed from their perspective. There was a community meeting, but the pertinent stakeholders could not make an official statement. Additionally, although the USAFA overlay was recognized, the National Guard Unit across the street was not engaged. They occasionally land helicopters on the proposed development site and regularly have exercises in that area. The National Guard Unit should be made aware of development plans.

Implication:
Rezoning may be premature without neighborhood engagement, leading to potential compatibility or legal challenges during final plat or site development phases.

F. Compliance with Land Use Plan Amendment Criteria (7.5.514.C)
Developer's Claim:
The submitted Land Use Plan is compliant with Section 7.5.514.C and aligns with Comprehensive Plan goals.

Discrepancy Identified:
Several components of the Land Use Plan are incomplete or inadequately supported, including:

- Lack of phasing strategy or construction sequencing
- No detailed school impact analysis or D20 consultation summary
- Incomplete explanation of regional trail connectivity and public access points – although slightly improved from previous submissions, it remains incomplete.
- No analysis of existing parks, recreation level of service (LOS), or proposed Contributions, other than saying they won't add any new green space they will pay fees in lieu of land. This area also does not have direct access to a park or green space, so this increases density without any added benefit to the adjacent neighbors.
- Lack of fire/emergency vehicle access diagram, especially considering nearby arterial constraints.
    - This would also need to detail escape routes on Otero with the new development at the other end.

Implication:
The Land Use Plan does not fully meet UDC criteria regarding infrastructure, transitions, and interagency coordination.

II. Summary of Key Unresolved Issues

- Planning Criteria Discrepancy/Concern
- MX-M Zone Intent No mixed-use elements; purely residential
- Traffic and Infrastructure Lacks cumulative impact evaluation
- School Compatibility - No D20 consultation summary provided
- Employment Land Conversion - No market analysis to support downzoning from BP
- Neighborhood Transition Limited community engagement; adjacent land uses not clearly buffered
- Land Use Plan Detail Missing infrastructure/park/school analysis and phasing
- Trail/Public Access Connectivity and public realm enhancements not clearly defined

- CDOT Coordination Updates are necessary

III. Recommendations

Given the above concerns, we respectfully recommend the following prior to approval of the zoning map amendment:

1. **Clarify MX-M Intent Compliance**
    a. Introduce limited non-residential or service components to ensure alignment with MX-M zoning goals (e.g., neighborhood retail, live-work units, or community space).
2. **Complete Missing Impact Analyses**
    a. Include school capacity, emergency services coordination and National Guard Unit; consider submitting correspondence from ASD20, CSFD and National Guard.
3. **Expand Community Engagement Documentation**
    a. Provide a summary of consultation with adjacent institutional users and neighborhood representatives.
4. **Integrate CDOT Feedback into Application Materials**
    a. Updated CDOT review should be provided
5. **Provide Justification for Employment Land Conversion**
    a. Submit a brief economic/market analysis showing why BP zoning is no longer viable.

Thank you for your attention to these matters. We appreciate the opportunity to support a coordinated planning process that balances housing needs with long-term land use goals. We welcome further dialogue with City staff and the applicant to resolve these issues in the interest of sound and sustainable development.

Regards,

Allison Flannery
www.allisonflannery.com
719-352-7144

Allison D Stocker

From: Hillary Jeanjaquet <hillary.pingel@gmail.com>
Sent: Monday, March 2, 2026 6:27 PM
To: Allison D Stocker
Subject: Voyager/Briargate Parkway zoning and land use proposal

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Hi Allison,

I am writing again to express continued concern regarding the Voyager/Briargate Parkway zoning and land use proposal (ZONE-25-0023 & LUPL-25-0010). The resubmittal fails to address community concerns: the number of units remains the same, many border the school's field fence, and safety for students is still a major issue.

At the community meeting, the developer promised strict tenant vetting. However, just a few months ago (October 2025), a tenant at one of their other complexes was charged with murder. Blackburn must clarify how their vetting will differ for units so close to The Classical Academy.

Traffic at the proposed entrances remains unsafe, particularly for Voyager and Springcrest, which serves three neighborhoods. The land use change also conflicts with PlanCOS, which aims to protect established communities and quality of life.

This proposal jeopardizes the school, the nearby National Guard facility, and the neighborhood. I urge the developer to consult publicly with School District 20, the National Guard, nearby churches, CSPD, and CSFD to assess impacts.

Key concerns:

- PlanCOS (Criteria A): High-density housing adds 300–500 vehicles to a narrow area, inconsistent with an Established Suburban Neighborhood.
- School proximity (Criteria C): Multi-story housing next to TCA exposes playgrounds and rooftops, creating safety risks.
- Neighborhood impact (Criteria D): Increased traffic, unsafe evacuation routes, and daily friction with school activities reduce residents' quality of life.
- Unsafe access (Criteria E): Right-turn exits onto Voyager and left-turns onto Springcrest pose daily hazards.
- Scale & density (Criteria G): Taller and denser than nearby housing and businesses, out of character with the area.

The proposal still fails to meet land use criteria and poses unacceptable risks. Please reconsider allowing this proposal to move forward.

Sincerely,

Allison D Stocker

From: noackjmac@comcast.net
Sent: Monday, March 2, 2026 4:35 PM
To: Allison D Stocker
Subject: Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)

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

Dear Ms. Stocker:

I am writing to reiterate my **strong opposition** to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).

The recent resubmittal **does not meaningfully address the concerns raised** by the public at the community meeting. The proposed density remains unchanged, and multiple residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present **serious safety and supervision** concerns for families in this area.

At the community meeting, the developer **assured** attendees that prospective tenants would be **thoroughly vetted to ensure quality residents who pose no risk to nearby students**. **However, residents are aware that in October 2025 a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver**. (A link to a local news article about this is here.)

This incident raises legitimate questions about screening practices. If this development is to proceed adjacent to an elementary school, the developer must clearly outline how tenant screening will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.

Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will compound congestion at an already challenging intersection—particularly for drivers turning right onto Voyager from Briargate Parkway—and will add strain to Springcrest, which serves as the primary outlet for three established neighborhoods (Pine Woods, Mulligan, and Otero). Increased density without meaningful traffic mitigation poses both safety and quality-of-life concerns.

Additionally, the **proposed land use change appears inconsistent with PlanCOS**, which is intended **to protect established neighborhoods from changes that significantly alter community character** or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.

This proposal would negatively impact:

- An elementary school that effectively serves and safeguards young children - **WHO will take responsiblity for students being harmed physically or psychologically?**

- A National Guard facility with security sensitivities
- Established neighborhoods whose residents have invested in and stewarded this community and who rely on Springcrest as an outlet and

Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and Colorado Springs Fire Department to fully assess safety, traffic, evacuation, and security implications.

This is not simply a development question; it is a long-term community planning decision that will shape the safety, character, and livability of this corridor for decades.

As a reminder, here is a summary of how the proposal goes against the city's land use criteria:

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The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

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Due to its proximity to The Classical Academy (TCA), the proposal **would create excessive visibility o fields and playground areas, introduce security risks rom roo tops and elevated vantage points amid ongoing national school sa ety** concerns, and place multi-story housing **directly next to a school in a way that undermines community sa ety priorities.**

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The proposal would significantly increase traffic density near the only Voyager exit—compromising evacuation routes during wildfire risk—while also creating daily friction between the school and new residents due to bells, pickup traffic, and parking conflicts, ultimately degrading quality of life for both current and future residents.

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Criteria G – Excessive Scale & Density
The development is taller and denser than any nearby housing and remains **out o scale even when compared to adjacent commercial properties** along Voyager.

Thank you for your careful consideration.

Sincerely,

Cynthia Noack

Sent from my iPhone

Allison D Stocker

From: Sara May <saravmay@gmail.com>
Sent: Monday, March 2, 2026 11:09 AM
To: Allison D Stocker
Subject: land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).

Follow Up Flag: Follow up
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The recent resubmittal does not meaningfully address the concerns raised by residents during the community meeting. The proposed density remains unchanged, and multiple residential buildings are still planned directly along the elementary school's field fence. Placing high-density housing immediately adjacent to an active schoolyard continues to present serious safety and supervision concerns for families in this area.

At the community meeting, the developer assured attendees that prospective tenants would be thoroughly vetted to ensure responsible residents who pose no risk to nearby students. However, in October 2025, a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver. This incident raises valid questions regarding tenant screening practices. If this development is to move forward next to an elementary school, the developer must clearly explain how screening standards will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.

Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will add congestion to an already difficult intersection, particularly for drivers turning right onto Voyager from Briargate Parkway. It will also increase pressure on Springcrest, which serves as the primary outlet for three established neighborhoods—Pine Woods, Mulligan, and Otero. Adding density without meaningful traffic mitigation creates both safety risks and quality-of-life impacts.

The proposed land use change also appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This corridor is defined by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.

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- An elementary school that effectively serves and safeguards young children
- A National Guard facility with security sensitivities

- Established neighborhoods whose residents have invested in and stewarded this community and who rely on Springcrest as a primary outlet

Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and the Colorado Springs Fire Department to fully evaluate safety, traffic, evacuation, and security implications.

This is not merely a development proposal; it is a long-term planning decision that will shape the safety, character, and livability of this corridor for decades.

For clarity, below is a summary of how the proposal conflicts with the City's land use criteria:

Criteria A – Inconsistent with PlanCOS
The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where planning guidance prioritizes parks and traffic calming over high-density housing. The proposal would add an estimated 300–500 vehicles, further burdening an already constrained roadway network.

Criteria C – Incompatible with Adjacent School
Due to its proximity to The Classical Academy (TCA), the proposal would increase visibility into fields and playground areas, introduce elevated vantage points near a school amid ongoing national safety concerns, and place multi-story housing immediately next to a school in a manner inconsistent with community safety priorities.

Criteria D – Negative Neighborhood Impacts
The development would significantly increase traffic near the only Voyager exit, potentially compromising evacuation routes during wildfire events. It would also create daily friction between the school and new residents due to bells, pickup traffic, and parking conflicts—diminishing quality of life for both existing and future residents.

Criteria E – Unsa e Access Design
The proposed right-turn-in/right-turn-out access on Voyager will likely be blocked during school pickup times, particularly in poor weather. Residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.

Criteria G – Excessive Scale and Density
The proposed buildings are taller and denser than surrounding residential development and remain out of scale even when compared to nearby commercial properties along Voyager.

Thank you for your thoughtful consideration.

Sincerely,

Sara May

Allison D Stocker

From: Richard K Davidson <richardkdavidson@gmail.com>
Sent: Monday, March 2, 2026 11:05 AM
To: Allison D Stocker
Subject: Response to ZONE-25-0023 & LUPL-25-0010

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Voyager & Briargate Parkway

We remain strongly opposed to the proposed zoning and land use amendment. The resubmittal does not resolve the fundamental safety, traffic, planning, and compatibility concerns previously raised.

Major Unresolved Concerns

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-
- **Inconsistent with PlanCOS (Criteria A)**

- The site is designated as an Established Suburban Neighborhood (Typology 1(3)),
- which prioritizes parks and traffic calming—not high-density, multi-story housing—and the proposal would introduce an estimated 300–500 additional vehicles into an already constrained corridor.
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- **Incompatible with Adjacent School (Criteria C)**

- The project places multi-story residential buildings directly along the fence
- of **The Classical Academy (TCA)**,
- creating direct line-of-sight access to playgrounds and fire drill assembly areas, introducing elevated vantage point security concerns, and failing to demonstrate formal coordination with District 20 regarding safety or operational impacts.
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- **Traffic & Access Deficiencies (Criteria D & E)**

- The proposed right-in/right-out on Voyager will be blocked during school pickup
- times, residents traveling to I-25 will be forced into hazardous turning movements near the Voyager/Springcrest intersection, and increased density will strain Springcrest, Otero, and adjacent intersections without comprehensive cumulative traffic analysis
- or finalized CDOT coordination.
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- **Evacuation & Emergency Constraints**

- Tripling density near the primary Voyager exit compromises wildfire evacuation
- routes, and no detailed emergency access, phasing, or fire coordination plan has been provided.
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- **Negative Community & Quality-of-Life Impacts**

- Residents would experience daily conflict with school operations (bells, carpool,
- traffic), while existing neighborhoods face congestion, privacy loss, and diminished livability.
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- **Excessive Scale & Density (Criteria G)**

- The development is taller and denser than surrounding housing, out of scale even
- with nearby commercial uses, and inconsistent with the established character of this school-centered corridor.
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- **Failure to Demonstrate True MX-M Intent**

- Despite seeking MX-M zoning, the proposal includes no meaningful mixed-use, employment-generating,
- or service components, effectively creating a single-use multifamily enclave.
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- **Conversion of Employment Land Without Justification**

- No market or economic analysis has been provided to justify abandoning the previously
- planned Business Park designation in a key regional corridor.
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- **Insufficient Stakeholder Engagement**

- There is no documented coordination with Academy School District 20, the Colorado

- National Guard (adjacent facility), Colorado Springs Police, Fire Department, or nearby institutional users regarding security, helicopter operations, traffic circulation, or emergency response.

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Major Concern Re: School Safety

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- **Tenant Screening & Safety Assurances**
-

While the developer stated at the community meeting that prospective tenants would be thoroughly vetted to ensure no risk to nearby students, a widely reported October 2025 incident at Polaris Junction—another Blackburn-managed property—where a tenant was charged in the murder of her Uber driver raises legitimate concerns about the effectiveness of current screening practices; if this project proceeds adjacent to an elementary school, the developer must clearly detail enhanced screening standards specific to this location and provide transparent documentation of those safeguards.

This proposal extends beyond a routine housing development; it represents a consequential land use decision that will influence the safety, character, and long-term function of this corridor for decades to come. Given the significant unresolved issues, approval at this time would be premature.

Allison D Stocker

From: Elizabeth M <elizabeth319@gmail.com>
Sent: Monday, March 2, 2026 10:38 AM
To: Allison D Stocker
Subject: Response to ZONE-25-0023 & LUPL-25-0010

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Dear Ms. Stocker,

Greetings! I wanted to reach out as I am really concerned about the possibility of a 236 unit complex being built on the Voyager and Briargate plot directly west of The Classical Academy Central on Springcrest Road. I have children at the school and there are a number of safety concerns with the zoning proposition including the following:

Voyager & Briargate Parkway

We remain strongly opposed to the proposed zoning and land use amendment. The resubmittal does not resolve the fundamental safety, traffic, planning, and compatibility concerns previously raised.

Major Unresolved Concerns

- **Inconsistent with PlanCOS (Criteria A)**

- The site is designated as an Established Suburban Neighborhood (Typology 1(3)),
- which prioritizes parks and traffic calming—not high-density, multi-story housing—and the proposal would introduce an estimated 300–500 additional vehicles into an already constrained corridor.

- **Incompatible with Adjacent School (Criteria C)**

- The project places multi-story residential buildings directly along the fence
- of **The Classical Academy (TCA)**,
- creating direct line-of-sight access to playgrounds and fire drill assembly areas, introducing elevated vantage point security concerns, and failing to demonstrate formal coordination with District 20 regarding safety or operational impacts.

- **Traffic & Access Deficiencies (Criteria D & E)**

- The proposed right-in/right-out on Voyager will be blocked during school pickup
- times, residents traveling to I-25 will be forced into hazardous turning movements near the Voyager/Springcrest intersection, and increased density will strain Springcrest, Otero, and adjacent intersections without comprehensive cumulative traffic analysis
- or finalized CDOT coordination.
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- **Evacuation & Emergency Constraints**

- Tripling density near the primary Voyager exit compromises wildfire evacuation
- routes, and no detailed emergency access, phasing, or fire coordination plan has been provided.
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- **Negative Community & Quality-of-Life Impacts**

- Residents would experience daily conflict with school operations (bells, carpool,
- traffic), while existing neighborhoods face congestion, privacy loss, and diminished livability.
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- **Excessive Scale & Density (Criteria G)**

- The development is taller and denser than surrounding housing, out of scale even
- with nearby commercial uses, and inconsistent with the established character of this school-centered corridor.
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- **Failure to Demonstrate True MX-M Intent**

- Despite seeking MX-M zoning, the proposal includes no meaningful mixed-use, employment-generating,
- or service components, effectively creating a single-use multifamily enclave.
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- **Conversion of Employment Land Without Justification**

- No market or economic analysis has been provided to justify abandoning the previously
- planned Business Park designation in a key regional corridor.
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- **Insufficient Stakeholder Engagement**

- There is no documented coordination with Academy School District 20, the Colorado

- National Guard (adjacent facility), Colorado Springs Police, Fire Department, or nearby institutional users regarding security, helicopter operations, traffic circulation, or emergency response.

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Major Concern Re: School Safety

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- **Tenant Screening & Safety Assurances**
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  While the developer stated at the community meeting that prospective tenants would be thoroughly vetted to ensure no risk to nearby students, a widely reported October 2025 incident at Polaris Junction—another Blackburn-managed property—where a tenant was charged in the murder of her Uber driver raises legitimate concerns about the effectiveness of current screening practices; if this project proceeds adjacent to an elementary school, the developer must clearly detail enhanced screening standards specific to this location and provide transparent documentation of those safeguards.

This proposal extends beyond a routine housing development; it represents a consequential land use decision that will influence the safety, character, and long-term function of this corridor for decades to come. Given the significant unresolved issues, approval at this time would be premature.

Thank you for your consideration.

Elizabeth Moum
719-482-8574
Nearby Resident & Mom of Children attending The Classical Academy Central

Allison D Stocker

From: S&A Han <stephen.annie.han@gmail.com>
Sent: Monday, March 2, 2026 8:45 AM
To: Allison D Stocker
Subject: Voyager/Briargate proposal

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Dear Allison Stocker,

I am writing to **reiterate** my strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).

The recent resubmittal does not meaningfully address the concerns raised by the public at the community meeting. The proposed density remains unchanged, and multiple residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present serious safety and supervision concerns for families in this area.

At the community meeting, the developer assured attendees that prospective tenants would be thoroughly vetted to ensure quality residents who pose no risk to nearby students. However, residents are aware that in October 2025 a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver. (A link to a local news article about this is here.) This incident raises legitimate questions about screening practices. If this development is to proceed adjacent to an elementary school, the developer must clearly outline how tenant screening will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.

Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will compound congestion at an already challenging intersection—particularly for drivers turning right onto Voyager from Briargate Parkway—and will add strain to Springcrest, which serves as the primary outlet for three established neighborhoods (Pine Woods, Mulligan, and Otero). Increased density without meaningful traffic mitigation poses both safety and quality-of-life concerns.

Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.

This proposal would negatively impact:

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- An elementary school that effectively serves and safeguards young children
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- A National Guard facility with security sensitivities
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- Established neighborhoods whose residents have invested in and stewarded this community
- and who rely on Springcrest as an outlet and
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Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and Colorado Springs Fire Department to fully assess safety, traffic, evacuation, and security implications.

This is not simply a development question; it is a long-term community planning decision that will shape the safety, character, and livability of this corridor for decades.

As a reminder, here is a summary of how the proposal goes against the city's land use criteria:

Criteria A – Inconsistent with PlanCOS
The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

Criteria C – Incompatible with Adjacent School
Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts
The proposal would significantly increase traffic density near the only Voyager exit—compromising evacuation routes during wildfire risk—while also creating daily friction between the school and new residents due to bells, pickup traffic, and parking conflicts, ultimately degrading quality of life for both current and future residents.

Criteria E – Unsafe Access Design
The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density
The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.

Thank you for your careful consideration.

Sincerely,

Annie Han, RDH QOM

Allison D Stocker

From: Cherilyn Irvine <cherilynirvine@gmail.com>
Sent: Sunday, March 1, 2026 4:10 PM
To: Allison D Stocker
Subject: Response to ZONE-25-0023 & LUPL-25-0010

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Response to ZONE-25-0023 & LUPL-25-0010

Voyager & Briargate Parkway

We remain strongly opposed to the proposed zoning and land use amendment. The resubmittal does not resolve the fundamental safety, traffic, planning, and compatibility concerns previously raised.

Major Unresolved Concerns

- **Inconsistent with PlanCOS (Criteria A)**
  The site is designated as an Established Suburban Neighborhood (Typology 1(3)), which prioritizes parks and traffic calming—not high-density, multi-story housing—and the proposal would introduce an estimated 300–500 additional vehicles into an already constrained corridor.
- **Incompatible with Adjacent School (Criteria C)**
  The project places multi-story residential buildings directly along the fence of **The Classical Academy (TCA)**, creating direct line-of-sight access to playgrounds and fire drill assembly areas, introducing elevated vantage point security concerns, and failing to demonstrate formal coordination with District 20 regarding safety or operational impacts.
- **Traffic & Access Deficiencies (Criteria D & E)**
  The proposed right-in/right-out on Voyager will be blocked during school pickup times, residents traveling to I-25 will be forced into hazardous turning movements near the Voyager/Springcrest intersection, and increased density will strain Springcrest, Otero, and adjacent intersections without comprehensive cumulative traffic analysis or finalized CDOT coordination.
- **Evacuation & Emergency Constraints**
  Tripling density near the primary Voyager exit compromises wildfire evacuation routes, and no detailed emergency access, phasing, or fire coordination plan has been provided.
- **Negative Community & Quality-of-Life Impacts**
  Residents would experience daily conflict with school operations (bells, carpool, traffic), while existing neighborhoods face congestion, privacy loss, and diminished livability.
- **Excessive Scale & Density (Criteria G)**
  The development is taller and denser than surrounding housing, out of scale even with nearby commercial uses, and inconsistent with the established character of this school-centered corridor.
- **Failure to Demonstrate True MX-M Intent**
  Despite seeking MX-M zoning, the proposal includes no meaningful mixed-use, employment-generating, or service components, effectively creating a single-use multifamily enclave.
- **Conversion of Employment Land Without Justification**
  No market or economic analysis has been provided to justify abandoning the previously planned Business Park designation in a key regional corridor.
- **Insufficient Stakeholder Engagement**
  There is no documented coordination with Academy School District 20, the Colorado National Guard (adjacent facility), Colorado Springs Police, Fire Department, or nearby institutional users regarding security, helicopter operations, traffic circulation, or emergency response.

Major Concern Re: School Safety

- **Tenant Screening & Safety Assurances**

While the developer stated at the community meeting that prospective tenants would be thoroughly vetted to ensure no risk to nearby students, a widely reported October 2025 incident at Polaris Junction—another Blackburn-managed property—where a tenant was charged in the murder of her Uber driver raises legitimate concerns about the effectiveness of current screening practices; if this project proceeds adjacent to an elementary school, the developer must clearly detail enhanced screening standards specific to this location and provide transparent documentation of those safeguards.

This proposal extends beyond a routine housing development; it represents a consequential land use decision that will influence the safety, character, and long-term function of this corridor for decades to come. Given the significant unresolved issues, approval at this time would be premature.

Cherilyn Irvine

Allison D Stocker

From: Helen Walters <helendmills@gmail.com>
Sent: Sunday, March 1, 2026 1:35 PM
To: Allison D Stocker
Subject: Response to ZONE-25-0023 & LUPL-25-0010

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Response to ZONE-25-0023 & LUPL-25-0010

Voyager & Briargate Parkway

We remain strongly opposed to the proposed zoning and land use amendment. The resubmittal does not resolve the fundamental safety, traffic, planning, and compatibility concerns previously raised.

Major Unresolved Concerns

- **Inconsistent with PlanCOS (Criteria A)**
  The site is designated as an Established Suburban Neighborhood (Typology 1(3)), which prioritizes parks and traffic calming—not high-density, multi-story housing—and the proposal would introduce an estimated 300–500 additional vehicles into an already constrained corridor.
- **Incompatible with Adjacent School (Criteria C)**
  The project places multi-story residential buildings directly along the fence of **The Classical Academy (TCA)**, creating direct line-of-sight access to playgrounds and fire drill assembly areas, introducing elevated vantage point security concerns, and failing to demonstrate formal coordination with District 20 regarding safety or operational impacts.
- **Traffic & Access Deficiencies (Criteria D & E)**
  The proposed right-in/right-out on Voyager will be blocked during school pickup times, residents traveling to I-25 will be forced into hazardous turning movements near the Voyager/Springcrest intersection, and increased density will strain Springcrest, Otero, and adjacent intersections without comprehensive cumulative traffic analysis or finalized CDOT coordination.
- **Evacuation & Emergency Constraints**
  Tripling density near the primary Voyager exit compromises wildfire evacuation routes, and no detailed emergency access, phasing, or fire coordination plan has been provided.
- **Negative Community & Quality-of-Life Impacts**
  Residents would experience daily conflict with school operations (bells, carpool, traffic), while existing neighborhoods face congestion, privacy loss, and diminished livability.
- **Excessive Scale & Density (Criteria G)**
  The development is taller and denser than surrounding housing, out of scale even with nearby commercial uses, and inconsistent with the established character of this school-centered corridor.
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Major Concern Re: School Safety

- **Tenant Screening & Safety Assurances**

- While the developer stated at the community meeting that prospective tenants would be thoroughly vetted to ensure no risk to nearby students, a widely reported October 2025 incident at Polaris Junction—another Blackburn-managed property—where a tenant was charged in the murder of her Uber driver raises legitimate concerns about the effectiveness of current screening practices; if this project proceeds adjacent to an elementary school, the developer must clearly detail enhanced screening standards specific to this location and provide transparent documentation of those safeguards.

This proposal extends beyond a routine housing development; it represents a consequential land use decision that will influence the safety, character, and long-term function of this corridor for decades to come. Given the significant unresolved issues, approval at this time would be premature.

Helen Mills

Sent from my iPhone

Allison D Stocker

From: Rebecca Sanford <timbecksanford@gmail.com>
Sent: Sunday, March 1, 2026 9:45 AM
To: Allison D Stocker
Subject: Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)

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Allison Stocker,

I am writing to reiterate my strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).

The recent resubmittal does not meaningfully address the concerns raised by the public at the community meeting. The proposed density remains unchanged, and multiple residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present serious safety and supervision concerns for families, students, and school personnel in this area.

At the community meeting, the developer assured attendees that prospective tenants would be thoroughly vetted to ensure quality residents who pose no risk to nearby students. However, residents are aware that in October 2025, a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver. (A link to a local news article about this is here.) This incident raises legitimate questions about screening practices. If this development is to proceed adjacent to an elementary school, the developer must clearly outline how tenant screening will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.

Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will compound congestion at an already challenging intersection—particularly for drivers turning right onto Voyager from Briargate Parkway—and will add strain to Springcrest, which serves as the primary outlet for three established neighborhoods (Pine Woods, Mulligan, and Otero). Increased density without meaningful traffic mitigation poses both safety and quality-of-life concerns.

Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.

This proposal would negatively impact:

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- An elementary school that effectively serves and safeguards young children
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- A National Guard facility with security sensitivities

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- Established neighborhoods whose residents have invested in and stewarded this community
- and who rely on Springcrest as an outlet
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Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and Colorado Springs Fire Department to fully assess safety, traffic, evacuation, and security implications.

This is not simply a development question; it is a long-term community planning decision that will shape the safety, character, and livability of this corridor for decades.

As a reminder, here is a summary of how the proposal goes against the city's land use criteria:

Criteria A – Inconsistent with PlanCOS
The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

Criteria C – Incompatible with Adjacent School
Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts
The proposal would significantly increase traffic density near the only Voyager exit—compromising evacuation routes during wildfire risk—while also creating daily friction between the school and new residents due to bells, pickup traffic, and parking conflicts, ultimately degrading quality of life for both current and future residents.

Criteria E – Unsafe Access Design
The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density
The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.

Thank you for your careful consideration.

Sincerely,

Rebecca Sanford, Ed.D

Allison D Stocker

From: Barbara Voget <barbara.voget@icloud.com>
Sent: Sunday, March 1, 2026 8:54 AM
To: Allison D Stocker
Subject: Springcrest Road

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To Allison Stocker, City Case Manager:

I'm writing to express my continuing concern regarding the zoning change and land use proposal at Voyager / Briargate Parkway (ZONE-25-0023 & LUPL-25-0010). The resubmittal does not address the points brought up by the community. The number of units proposed has not changed, nor has the fact that many units are situated along the length of the school's field fence. Exposure of the children under this zoning change remains a huge safety issue.

During the community meeting, the developer assured attendees that they would vet all the residents to ensure quality tenants that pose no threat to the nearby students. Please note that the community is **well aware** that, just a few months ago (October 2025), one of this developer's tenants was charged with murdering her Uber driver. The tenant, Khayla Dawson, was a resident of Polaris Junction, a Blackburn apartment complex six miles north of the site in question. Blackburn needs to specify exactly how their vetting process will differ for tenants applying for units located so close to the elementary school.

The traffic patterns of the entrance and exit are still problematic for both Voyager (particularly people turning right onto Voyager from Briargate Pkwy) and for Springcrest, which is the outlet for three neighborhoods (Pine Woods, Mulligan, and Otero).

The land use change remains inconsistent with PlanCOS, which provides protections for existing community members against changes that alter the character of the area or are detrimental to quality of life.

This proposal is a big disservice to the school which effectively serves the community and protects children. It is a disservice to the sensitive National Guard facility across the street. And it is a disservice to the neighborhood, full of people who have worked and lived in a way that makes the land such a valuable piece of property.

I urge the developer to correspond directly and publicly with School District 20, the National Guard, nearby churches, CSPD, and CSFD to get their perspective and better understand the impact of this land use proposal. Here is how the proposal still fails to meet land use criteria that remains unmet:

Criteria A – Inconsistent with PlanCOS

- Identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
- Recommendations for this typology focus on parks and traffic calming, not high-density housing.
- Proposal would add 300–500 vehicles, worsening congestion on a narrow parcel.

Criteria C – Incompatible with Adjacent School

- Proximity to The Classical Academy (TCA) creates excessive visibility of fields and playground.
- Rooftops and high vantage points pose security risks, especially given national school safety concerns.
- Multi-story housing directly next to a school undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

- **Tra□□ic & Evacuation:** Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
- **New Resident Quality o□Li□e:** Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- **Neighborhood Strain:** Traffic congestion and school privacy issues degrade quality of life for current residents.

Criteria E – Unsafe Access Design

- Right-turn-in/out on Voyager will be blocked during school pickup (especially in bad weather).
- To reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

- Taller and denser than any nearby housing.
- Out of scale even compared to adjacent businesses along Voyager.

May we also have a copy o□the site plan that was resubmitted?

Sincerely,

Kenneth C and Barbara Voget
1890 Springcrest Rd
COlorado Springs, CO 80920

Allison D Stocker

From: Patricia Stuart <pattistuart87@gmail.com>
Sent: Saturday, February 28, 2026 8:37 PM
To: Allison D Stocker
Subject: Proposal for Rezoning Land at Springcrest and Voyager

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Dear Ms. Stocker,

I wanted to drop a note explaining why our family is very strongly against the re-zoning proposal for the property between Briargate Parkway and Springcrest Rd, off Voyager Parkway.

We have lived in the Pinewoods neighborhood (the area Springcrest Rd leads to) since March, 2000. We own three homes in the neighborhood, including our own home and that of my mother-in-law. Why did we buy three homes in the same neighborhood? Because it is a wonderful place to live.

We raised our two daughters here. My oldest, Ashley, 33, has severe autism and attended Mountain View Elementary, which used to be the school leading into our neighborhood. My younger daughter, Holly, 31, attended TCA Central from the first year of its presence here.

If you choose to visit our sweet neighborhood at school dismissal time, you will see insane traffic down by the school, but you will also see many kids walking home from school. My Ashley and I often walk the neighborhood at this time. Not only will you see kids walking home, but we often see local young moms walking their infants in their prams. The neighbors greet Ashley and me and patiently listen to her many travel plans, even though they have all heard her 'travel litany' before.

Each July 4th we celebrate a patriotic parade with many of the adults and kids either walking, riding or scooting up and down two of our streets to marching songs.

My husband and I now have four grandchildren who come to visit us here. We've taught the two oldest how to ride bikes in the school parking lot and let them ride and use their push-scooters in our neighborhood, because those transiting our neighborhood typically expect kids to be out playing. That is, since our neighborhood is closed to through traffic, any traffic is specifically visiting a home here.

The neighborhood is so serene that my mother-in-law moved here two years ago to be near us. She loves the peace and quiet of our neighborhood and the friendliness of her neighbors.

Why am I telling you all this? Because if the lot in front of TCA is approved to be apartments, all of this will undoubtedly change. Will parents feel safe letting their kids walk home? Will they even want their kids attending a school where strangers can be watching out of those apartments while children play at recess? I know I certainly would not let my grandkids ride their bikes down to the school anymore, nor will I let them scooter down to their Nana's — it will simply be too unsafe to do so!

I also cannot possibly see a traffic solution to cars entering either Voyager or Springcrest that won't pose more danger to the cars already coming and going to the school and the neighborhoods here. Any car exiting on Briargate Pkwy or Voyager Pkwy will be forced to pass through a merge lane to get into the flow of traffic on either street and if the exit is on to Springcrest, it will be dangerously close to the corner where cars are turning to come into the area.

The bottom line is that the addition of this complex will inevitably mean increased congestion and the lessening of safety for our neighborhood and its children.

Lastly, the addition of apartments will undoubtedly affect the property values of the homes in these three neighborhoods.

Please consider turning down the zoning proposal. It will change the lives of so many who currently call our little piece of Colorado Springs, home.

Thank you for your time and consideration.

Patti Stuart
9635 Vinewood Ln,
Colorado Springs, CO 80920
719 649-8707

Allison D Stocker

From: helen walters <hmwalters85@gmail.com>
Sent: Saturday, February 28, 2026 7:39 PM
To: Allison D Stocker
Subject: Comparative Review of Developer Documentation for Rezoning Application at 1625 Springcrest Road (LUPL-25-0010)

You don't often get email from hmwalters85@gmail.com. Learn why this is important

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

Dear Planning and Development Review Team,
Please accept this formal response regarding the 3rd review for the proposed zoning map amendment application submitted by Blackburn Communities, LLC for 1625 Springcrest Road, Colorado Springs, CO 80920, under Application No. LUPL-25-0010. This review evaluates the developer's submittal against the required Zoning Map Amendment Criteria per UDC 7.5.705.D and Land Use Plan Criteria per UDC 7.5.514, as set forth by the City of Colorado Springs. Where applicable, I aim to highlight direct discrepancies, omissions, or unresolved issues between the City's planning criteria and the submitted documentation.

I. Comparison of Zoning Map Amendment Criteria (UDC 7.5.705.D)

A. Consistency with Comprehensive Plan and Zoning District Purpose

Developer's Claim:
Proposal aligns with PlanCOS by supporting "Vibrant Mixed-Use Neighborhoods" and promoting housing diversity in suburban areas.

Discrepancy Identified:
While the developer references MX-M as consistent with PlanCOS, the site context is primarily institutional and low-intensity residential (school, church, USAFA overlay), and not a true mixed-use environment. The application does not demonstrate any non-residential, employment-generating, or service-oriented components typical of MX-M zone intent.

Implication:
The rezoning could dilute the intent of the MX-M zone by creating a single-use multifamily enclave, inconsistent with the goal of mixed-use integration.

B. No Detriment to Public Interest or General Welfare

Developer's Claim:
Landscape buffers will mitigate impacts. Project will support community services and trail access.

Discrepancy Identified:

The developer's narrative does not fully evaluate school capacity, emergency access, or cumulative traffic impacts from other approved but unbuilt developments in the Briargate/Voyager area. The assertion that the proposal reduces traffic impacts is
unsubstantiated without comparative trip generation data versus the original BP/CR
HR zoning.

Implication:
There is a potential for unanticipated strain on public infrastructure, especially
school capacity and arterial roadways, without comprehensive mitigation measures.

Additionally, the proposed right-in/right-out is within very close proximity to an entrance/exit for I-25. This right-in/right-out will force residents to go up to the light at Springcrest and flip a U-turn. This light already has a significant amount of U-turns occurring, due to the proximity to I-25 and Briargate Pkwy. The updated proposal notes further CDOT review will need to occur.

- In addition to the I-25 access issue, while there is another road that can provide egress out of the Pine Wood (Springcrest Road) neighborhood, Otero it is a county maintained road that intersects with another apartment development, creating another bottleneck at Otero and Old Ranch. Springcrest Rd will become a bottleneck with increased use at the Springcrest/Voyager intersection. Especially for the current residents since most use Springcrest to get to Voyager or I-25. An evaluation should be completed for both of these intersections since it will eliminate any real use of Otero as an additional exit for the neighborhood.

Further, at a previous public meeting with the developer, the developer stated that they perform a thorough background check on all potential residents to ensure the safety of existing residents and surrounding neighbors. As this is directly next to a school, the expectation would also be to ensure that they do not allow residences that are on the sex offender registry or those that could be a danger to the community.

This same developer owns another development near the Ford Amphitheater. In Oct of 2025, one of their tenants was arrested for the murder of an Uber driver that she called to her residence. This anecdote is concerning as their primary means of mitigating the concerns of the welfare of the children at the K-12 school is via their vetting process. There is no confidence that their vetting process will promote the safety and welfare for the children in the adjacent school.

C. Appropriateness of Location for Proposed Zoning
Developer's Claim:
Site is suitable for MX-M and multifamily, providing a transition between arterial roads and lower-intensity uses.

Discrepancy Identified:
There is no clear justification for abandoning the Business Park (BP) land use strategy previously planned for this area. The developer does not demonstrate that the parcel is functionally or

economically obsolete for BP development, nor does it provide a market analysis or economic rationale to support the shift to residential.

Implication:
Rezoning may foreclose future employment-generating land uses in a key regional corridor without robust justification.

D. Compatibility with Surrounding Development
Developer's Claim:
Buffers, trail access, and reduced height promote compatibility with adjacent school and church uses.

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The proposal increases residential density in close proximity to an existing K–12 school and assembly use (church) without a shared use strategy or MOUs regarding safety, traffic circulation, or programming compatibility. Furthermore, height reduction claims are misleading as the net building mass and density will likely exceed the originally planned office use due to footprint, unit count, and activity levels.

Implication:
Increased residential activity may conflict with operational needs of adjacent uses (TCA, Briargate Assembly of God), and introduce uncoordinated site interface issues.

One example of increased conflict and risk, is that the carpool lane for the school extends around the field. With the proposed height of the buildings, during winter the buildings will block sun from melting ice off the carpool lanes. This will increase the risk of car accidents for all student families.

Secondly, the proposed hedges/greenery are not high enough to actually block the proposed development and the school property. The height of the building will still allow residence the ability to overlook the school yard. This is concerning for a few reasons:

1. During fire drills, the students line up at the end of the school field, directly next to the proposed building site. Additionally, they have recess multiple times a day and PE where the field is used.
    a. This is a safety concern due to the proliferation of shootings. It has been shown in multiple shootings, such as the Charlie Kirk shooting, and the Las Vegas shooting that if an attacker has access to a height advantage, they will use it for maximum effect. The proposed development provides building with balconies and windows and doors all with direct line of sight access to the children. They have not provided any mitigation for the higher levels.
    b. Aside from school shootings, the proposed development also provides line of sight access for those wishing to take unsolicited photos of the students. With the increase in artificial intelligence usage and capabilities. It increases the student's risk of being exposed to exploitation.

2. The school sounds alarms and bells throughout the school day. There is no proposed sound dampening between the school and the development. At the East campus of this school, another development was built nearby (further away than this proposed development). Due to the traffic and sounds that emit from the school, the residents have begun harassing students. There is a concern that similar issues will arise with future residence.

E. Impact on Adjacent Properties (Small Area Rezone Criteria)
Developer's Claim:
Project will transition appropriately and reduce overall impact.

Discrepancy Identified:
No evidence is provided that nearby property owners (e.g., TCA, churches, existing residence) were engaged in stakeholder consultation or that impacts were analyzed from their perspective. There was a community meeting, but the pertinent stakeholders could not make an official statement. Additionally, although the USAFA overlay was recognized, the National Guard Unit across the street was not engaged. They occasionally land helicopters on the proposed development site and regularly have exercises in that area. The National Guard Unit should be made aware of development plans.

Implication:
Rezoning may be premature without neighborhood engagement, leading to potential compatibility or legal challenges during final plat or site development phases.

F. Compliance with Land Use Plan Amendment Criteria (7.5.514.C)
Developer's Claim:
The submitted Land Use Plan is compliant with Section 7.5.514.C and aligns with Comprehensive Plan goals.

Discrepancy Identified:
Several components of the Land Use Plan are incomplete or inadequately supported, including:

- Lack of phasing strategy or construction sequencing
- No detailed school impact analysis or D20 consultation summary
- Incomplete explanation of regional trail connectivity and public access points – although slightly improved from previous submissions, it remains incomplete.
- No analysis of existing parks, recreation level of service (LOS), or proposed Contributions, other than saying they won't add any new green space they will pay fees in lieu of land. This area also does not have direct access to a park or green space, so this increases density without any added benefit to the adjacent neighbors.
- Lack of fire/emergency vehicle access diagram, especially considering nearby arterial constraints.

- This would also need to detail escape routes on Otero with the new development at the other end.

Implication:
The Land Use Plan does not fully meet UDC criteria regarding infrastructure, transitions, and interagency coordination.

II. Summary of Key Unresolved Issues

- Planning Criteria Discrepancy/Concern
- MX-M Zone Intent No mixed-use elements; purely residential
- Traffic and Infrastructure Lacks cumulative impact evaluation
- School Compatibility - No D20 consultation summary provided
- Employment Land Conversion - No market analysis to support downzoning from BP
- Neighborhood Transition Limited community engagement; adjacent land uses not clearly buffered
- Land Use Plan Detail Missing infrastructure/park/school analysis and phasing
- Trail/Public Access Connectivity and public realm enhancements not clearly defined
- CDOT Coordination Updates are necessary

III. Recommendations

Given the above concerns, we respectfully recommend the following prior to approval of the zoning map amendment:

1. **Clarify MX-M Intent Compliance**
   a. Introduce limited non-residential or service components to ensure alignment with MX-M zoning goals (e.g., neighborhood retail, live-work units, or community space).
2. **Complete Missing Impact Analyses**
   a. Include school capacity, emergency services coordination and National Guard Unit; consider submitting correspondence from ASD20, CSFD and National Guard.
3. **Expand Community Engagement Documentation**
   a. Provide a summary of consultation with adjacent institutional users and neighborhood representatives.
4. **Integrate CDOT Feedback into Application Materials**
   a. Updated CDOT review should be provided
5. **Provide Justification for Employment Land Conversion**
   a. Submit a brief economic/market analysis showing why BP zoning is no longer viable.

Thank you for your attention to these matters. We appreciate the opportunity to support a coordinated planning process that balances housing needs with long-term land use goals. We welcome further dialogue with City staff and the applicant to resolve these issues in the interest of sound and sustainable development

Sent from my iPhone

Allison D Stocker

From: Katelyn Wojchik <kwojchik@gmail.com>
Sent: Saturday, February 28, 2026 7:27 PM
To: Allison D Stocker
Subject: Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)

You don't often get email from kwojchik@gmail.com. Learn why this is important

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

I am writing to reiterate my strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).
The recent resubmittal does not meaningfully address the concerns raised by the public at the community meeting. The proposed density remains unchanged, and multiple residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present serious safety and supervision concerns for families in this area.
At the community meeting, the developer assured attendees that prospective tenants would be thoroughly vetted to ensure quality residents who pose no risk to nearby students. However, residents are aware that in October 2025 a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver. (A link to a local news article about this is here.) This incident raises legitimate questions about screening practices. If this development is to proceed adjacent to an elementary school, the developer must clearly outline how tenant screening will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.
Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will compound congestion at an already challenging intersection—particularly for drivers turning right onto Voyager from Briargate Parkway—and will add strain to Springcrest, which serves as the primary outlet for three established neighborhoods (Pine Woods, Mulligan, and Otero). Increased density without meaningful traffic mitigation poses both safety and quality-of-life concerns.
Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.
This proposal would negatively impact:

- An elementary school that effectively serves and safeguards young children
- A National Guard facility with security sensitivities
- Established neighborhoods whose residents have invested in and stewarded this community and who rely on Springcrest as an outlet and

Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and Colorado Springs Fire Department to fully assess safety, traffic, evacuation, and security implications.
This is not simply a development question; it is a long-term community planning decision that will shape the safety, character, and livability of this corridor for decades.
As a reminder, here is a summary of how the proposal goes against the city's land use criteria:
Criteria A – Inconsistent with PlanCOS
The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

Criteria C – Incompatible with Adjacent School
Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.
Criteria D – Negative Neighborhood Impacts
The proposal would significantly increase traffic density near the only Voyager exit—compromising evacuation routes during wildfire risk—while also creating daily friction between the school and new residents due to bells, pickup traffic, and parking conflicts, ultimately degrading quality of life for both current and future residents.
Criteria E – Unsafe Access Design
The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.
Criteria G – Excessive Scale & Density
The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.
Thank you for your careful consideration.
Sincerely,
Katelyn Wojchik

Allison D Stocker

From: Veronica Gearhart <gearhartkids68@gmail.com>
Sent: Saturday, February 28, 2026 7:16 PM
To: Allison D Stocker
Subject: Zoning Change and Land Proposal at Voyager/Briargate Parkway

You don't often get email from gearhartkids68@gmail.com. Learn why this is important

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

To Allison Stocker,

City Case Manager:

I'm writing

to express my continuing concern regarding the zoning change and land use proposal at Voyager / Briargate Parkway (ZONE-25-0023

& LUPL-25-0010).

The resubmittal does not address the points brought up by the community. The number of units proposed has not changed, nor has the fact that many units are situated along the length of the school's field fence. Exposure of the children under this zoning change

remains a huge safety issue.

During the community

meeting, the developer assured attendees that they would vet all the residents to ensure quality tenants that pose no threat to the nearby students. Please note that the community is

well aware

that, just a few months ago (October 2025), one of this developer's tenants was charged with murdering her Uber driver. The tenant, Khayla Dawson, was a resident of Polaris Junction, a Blackburn apartment complex six miles north of the site in question. Blackburn

needs to specify exactly how their vetting process will differ for tenants applying for units located so close to the elementary school.

The traffic patterns

of the entrance and exit are still problematic for both Voyager (particularly people turning right onto Voyager from Briargate Pkwy) and for Springcrest, which is the outlet for three neighborhoods (Pine Woods, Mulligan, and Otero).

The land use change

remains inconsistent with PlanCOS, which provides protections for existing community members against changes that alter the character of the area or are detrimental to quality of life.

This proposal is a

big disservice to the school which effectively serves the community and protects children. It is a disservice to the sensitive National Guard facility across the street. And it is a disservice to the neighborhood, full of people who have worked and lived in

a way that makes the land such a valuable piece of property.

I urge the developer
to correspond directly and publicly with School District 20, the National Guard, nearby churches, CSPD, and CSFD to get their perspective and better understand the impact of this land use proposal.

Here is how
the proposal still fails to meet land use criteria that remains unmet:

Criteria A – Inconsistent

with PlanCOS

-
- Identified
- as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
-
-
- Recommendations
- for this typology focus on parks and traffic calming, not high-density housing.
-
-
- Proposal
- would add 300–500 vehicles, worsening congestion on a narrow parcel.
-

Criteria C – Incompatible

with Adjacent School

-
- Proximity
- to The Classical Academy (TCA) creates excessive visibility of fields and playground.
-
-
- Rooftops
- and high vantage points pose security risks, especially given national school safety concerns.
-
-
- Multi-story
- housing directly next to a school undermines community safety priorities.
-

Criteria D – Negative

Neighborhood Impacts

-
- **Traffic**
- **& Evacuation:**
- Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
-
-
- **New**
- **Resident Quality of Life:**
- Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
-
-
- **Neighborhood**
- **Strain:** Traffic
- congestion and school privacy issues degrade quality of life for current residents.
-

Criteria E – Unsafe

Access Design

-
- Right-turn-in/out
- on Voyager will be blocked during school pickup (especially in bad weather).
-
-
- To
- reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.
-

Criteria G – Excessive

Scale & Density

-
- Taller
- and denser than any nearby housing.
-
-

- Out
- of scale even compared to adjacent businesses along Voyager.
-

Sincerely,
Veronica Gearhart
TCA Central Parent

Allison D Stocker

From: Patty Krueger <windowshoppingnow@gmail.com>
Sent: Friday, February 27, 2026 12:52 PM
To: Allison D Stocker
Subject: multi-family zoning request for East of TCA Central

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Ms. Allison Stocker,

I was informed there was a slight update about the proposed multi-family plan just east of TCA Central. How would we normally be informed of further activity on the planning for this site?

I have briefly looked at the files that have been uploaded to the city site (Permits, Licenses and Records) on 2/25/2026.

Is there a summary of what the proposed changes are compared to the last proposal? Just glancing quickly at some of the new files, it looks like maybe they have 2 buildings drawn on the land use plan? But that is not clear to me as a comment below their drawing seems to indicate that one of those diagrams of a building might really be 3 structures? Was wondering what they plan on changing in their latest proposal. In the file of "Revised Project Statement Rev2" I don't see redlines to know what in particular has changed to be able to quickly assess what the new proposal changes. That would be handy if it's somewhere in one of these files.

How do the comments work? Are all previous comments ignored if the developer has submitted a "changed" proposal? I couldn't tell if there are any "useful to the neighborhood" changes being done thus I would have all the same comments. So I wondered if the neighborhood needs to formally make their same comments in that case or if all the existing comments are still valid?

Thanks,
Patty Krueger
2001 Mulligan Dr.

Allison D Stocker

From: Sarah Pramanik <sarah.pramanik@gmail.com>
Sent: Friday, February 27, 2026 2:43 PM
To: Allison D Stocker
Subject: ZONE-25-0023 / LUPL-25-0010 – Rezoning and Land Use Plan

Follow Up Flag: Follow up
Flag Status: Flagged

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

To: City of Colorado Springs – Planning and Development
Date: 2/26/26
Subject: Comparative Review of Developer Documentation for Rezoning Application at
1625 Springcrest Road (LUPL-25-0010)

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- School Compatibility - No D20 consultation summary provided
- Employment Land Conversion - No market analysis to support downzoning from BP
- Neighborhood Transition Limited community engagement; adjacent land uses not clearly buffered
- Land Use Plan Detail Missing infrastructure/park/school analysis and phasing
- Trail/Public Access Connectivity and public realm enhancements not clearly defined
- CDOT Coordination Updates are necessary

III. Recommendations

Given the above concerns, we respectfully recommend the following prior to approval of
the zoning map amendment:

1. Clarify MX-M Intent Compliance

a. Introduce limited non-residential or service components to ensure alignment with MX-M zoning goals (e.g., neighborhood retail, live-work units, or community space).

2. Complete Missing Impact Analyses

a. Include school capacity, emergency services coordinationand National Guard Unit; consider submitting correspondence from ASD20, CSFD and National Guard.

3. **Expand Community Engagement Documentation**

a. Provide a summary of consultation with adjacent institutional users and neighborhood representatives.

4. **Integrate CDOT Feedback into Application Materials**

a. Updated CDOT review should be provided

5. **Provide Justification for Employment Land Conversion**

a. Submit a brief economic/market analysis showing why BP zoning is no longer viable.

Thank you for your attention to these matters. We appreciate the opportunity to support
a coordinated planning process that balances housing needs with long-term land use
goals. We welcome further dialogue with City staff and the applicant to resolve these
issues in the interest of sound and sustainable development.

Thank you,
Dr. Sarah Pramanik

Allison D Stocker

From: Elizabeth Gilbert <elizabethrunyen@gmail.com>
Sent: Friday, February 27, 2026 10:35 AM
To: Allison D Stocker
Subject: Re: Development at Voyager / Springcrest

Follow Up Flag: Follow up
Flag Status: Completed

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Thanks for anything you can do to get me added! I'm not the only one who didn't receive information, despite responding to the developer's last submission. I wonder if there is an issue with the emails getting out?

On Thu, Feb 26, 2026 at 8:30 AM Allison D Stocker <Allison.Stocker@coloradosprings.gov> wrote:

> Sorry you weren't on there! That's super odd! I will try to get you added
>
> COLORADO SPRINGS
> OLYMPIC CITY USA
>
> **Allison Stocker** (she/ her/ hers), *AICP*
>
> **Senior Planner / Streamside Reviewer**
>
> City Planning Department
>
> Direct Line: (719) 385-5396
>
> Office: (719) 385-5905
>
> Email: allison.stocker@coloradosprings.gov
>
> Why Pronouns?
>
> ---
>
> **From:** Elizabeth Gilbert <elizabethrunyen@gmail.com>
> **Sent:** Thursday, February 26, 2026 8:13 AM
> **To:** Allison D Stocker <Allison.Stocker@coloradosprings.gov>
> **Subject:** Development at Voyager / Springcrest

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Hi Allison,

I heard that an update went out for ZONE-25-0023 & LUPL-25-0010. Can you add me to your mailing list re: this project?

Thank you,

Elizabeth Gilbert

Allison D Stocker

From: Amanda Clonts <amandaclonts23@gmail.com>
Sent: Wednesday, February 25, 2026 3:29 PM
To: Allison D Stocker
Subject: Re: ZONE-25-0023 & LUPL-25-0010 - 3rd Submittal Received by City

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from amandaclonts23@gmail.com. Learn why this is important

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Thank you for sending this!

I am still very concerned about this land being used for a residential area. As a parent of TCA Central students, my primary concern is how this would affect the safety of the students. I do not like the idea of an apartment complex right next door to the field, giving residents easy visible access to watch the kids at recess, as well as the logistical nightmare of trying to keep that section of the school's property safe when our security team has no control over who has access to that residential building. School's in our country face an uphill battle when it comes to keeping our students safe. I believe it is our city's duty to protect its youngest and most vulnerable citizens. If we can trust city officials to keep our student's safety in mind, who can we trust??

A secondary concern is the already very congested traffic at Springcrest Rd/Voyager Pwky around school drop off and pick up times. A residential building would only add to the traffic there and I would imagine it would not be a selling point to future residents. I'm also wondering about emergency evacuations for the neighborhood located further down Springcrest? How does adding more congestion to this area make sense from a logistics standpoint?

My third and final concern is that yet another open space is being built upon and would block more of the city from our beautiful view of Pikes Peak. Does every green space need to be developed just for the sake of lining someone's pockets?? Our green spaces and views are part of what sets this city apart and I believe it's our city's duty to protect this.

Thank you for allowing me to share my thoughts.

Amanda Clonts

Sent from my iPhone
{please excuse the typos}

> On Feb 25, 2026, at 10:17 AM, Allison D Stocker <Allison.Stocker@coloradosprings.gov> wrote:

Good morning –

This email is to inform you that the zone change and land use plan applications for the proposed multi-family project at the corner of Briargate Boulevard and Voyager Parkway have been submitted to the City for their 3rd review. City staff will be reviewing the revised application materials over the coming days to verify if the applicant has addressed City requirements. The land use plan has been attached for your convenience, but the entire application packages are available online if you are interested in reviewing the other materials. If you wish to provide comment on the latest project materials, please do so **no later than March 10th** to allow sufficient time for Staff to incorporate your comments as much as possible.

Public hearing dates will not be set until all comments have been resolved. If there are outstanding comments following the 3rd review, then subsequent reviews will be required.

Please let me know if you have any questions about the project, and please feel free to email me any comments you have on the latest materials.

Thank you,

<image001.png>

Allison Stocker (she/ her/ hers), *AICP*
Senior Planner / Streamside Reviewer
City Planning Department
Direct Line: (719) 385-5396
Office: (719) 385-5905
Email: allison.stocker@coloradosprings.gov
Why Pronouns?

<Land Use Plan.pdf>

Allison D Stocker

From: Ashley Contrascere <ashley.contrascere@gmail.com>
Sent: Wednesday, February 25, 2026 3:22 PM
To: Allison D Stocker
Subject: Re: ZONE-25-0023 & LUPL-25-0010 - 3rd Submittal Received by City

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from ashley.contrascere@gmail.com. Learn why this is important

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Apologies! I meant to say “above”.

Best,

Ashley Contrascere

719.654.2627

On Wed, Feb 25, 2026 at 3:17 PM Allison D Stocker <Allison.Stocker@coloradosprings.gov> wrote:

> Abode? Could you point me to where you saw it and I can take a look. I only received the materials this morning, so I have not done my full review just yet.

COLORADO SPRINGS
OLYMPIC CITY USA

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

Senior Planner / Streamside Reviewer

City Planning Department

Direct Line: (719) 385-5396

Office: (719) 385-5905

Email: allison.stocker@coloradosprings.gov

Why Pronouns?

From: Ashley Contrascere <ashley.contrascere@gmail.com>
Sent: Wednesday, February 25, 2026 3:15 PM
To: Allison D Stocker <Allison.Stocker@coloradosprings.gov>
Subject: Re: ZONE-25-0023 & LUPL-25-0010 - 3rd Submittal Received by City

You don't often get email from ashley.contrascere@gmail.com. Learn why this is important

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

Hello Allison,

Can you give me some clarity on what the abode means?

Best,

Ashley Contrascere

719.654.2627

On Wed, Feb 25, 2026 at 10:17 AM Allison D Stocker <Allison.Stocker@coloradosprings.gov> wrote:

> Good morning –

This email is to inform you that the zone change and land use plan applications for the proposed multi-family project at the corner of Briargate Boulevard and Voyager Parkway have been submitted to the City for their 3rd review. City staff will be reviewing the revised application materials over the coming days to verify if the applicant has addressed City requirements. The land use plan has been attached for your convenience, but the entire application packages are available online if you are interested in reviewing the other materials. If you wish to provide comment on the latest project materials, please do so **no later than March 10th** to allow sufficient time for Staff to incorporate your comments as much as possible.

Public hearing dates will not be set until all comments have been resolved. If there are outstanding comments following the 3rd review, then subsequent reviews will be required.

Please let me know if you have any questions about the project, and please feel free to email me any comments you have on the latest materials.

Thank you,

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

Senior Planner / Streamside Reviewer

City Planning Department

Direct Line: (719) 385-5396

Office: (719) 385-5905

Email: allison.stocker@coloradosprings.gov

Why Pronouns?

Allison D Stocker

From: Elissa Tipps <elissatipps@icloud.com>
Sent: Wednesday, February 25, 2026 2:33 PM
To: Allison D Stocker
Subject: Re: ZONE-25-0023 & LUPL-25-0010 - 3rd Submittal Received by City

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from elissatipps@icloud.com. Learn why this is important

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Dear Allison,

Thank you very much for your email and the updated plans.

My main concern with traffic issues has not yet been addressed. The proposed right turn in and out on Voyager is a huge safety hazard. I would like to know if a review of this could be made based on the highest traffic times. Please review the pick up and drop off of TCA central students which would be week days from 7:40-8:15 am and 3:20 -4:10 pm.

These are of my highest concern because there will be children in all of the cars who are merging into that apartment “exit lane” and we want to make sure they are safe - as if it was a school bus.

From my personal experience traveling this lane during those times, the introduction of new cars merging in during that morning commute would be a disaster!

I greatly appreciate anyone who can take these comments seriously, and look into it more in depth.

Thank you,

Elissa Tipps

Sent from my iPhone

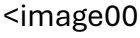
> On Feb 25, 2026, at 10:17 AM, Allison D Stocker <Allison.Stocker@coloradosprings.gov> wrote:
>
> Good morning –
>
> This email is to inform you that the zone change and land use plan applications for the proposed multi-family project at the corner of Briargate Boulevard and Voyager Parkway have been submitted to the City for their 3rd review. City staff will be reviewing the revised application materials over the

coming days to verify if the applicant has addressed City requirements. The land use plan has been attached for your convenience, but the entire application packages are available online if you are interested in reviewing the other materials. If you wish to provide comment on the latest project materials, please do so **no later than March 10th** to allow sufficient time for Staff to incorporate your comments as much as possible.

Public hearing dates will not be set until all comments have been resolved. If there are outstanding comments following the 3rd review, then subsequent reviews will be required.

Please let me know if you have any questions about the project, and please feel free to email me any comments you have on the latest materials.

Thank you,


Allison Stocker (she/ her/ hers), *AICP*
Senior Planner / Streamside Reviewer
City Planning Department
Direct Line: (719) 385-5396
Office: (719) 385-5905
Email: allison.stocker@coloradosprings.gov
Why Pronouns?

<Land Use Plan.pdf>

Allison D Stocker

From: Amanda Dankoff <amandadankoff@gmail.com>
Sent: Wednesday, February 25, 2026 10:52 AM
To: Allison D Stocker
Subject: Re: ZONE-25-0023 & LUPL-25-0010 - 3rd Submittal Received by City

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from amandadankoff@gmail.com. Learn why this is important

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Mrs. Stocker,

This plan highlights exactly what I was afraid of with the entrance and exit lanes/turns to the apartment complex. They are located exactly where traffic is already merging together from opposite directions to try to get onto Springcrest for the school. This extra traffic in a super small congested area at drop off and pick up times will create an even bigger hazard for everyone. There will be car accidents at a higher level in this area. It's hard enough to navigate as it is.

I wish you would come from i25 on Briargate at 8am and turn onto Voyager with 2 turn lanes trying to merge into the right hand turn lane onto Springcrest... while people headed west on Briargate are also turning into this lane on Voyager and either cut across or turn on spring crest. Now throw another group of cars trying to exit thier apartments for work at the exact merge point?!!! This is insane. It doesn't take a planner to realize this is absolutely going to cause accidents, and injuries, with children in these cars.

Or imaging coming south on Voyager, and trying to turn left on springcrest across fast oncoming traffic on a flashing yellow, only to have to slam your brakes as someone is exiting the apartments in front of you on springcrest. Eventually someone exiting there is going to get t-boned. There is just too much traffic, and not enough time between cars to allow for additional obstacles there.

Please do not allow such a high traffic use for that plot of land. The roads there can not take it during the school pick-up up and drop off times.

Thank you,
Amanda Dankoff

On Wed, Feb 25, 2026, 10:17 AM Allison D Stocker <Allison.Stocker@coloradosprings.gov> wrote:

> Good morning –
>
> This email is to inform you that the zone change and land use plan applications for the proposed multi-family project at the corner of Briargate Boulevard and Voyager Parkway have been submitted to the City for their 3rd review. City staff will be reviewing the revised application materials over the coming days to verify if the applicant

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Public hearing dates will not be set until all comments have been resolved. If there are outstanding comments following the 3rd review, then subsequent reviews will be required.

Please let me know if you have any questions about the project, and please feel free to email me any comments you have on the latest materials.

Thank you,

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

Senior Planner / Streamside Reviewer

City Planning Department

Direct Line: (719) 385-5396

Office: (719) 385-5905

Email: allison.stocker@coloradosprings.gov

Why Pronouns?

Allison D Stocker

From: Sarah Pramanik <sarah.pramanik@gmail.com>
Sent: Wednesday, February 25, 2026 2:00 PM
To: Allison D Stocker
Subject: Re: ZONE-25-0023 & LUPL-25-0010 - 3rd Submittal Received by City

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Allison,
Thanks for sending it out. We will provide responses shortly. I will note that the church across the street is no longer allowing parking for curriculum days, so parking is now a big issue at the school and the proposal for entry/exit will cause traffic jams and unsafe driving conditions.

Thank you,
Sarah

> On Feb 25, 2026, at 10:17 AM, Allison D Stocker <Allison.Stocker@coloradosprings.gov> wrote:
>
> Good morning –
>
> This email is to inform you that the zone change and land use plan applications for the proposed multi-family project at the corner of Briargate Boulevard and Voyager Parkway have been submitted to the City for their 3rd review. City staff will be reviewing the revised application materials over the coming days to verify if the applicant has addressed City requirements. The land use plan has been attached for your convenience, but the entire application packages are available online if you are interested in reviewing the other materials. If you wish to provide comment on the latest project materials, please do so **no later than March 10th** to allow sufficient time for Staff to incorporate your comments as much as possible.
>
> Public hearing dates will not be set until all comments have been resolved. If there are outstanding comments following the 3rd review, then subsequent reviews will be required.
>
> Please let me know if you have any questions about the project, and please feel free to email me any comments you have on the latest materials.
>
> Thank you,
> <image001.png>
> **Allison Stocker** (she/ her/ hers), *AICP*
> **Senior Planner / Streamside Reviewer**
> City Planning Department
> Direct Line: (719) 385-5396
> Office: (719) 385-5905

Email: allison.stocker@coloradosprings.gov
Why Pronouns?

<Land Use Plan.pdf>

Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)

I am writing to reiterate my strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).

The recent resubmittal does not meaningfully address the concerns raised by the public at the community meeting. The proposed density remains unchanged, and multiple residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present serious safety and supervision concerns for families in this area.

At the community meeting, the developer assured attendees that prospective tenants would be thoroughly vetted to ensure quality residents who pose no risk to nearby students. However, residents are aware that in October 2025 a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver. (A link to a local news article about this is [here](https://krdo.com/news/2025/10/28/deputies-say-el-paso-county-woman-murdered-uber-driver-and-dumped-his-body-in-a-field/?fbclid=IwY2xjawNvrhtleHRuA2FlbQIxMABicmlkETE2RTNqbHVzWU5vUExhQjV0AR6FO23YU_svvoCiR1SH-drAnCJYj_0Hpy6jduoOY8QGhbk-K1OJzUqkJcbBvA_aem_r915VXN6XmPM_RvzMFNdMw).) This incident raises legitimate questions about screening practices. If this development is to proceed adjacent to an elementary school, the developer must clearly outline how tenant screening will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.

Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will compound congestion at an already challenging intersection—particularly for drivers turning right onto Voyager from Briargate Parkway—and will add strain to Springcrest, which serves as the primary outlet for three established neighborhoods (Pine Woods, Mulligan, and Otero). Increased density without meaningful traffic mitigation poses both safety and quality-of-life concerns.

Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.

This proposal would negatively impact:

- An elementary school that effectively serves and safeguards young children
- A National Guard facility with security sensitivities
- Established neighborhoods whose residents have invested in and stewarded this community and who rely on Springcrest as an outlet and

Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and Colorado Springs Fire Department to fully assess safety, traffic, evacuation, and security implications.

This is not simply a development question; it is a long-term community planning decision that will shape the safety, character, and livability of this corridor for decades.

As a reminder, here is a summary of how the proposal goes against the city's land use criteria:

Criteria A – Inconsistent with PlanCOS

The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

Criteria C – Incompatible with Adjacent School

Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

The proposal would significantly increase traffic density near the only Voyager exit—compromising evacuation routes during wildfire risk—while also creating daily friction between the school and new residents due to bells, pickup traffic, and parking conflicts, ultimately degrading quality of life for both current and future residents.

Criteria E – Unsafe Access Design

The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.

Thank you for your careful consideration.

Sincerely,

Robert B. Hill Jr.

Robert B Hill, Jr

March 9, 2026

Allison D Stocker
Senior Planner/Case Manager

Dear Ms. Stocker:

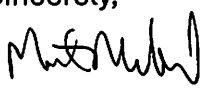
The proposed plan for zoning and land use changes at Voyager and Briargate Parkway (Zone-25-0023&LUPL-25-0010) are simply a bad idea. If you have ever been on Springcrest road in the morning or afternoon during school hours, you would remove high density housing as an option without hesitation. Already, traffic is backed up well into the neighborhoods making egress from the Spring Crest neighborhoods difficult and time consuming. There is NO OTHER exit from this neighborhood! There are children everywhere from the school but also from two churches. There is insufficient road space to allow for safe entry and exit. Voyager is very busy at these intersections already. 300+ more cars will create unmanageable gridlock.

I am a resident of the neighborhood just north of the site and use the Springcrest road to exit my neighborhood daily. The light at the intersection to Voyager lasts 2-3 minutes due to the busyness of Voyager parkway. Often, during school hours, residents already have to wait 2-3 cycles of that light.

I know COS City Planning has never seen a development project it didn't love and approve, slowly, but surely ruining every last neighborhood, one apartment complex at a time. Perhaps safety is the only consideration that may give you pause. 300+ units right next to a school yard? Literally looking down upon the children every single day? Increased traffic flow of 500 plus cars directly onto Voyager where traffic is already heavily congested during the day and when not congested, filled with cars going 60+ miles per hour? There isn't sufficient room for a turn lane to accommodate those speed differentials.

People live here because they don't want to live in Denver. Perhaps that's the goal. Keep building apartments until all of the suburban homeowners move away. Then you can plow over all the nice single-family homes and make way for even more apartments.

Sincerely,



Monte Murdock
1915 Alamosa Dr.

Jerry & Valerie Purswell
2050 Springcrest Rd.
Colorado Springs, CO 80920

To Allison Stocker, City Case Manager:

I'm writing to express my continuing concern regarding the zoning change and land use proposal at Voyager / Briargate Parkway (ZONE-25-0023 & LUPL-25-0010). The resubmittal does not address the points brought up by the community. The number of units proposed has not changed, nor has the fact that many units are situated along the length of the school's field fence. Exposure of the children under this zoning change remains a huge safety issue. My wife & I no longer have children at this school, but several of our neighbors do.

During the community meeting, the developer assured attendees that they would vet all the residents to ensure quality tenants that pose no threat to the nearby students. Please note that the community is **well aware** that, just a few months ago (October 2025), one of this developer's tenants was charged with murdering her Uber driver. The tenant, Khayla Dawson, was a resident of Polaris Junction, a Blackburn apartment complex six miles north of the site in question. Blackburn needs to specify exactly how their vetting process will differ for tenants applying for units located so close to the elementary school.

The traffic patterns of the entrance and exit are still extremely problematic for both Voyager (particularly people turning right onto Voyager from Briargate Pkwy) and for Springcrest, which is the outlet for three neighborhoods (Pine Woods, Mulligan, and Otero). Anyone exiting the apartment complex to go south on Voyager will have to turn left onto Springcrest and then left again onto Voyager. This will create a predictable traffic jam at the exit to the proposed complex and at the Voyager/Springcrest intersection.

The land use change remains inconsistent with PlanCOS, which provides protections for existing community members against changes that alter the character of the area or are detrimental to quality of life.

This proposal is a big disservice to the school which effectively serves the community and protects children. It is a disservice to the sensitive National Guard facility across the street. It is also a disservice to the neighborhood, full of people who have worked and lived in a way that makes the land such a valuable piece of property.

I urge the developer to correspond directly and publicly with School District 20, the National Guard, nearby churches, CSPD, and CSFD to get their perspectives and better understand the impact of this land use proposal.

Here is how the proposal still fails to meet land use criteria that remains unmet:

Criteria A – Inconsistent with PlanCOS

- Identified as an Established Suburban Neighborhood (Typology 1(3)), not an Emerging Neighborhood.
- Recommendations for this typology focus on parks and traffic calming, not high-density housing.
- Proposal would add 300–500 vehicles, worsening congestion on a narrow parcel.

Criteria C – Incompatible with Adjacent School

- Proximity to The Classical Academy (TCA) creates excessive visibility of fields and playground.
- Rooftops and high vantage points pose security risks, especially given national school safety concerns.
- Multi-story housing directly next to a school undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts

- Traffic & Evacuation: Triples density near the only Voyager exit; evacuation during wildfire risk severely compromised.
- New Resident Quality of Life: Residents of the proposed complex will face school bells, traffic, and possible parent pickup activity in their parking lot—creating daily friction between the school and complex.
- Neighborhood Strain: Traffic congestion and school privacy issues degrade quality of life for current residents.

Criteria E – Unsafe Access Design

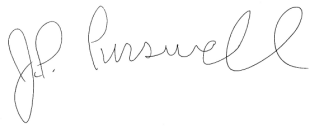
- Right-turn-in/out on Voyager will be blocked during school pickup (especially in bad weather).
- To reach I-25, residents must use a left turn onto Springcrest, dangerously close to Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density

- Taller and denser than any nearby housing.
- Out of scale even compared to adjacent businesses along Voyager.

Thank you for your consideration. On behalf of the affected residents, we look forward to working with the property owner on a solution which works well for the neighborhood, the school, the nearby church, and the National Guard facility.

Sincerely,



Jerry P. Purswell, Ph.D.,P.E.,CPE
719-330-0126

Allison D Stocker

From: Moms for Open Space & Parks <momsforosp@gmail.com>
Sent: Tuesday, April 7, 2026 4:52 PM
To: Allison D Stocker
Subject: Response to 4th review of 1625 Springcrest Road rezoning and land use application (LUPL-25-0010)

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from momsforosp@gmail.com. Learn why this is important

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

To: City of Colorado Springs – Planning and Development
Date: 4/7/26
Subject: Comparative Review of Developer Documentation for Rezoning Application at 1625 Springcrest Road (LUPL-25-0010)

Dear Planning and Development Review Team,

Please accept this formal response regarding the 4th review for the proposed zoning map amendment application submitted by Blackburn Communities, LLC for 1625 Springcrest Road, Colorado Springs, CO 80920, under Application No. LUPL-25-0010. This review evaluates the developer's submittal against the required Zoning Map Amendment Criteria per UDC 7.5.705.D and Land Use Plan Criteria per UDC 7.5.514, as set forth by the City of Colorado Springs. Where applicable, we aim to highlight direct discrepancies, omissions, or unresolved issues between the City's planning criteria and the submitted documentation.

I. Comparison of Zoning Map Amendment Criteria (UDC 7.5.705.D)

A. Consistency with Comprehensive Plan and Zoning District Purpose

Developer's Claim:
Proposal aligns with PlanCOS by supporting "Vibrant Mixed-Use Neighborhoods" and promoting housing diversity in suburban areas. They have not made any additional claims or changes in the latest review, and have not provided any additional supporting evidence in support of their claims. The housing diversity that the city has been speaking of, seems to be focused on the ability of affordable housing for lower income families.

Discrepancy Identified:
While the developer references MX-M as consistent with PlanCOS, the site context is primarily institutional and low-intensity residential (school, church, USAFA overlay), and not a true mixed-use environment. The application does not demonstrate any non-

residential, employment-generating, or service-oriented components typical of MX-M zone intent.

Additionally, the housing diversity that is claimed, does not align itself with the affordable housing to which the city seems to be speaking. This housing is aimed at young professionals with high-income rent expected. This does not provide for affordable housing.

Implication:
The rezoning could dilute the intent of the MX-M zone by creating a single-use multifamily enclave, inconsistent with the goal of mixed-use integration. It does not provide affordable housing in the area either.

B. No Detriment to Public Interest or General Welfare

Developer's Claim:
Landscape buffers will mitigate impacts. Project will support community services and trail access. School should change in order to support the apartments.

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1. The developer's additional narrative not only does not address the community's concerns for traffic, but puts the burden back on the community to change in order to address the concerns. The developer did not talk about what they would do to support the community, but responded that the school should go to a staggered bell system and have flaggers.

2. Additionally, with respect to the questions about screening process, they don't perform anything outside of a normal screening process: criminal and credit check. This does not alleviate any of the community's concerns.

3. Lastly, with respect to the concern for evacuations, where fire is the most imminent concern, they suggest shelter in place.

Implications:

1. There is a potential for unanticipated strain on public infrastructure, especially school capacity and arterial roadways, without comprehensive mitigation measures. Additionally, the proposed right-in/right-out is within very close proximity to an entrance/exit for I-25. This right-in/right-out will force residence to go up to the light at Springcrest and flip a U-turn. This light already has a significant amount of U-turns occurring, due to the proximity to I-25 and Briargate Pkwy.

   The latest response does not address this at all.

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Standard traffic engineering data for a 236 unit apartment would generate an average of 90-135 total trips per hour during peak hours. Peak hours being 7-9am and 4-6pm, which is the middle of drop off.

It is understood that trips usually represent two-way, and so that this would really be 45–68 round trips during this same time. The data doesn't seem to fit with the claim in the latest response.

Additionally, there is a new apartment complex being developed on the other end of Otero. The traffic from this has not been addressed, as it isn't in play yet. The problem is that the residents in the area can only exit on Otero and on Springcrest. They would effectively be hemmed in on both sides from large complexes, with no additional infrastructure being provided.

The developer does not address the concern for the children's safety at the school. Instead of addressing the concern, they put it back on the community and the school to make changes to accommodate their building. It is one thing to say there is no impact, but to dismiss the concern and then direct the impact back to the community is galling.

In addressing their recommendation, the school already has "flaggers" as they call it. The school has done numerous studies on the most efficient way for carpool to proceed. The latest study done for the school by USAFA was done in 2025, with the school implementing modifications. The developer repeats what the school is already doing and then suggests that it do "staggered bell time." TCA is a charter school. It does not have buses, and students are picked up by parents. Staggered bell time is not an implementable suggestion. Additionally, the developer only refers to D20 generally, TCA is not a standard public school within the D20 system. TCA is a charter school, with a waitlist. People wait years to get into this school. Addressing general D20 comments does nothing to address TCA specifically. Not only did they not address the concern, they have added concern that they will ask the city to impose new restrictions on the school and the families that already attend. This isn't a simple change. They are talking about completely upsetting hundreds of family's routines, work/life balance, after school activities, etc. This is not fitting into the community. This is a demand that the entire community change their lives to accommodate an out-of-state business' whims and wishes.

Is this what the building commission and city council desire with their PlanCOS? The ability for outside developers to come and demand change upon the existing residents so that they can earn money for another state? This is not a local business, this is a business from another state. They are not looking to better Colorado Springs. The money goes elsewhere.

It should be noted that TCA works with local businesses on a regular basis and is proud to be an integral part of the community. TCA partners with a diverse number of businesses and non-profits throughout Colorado Springs, as teaching the students how to be "exemplary citizens" is one of the school's core values. The city and planning commission has a responsibility to protect these students and families in Colorado Springs.

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3. In response to the resident's concern of evacuation in the event of a fire, they suggest shelter in place. This is absurd. They also said that there is no standard for evacuation times. Industry experts tend to use evacuation time estimates to calculate 90–100% population clearance using models like FLEET to determine site specific transit requirements. The community is specifically concerned with wildland-urban interface RSET as they are proximal to Black Forest, the grasslands further east and west of the area.

To not provide this type of modeling in response to the community's concerns is unsettling. There is only one way out for the community living off of Mulligan and Springcrest, and for the Otero residents they are being blocked off at one end and this proposal would add additional blockage.

C. Appropriateness of Location for Proposed Zoning

Developer's Claim:

Site is suitable for MX-M and multifamily, providing a transition between arterial roads and lower-intensity uses.

Discrepancy Identified:

There is no clear justification for abandoning the Business Park (BP) land use strategy previously planned for this area. The developer does not demonstrate that the parcel is functionally or economically obsolete for BP development, nor does it provide a market analysis or economic rationale to support the shift to residential.

Implication:
Rezoning may foreclose future employment-generating land uses in a key regional corridor without robust justification.

D. Compatibility with Surrounding Development
Developer's Claim:
Buffers, trail access, and reduced height promote compatibility with adjacent school and church uses.

Discrepancy Identified:
The proposal increases residential density in close proximity to an existing K-12 school and assembly use (church) without a shared use strategy or MOUs regarding safety, traffic circulation, or programming compatibility. Furthermore, height reduction claims are misleading as the net building mass and density will likely exceed the originally planned office use due to footprint, unit count, and activity levels.

Implication:
Increased residential activity may conflict with operational needs of adjacent uses (TCA, Briargate Assembly of God), and introduce uncoordinated site interface issues.

One example of increased conflict and risk, is that the carpool lane for the school extends around the field. With the proposed height of the buildings, during winter the buildings will block sun from melting ice off the carpool lanes. This will increase the risk of car accidents for all student families.

Secondly, the proposed hedges/greenery are not high enough to actually block the proposed development and the school property. The height of the building will still allow residents the ability to overlook the schoolyard. This is concerning for a few reasons:

1. During fire drills, the students line up at the end of the school field, directly next to the proposed building site. Additionally, they have recess multiple times a day and PE where the field is used.
    a. This is a safety concern due to the proliferation of shootings. It has been shown in multiple shootings, such as the Charlie Kirk shooting and the Las Vegas shooting, that if an attacker has access to a height advantage, they will use it for maximum effect. The proposed development provides buildings with balconies and windows and doors all with direct line of sight access to the children. They have not provided any mitigation for the higher levels.
    b. Aside from school shootings, the proposed development also provides line of sight access for those wishing to take unsolicited photos of the students. With the increase in artificial intelligence usage and capabilities. It increases the student's risk of being exposed to exploitation.
2. The school sounds alarms and bells throughout the school day. There is no proposed sound dampening between the school and the development. At the East

campus of this charter school, another development was built nearby (further away than this proposed development). Due to the traffic and sounds that emit from the school, the residents have begun harassing students. There is a concern that similar issues will arise with future residents.

E. Impact on Adjacent Properties (Small Area Rezone Criteria)

Developer's Claim:

Project will transition appropriately and reduce overall impact.

Discrepancy Identified:

No evidence is provided that nearby property owners (e.g., TCA, churches, existing residence) were engaged in stakeholder consultation or that impacts were analyzed from their perspective. There was a community meeting, but the pertinent stakeholders could not make an official
statement.

Implication:

In the latest response the developer specifically has put the burden back on the community, with no discussion on how they will provide any mitigation.

F. Compliance with Land Use Plan Amendment Criteria (7.5.514.C)

Developer's Claim:

The submitted Land Use Plan is compliant with Section 7.5.514.C and aligns with Comprehensive Plan goals.

Discrepancy Identified:

Several components of the Land Use Plan are incomplete or inadequately supported, including:

- Lack of phasing strategy or construction sequencing
- They only provided info from D20 and not the specific charter school. Although TCA is part of D20, the process for applying and getting in is different from regular public schools. This is not addressed at all.
- Incomplete explanation of regional trail connectivity and public access points – although slightly improved from previous submissions, it remains incomplete.
- They added a reference to an activity center in the latest revision. It is understood that this would be provided for residents of the complex, but not for those in the community. This does not serve the community in any fashion.
- No analysis of existing parks, recreation level of service (LOS), or proposed contributions, other than saying they won't add any new green space they will pay fees in lieu of land. This area also does not have direct access to a park or green space, so this increases density without any added benefit to the adjacent neighbors.
- Lack of fire/emergency vehicle access diagram, especially considering nearby arterial constraints.
    - Sheltering in place for fire evacuations is an absurd notion.

Implication:
The Land Use Plan does not fully meet UDC criteria regarding infrastructure, transitions, and interagency coordination.

II. Summary of Key Unresolved Issues

- Planning Criteria Discrepancy/Concern
- MX-M Zone Intent No mixed-use elements; purely residential
- Traffic and Infrastructure Lacks cumulative impact evaluation
- School Compatibility – Only D20 was mentioned, TCA was not addressed
- Employment Land Conversion - No market analysis to support downzoning from BP
- Neighborhood Transition Limited community engagement; adjacent land uses not clearly buffered
- Land Use Plan Detail Missing infrastructure/park/school analysis and phasing
- Trail/Public Access Connectivity and public realm enhancements not clearly defined
- CDOT Coordination Updates are necessary

III. Recommendations

Given the above concerns, we respectfully recommend the following prior to approval of
the zoning map amendment:

1. **Clarify MX-M Intent Compliance**
    a. Introduce limited non-residential or service components to ensure alignment with MX-M zoning goals (e.g., neighborhood retail, live-work units, or community space).
2. **Complete Missing Impact Analyses**
    a. Include school capacity, emergency services coordination.
3. **Expand Community Engagement Documentation**
    a. Provide a summary of consultation with adjacent institutional users and neighborhood representatives.
4. **Integrate CDOT Feedback into Application Materials**
    a. Updated CDOT review should be provided
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    a. Submit a brief economic/market analysis showing why BP zoning is no longer viable.

Thank you for your attention to these matters. We appreciate the opportunity to support a coordinated planning process that balances housing needs with long-term land use goals. We welcome further dialogue with City staff and the applicant to resolve these issues in the interest of sound and sustainable development.

The list below includes the names of individuals in the community who have read and agree with the above letter. In the interest of streamlining our deep concerns regarding this proposed development, please accept this letter on behalf of the following:

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Anthony Hernandez
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Sarah Forcey
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Colin Gilbert
Glen Gilbert
Matthew Franko
Andrea Brumfield
Danielle Wofford
Marquis Wofford
Jeff Brake
Amy Brake
Duane Davis
Rachel
Davis
Lauren Barber
John Claren
Connie Claren
Audrey Browne Burke
Andrea Tepley
Ryan Tepley
Dwight Gradin
Lauryn Tepley
Hanna Schultz
Sam Schultz
Hillary Jeanjaquet
Kerri Edwards
Christina Winger
Brian Fasterling
Mandy Mortazavi
Kristi Percell
Scott Deeney

Amy Harris
Katelyn Wojchik
Sarah Deeney
Elizabeth Moum
Ann Kumm
Bruce Francione
Becky Francione
Patricia Stuart
Helen Walters
Patty Gould
Amie Woody
Allison Flannery
Steve Flannery
Amanda Clonts
Rachel Plath
Sarah Prudhomme
Chris Prudhomme
Daniel Harris
J.P. Purswell

Allison D Stocker

From: Moms for Open Space & Parks <momsforosp@gmail.com>
Sent: Wednesday, April 8, 2026 7:52 AM
To: Allison D Stocker
Subject: Re: Response to 4th review of 1625 Springcrest Road rezoning and land use application (LUPL-25-0010)

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from momsforosp@gmail.com. Learn why this is important

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

The following people would like to be added to the list of names (67 total now) agreeing with the letter in this email thread:

Sarah May
Ronald Peveto
Patricia Peveto
Kim McCauley
Chris Rasmussen
Kristy Rasmussen
Hannah Schultz
Teru Faye Sasaki
Bryan Sasaki

On Tue, Apr 7, 2026 at 4:52 PM Moms for Open Space & Parks <momsforosp@gmail.com> wrote:

> **To: City of Colorado Springs – Planning and Development**
> **Date:** 4/7/26
> **Subject:** Comparative Review of Developer Documentation for Rezoning Application at 1625 Springcrest Road (LUPL-25-0010)
>
> Dear Planning and Development Review Team,
>
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   a. Provide a summary of consultation with adjacent institutional users and neighborhood representatives.
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Colin Gilbert
Glen Gilbert
Matthew Franko
Andrea Brumfield
Danielle Wofford
Marquis Wofford
Jeff Brake
Amy Brake
Duane Davis
Rachel
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Lauren Barber
John Claren

Connie Claren
Audrey Browne Burke
Andrea Tepley
Ryan Tepley
Dwight Gradin
Lauryn Tepley
Hanna Schultz
Sam Schultz
Hillary Jeanjaquet
Kerri Edwards
Christina Winger
Brian Fasterling
Mandy Mortazavi
Kristi Percell
Scott Deeney
Amy Harris
Katelyn Wojchik
Sarah Deeney
Elizabeth Moum
Ann Kumm
Bruce Francione
Becky Francione
Patricia Stuart
Helen Walters
Patty Gould
Amie Woody
Allison Flannery
Steve Flannery
Amanda Clonts
Rachel Plath
Sarah Prudhomme
Chris Prudhomme
Daniel Harris
J.P. Purswell

Allison D Stocker

From: Richard K Davidson <richardkdavidson@gmail.com>
Sent: Tuesday, April 7, 2026 7:57 AM
To: Allison D Stocker
Subject: Fwd: Briargate / Voyager Apartment Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

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

Ms Allison Stocker

Senior Planner / Streamside Reviewer

Colorado Springs City Planning Department,

I agree with the comments from Moms for Open Space and Parks.

Rick Davidson, 2165 Mulligan Dr., Colorado Springs, Co 80920

---------- Forwarded message ---------
From: **Moms for Open Space & Parks** <momsforosp@gmail.com>
Date: Mon, Apr 6, 2026 at 8:45 PM
Subject: Fwd: Briargate / Voyager Apartment Proposal
To: <MomsforOSP@gmail.com>
Cc: Elizabeth Gilbert <elizabethrunyen@gmail.com>

Hi All,
We don't need you to write a response to Allison, if you could just reply saying you agree with the comments below, it is sufficient for us to send her names of people who agree. We were reminded that we still have to have multiple responses at each phase.

Thank you,
Moms for Open Space & Parks

---------- Forwarded message ----------
From: **Sarah Pramanik** <sarah.pramanik@gmail.com>
Date: Monday, April 6, 2026
Subject: Fwd: Briargate / Voyager Apartment Proposal
To: momsforosp@gmail.com

Begin forwarded message:

From: Sarah Pramanik <sarah.pramanik@gmail.com>
Date: April 4, 2026 at 5:26:46 PM MDT
To: Allison D Stocker <Allison.Stocker@coloradosprings.gov>
Subject: Re: Briargate / Voyager Apartment Proposal

Hi Allison, please see my formal response below:

To: City of Colorado Springs – Planning and Development
Date: 4/5/26
Subject: Comparative Review of Developer Documentation for Rezoning Application at
1625 Springcrest Road (LUPL-25-0010)

Dear Planning and Development Review Team,
Please accept this formal response regarding the 4th review for the proposed zoning map amendment application submitted by Blackburn Communities, LLC for 1625 Springcrest Road, Colorado Springs, CO 80920, under Application No. LUPL-25-0010. This review evaluates the developer's submittal against the required Zoning Map Amendment Criteria per UDC 7.5.705.D and Land Use Plan Criteria per UDC 7.5.514, as set forth by the City of Colorado Springs. Where applicable, I aim to highlight direct discrepancies, omissions, or unresolved issues between the City's planning criteriaand the submitted documentation.

I. Comparison of Zoning Map Amendment Criteria (UDC 7.5.705.D)
A. Consistency with Comprehensive Plan and Zoning District Purpose
Developer's Claim:
Proposal aligns with PlanCOS by supporting "Vibrant Mixed-Use Neighborhoods" and
promoting housing diversity in suburban areas. They have not made any additional claims or changes in the latest review, and have not provided any additional supporting evidence in support of their claims. The housing diversity that the city has been speaking of, seems to be focused on the ability of affordable housing for lower income families.

Discrepancy Identified:
While the developer references MX-M as consistent with PlanCOS, the site context is primarily institutional and low-intensity residential (school, church, USAFA overlay), and not a true mixed-use environment. The application does not demonstrate any non-residential, employment-generating, or service-oriented components typical of MX-M zone intent.

Additionally, the housing diversity that is claimed, does not align itself with the affordable housing to which the city seems to be speaking. This housing is aimed at young professionals with high income rent expected. This does not provide for affordable housing.

Implication:
The rezoning could dilute the intent of the MX-M zone by creating a single-use multifamily enclave, inconsistent with the goal of mixed-use integration. It does not provide affordable housing in the area either.

B. No Detriment to Public Interest or General Welfare

Developer's Claim:
Landscape buffers will mitigate impacts. Project will supportcommunity services and trail access. School should change in order to support the apartments.

Discrepancy Identified:

1. The developer's additional narrative not only does not address the community's concerns for traffic, but puts the burden back on the community to change in order to address the concerns. The developer did not talk about what they would do to support the community, but responded that the school should go to a staggered bell system and have flaggers.

2. Additionally, with respect to the questions about screening process, they don't do anything outside of a normal screening process: criminal and credit check. This does not alleviate any of the community's concerns.

3. Lastly, with respect to the concern for evacuations, where fire is the most imminent concern, they suggest shelter in place.

Implications:

1. There is a potential for unanticipated strain on public infrastructure, especially school capacity and arterial roadways, without comprehensive mitigation measures. Additionally, the proposed right-in/right-out is within very close proximity to an entrance/exit for I-25. This right-in/right-out will force residence to go up to the light at Springcrest and flip a U-turn. This light already has a significant amount of U-turns occurring, due to the proximity to I-25 and Briargate Pkwy.

The latest response does not address this at all.

They suggest in their response that there would only be 6-9 trips occurring per hour during school drop off. This does not seem in line with standard engineering data. Standard traffic engineering data for a 236 unit apartment

would generate an average of 90-135 total trips per hour during peak hours. Peak hours being 7-9am and 4-6pm, which is the middle of drop off.

It is understood that trips usually represents two-way, and so that this would really be 45-68 round trips during this same time. The data doesn't seem to fit with the claim in the latest response.

Additionally, there is a new apartment complex being developed on the other end of Otero. The traffic from this has not been addressed, as it isn't in play yet. The problem is that the residents in the area can only exit on Otero and on Springcrest. They would effectively be hemmed in on both sides from large complexes, with no additional infrastructure being provided.

The developer does not address the concern for the children's safety at the school. Instead of addressing the concern they put it back on the community and the school to make changes to accommodate their building. It is one thing to say there is no impact, but to dismiss the concern and then direct the impact back to the community is galling.

In addressing their recommendation, the school already has "flaggers" as they call it. The school has done numerous studies on the most efficient way for carpool to proceed. The latest study done for the school by USAFA was done in 2025, with the school implementing modifications. The developer repeats what the school is already doing and then suggests that it do "staggered bell time." TCA is a charter school. It does not have buses, and students are picked up by parents. Staggered bell time is not an implementable suggestion. Additionally, the developer only refers to D20 generally, TCA is not a standard public school within the D20 system. TCA is a charter school, with a waitlist. People wait years to get into this school. Addressing general D20 comments does nothing to address TCA specifically. Not only did they not address the concern, they have added concern that they will ask the city to impose new restrictions on the school and the families that already attend. This isn't a simple change. They are talking about completely upsetting hundreds of family's routines, work/life balance, after school activities, etc. This is not fitting into the community. This is a demand that the entire community change their lives to accommodate an out of state business' whims and wishes.

Is this what the building commission and city council desire with their PlanCOS? The ability for outside developers to come and demand change upon the existing residents so that they can earn money for another state? This is not a local business, this is a business from another state. They are not looking to better Colorado Springs. The money goes elsewhere.

It should be noted that TCA works with local business on a regular basis and is proud to be an integral part of the community. TCA partners with a diverse

number of business and non-profits throughout Colorado Springs, as teaching the students how to be "exemplary citizens" is one of the school's core values. The city and planning commission has a responsibility to protect these students and families in Colorado Springs.

2. At a previous public meeting with the developer, the developer stated that they perform a thorough background check on all potential residence to ensure the safety of existing residence and surrounding neighbors. As this is directly next to a school, the expectation would also be to ensure that they do not allow residences that are on the sex offender registry or those that could be a danger to the community. In the current response, they explain that the just do a standard criminal and credit check on residents. There is no extraordinary background check that provide any additional screening or security for the students. In response to the concern of the murderer living in their other complex just a few miles away, they said that sometimes residents slip through and they can't help it. This does not allay the concern. It simply shows that they are not as thorough with their screening process as they claim, and that there is no additional protection for the children that would be next door to the planned development.

3. In response to the resident's concern of evacuation in the event of a fire, they suggest shelter in place. This is absurd. They also said that there is no standard for evacuation times. Industry experts tend to use evacuation time estimates to calculate 90-100% population clearance using models like FLEET to determine site specific transit requirements. The community is specifically concerned with wildland-urban interface RSET as they are proximal to Black Forest, the grasslands further east and west of the area.

To not provide this type of modeling in response to the community's concerns is unsettling. There is only one way out for the community living off of Mulligan and Springcrest, and for the Otero residents they are being blocked off at one end and this proposal would add additional blockage.

C. Appropriateness of Location for Proposed Zoning

Developer's Claim:
Site is suitable for MX-M and multifamily, providing a transition between arterial roads and lower-intensity uses.

Discrepancy Identified:
There is no clear justification for abandoning the Business Park (BP) land use strategy previously planned for this area. The developer does not demonstrate that the parcel is functionally or economically obsolete for BP development, nor does it provide a market analysis or economic rationale to support the shift to residential.

Implication:
Rezoning may foreclose future employment-generating land uses in a key regional corridor without robust justification.

D. Compatibility with Surrounding Development
Developer's Claim:
Buffers, trail access, and reduced height promote compatibility with adjacent school and
church uses.

Discrepancy Identified:
The proposal increases residential density in close proximity to an existing K-12 school and assembly use (church) without a shared use strategy or MOUs regarding safety, traffic circulation, or programming compatibility. Furthermore, height reduction claims are misleading as the net building mass and density will likely exceed the originally planned office use due to footprint, unit count, and activity levels.

Implication:
Increased residential activity may conflict with operational needs of adjacent uses (TCA, Briargate Assembly of God), and introduce uncoordinated site interface issues.

One example of increased conflict and risk, is that the carpool lane for the school extends around the field. With the proposed height of the buildings, during winter the buildings will block sun from melting ice off the carpool lanes. This will increase the risk of car accidents for all student families.

Secondly, the proposed hedges/greenery are not high enough to actually block the proposed development and the school property. The height of the building will still allow residence the ability to overlook the school yard. This is concerning for a few reasons:

1. During fire drills, the students line up at the end of the school field, directly next to the proposed building site. Additionally, they have recess multiple times a day and PE where the field is used.
    a. This is a safety concern due to the proliferation of shootings. It has been shown in multiple shootings, such as the Charlie Kirk shooting, and the Las Vegas shooting that if an attacker has access to a height advantage, they will use it for maximum effect. The proposed development provides building with balconies and windows and doors all with direct line of sight access to the children. They have not provided any mitigation for the higher levels.
    b. Aside from school shootings, the proposed development also provides line of sight access for those wishing to take unsolicited photos of the

students. With the increase in artificial intelligence usage and capabilities. It increases the student's risk of being exposed to exploitation.

2. The school sounds alarms and bells throughout the school day. There is no proposed sound dampening between the school and the development. At the East campus of this school, another development was built nearby (further away than this proposed development). Due to the traffic and sounds that emit from the school, the residence have begun harassing students. There is a concern that similar issues will arise with future residence.

E. Impact on Adjacent Properties (Small Area Rezone Criteria)

Developer's Claim:
Project will transition appropriately and reduce overall impact.

Discrepancy Identified:
No evidence is provided that nearby property owners (e.g., TCA, churches, existing residence) were engaged in stakeholder consultation or that impacts were analyzed from their perspective. There was a community meeting, but the pertinent stakeholders could not make an official
statement.

Implication:
In the latest response the developer specifically has put the burden back on the community, with no discussion on how they will provide any mitigation.

F. Compliance with Land Use Plan Amendment Criteria (7.5.514.C)

Developer's Claim:
The submitted Land Use Plan is compliant with Section 7.5.514.C and aligns with Comprehensive Plan goals.

Discrepancy Identified:
Several components of the Land Use Plan are incomplete or inadequately supported, including:

Lack of phasing strategy or construction sequencing

They only provided info from D20 and not the specific charter school. Although TCA is part of D20 the process for applying and getting in are different than regular public schools. This is not addressed at all.

Incomplete explanation of regional trail connectivity and public access points – although slightly improved from previous submissions, it remains incomplete.

They added a reference to an activity center in the latest revision. It is understood that this would be provided for residents of the complex, but not for those in the community. This does not serve the community in any fashion.

No analysis of existing parks, recreation level of service (LOS), or proposed Contributions, other than saying they won't add any new green space they will pay fees in lieu of land. This area also does not have direct access to a park or

green space, so this increases density without any added benefit to the adjacent neighbors.

Lack of fire/emergency vehicle access diagram, especially considering nearby arterial constraints.

- Sheltering in place for fire evacuations is an absurd notion.

Implication:
The Land Use Plan does not fully meet UDC criteria regarding infrastructure, transitions, and interagency coordination.

II. Summary of Key Unresolved Issues

Planning Criteria Discrepancy/Concern

MX-M Zone Intent No mixed-use elements; purely residential

Traffic and Infrastructure Lacks cumulative impact evaluation

School Compatibility – Only D20 was mentioned, TCA was not addressed

Employment Land Conversion - No market analysis to support downzoning from BP

Neighborhood Transition Limited community engagement; adjacent land uses not clearly buffered

Land Use Plan Detail Missing infrastructure/park/school analysis and phasing

Trail/Public Access Connectivity and public realm enhancements not clearly defined

CDOT Coordination Updates are necessary

III. Recommendations

Given the above concerns, we respectfully recommend the following prior to approval of
the zoning map amendment:

1. **Clarify MX-M Intent Compliance**
   a. Introduce limited non-residential or service components to ensure alignment with MX-M zoning goals (e.g., neighborhood retail, live-work units, or community space).
2. **Complete Missing Impact Analyses**
   a. Include school capacity, emergency services coordination.
3. **Expand Community Engagement Documentation**
   a. Provide a summary of consultation with adjacent institutional users and neighborhood representatives.
4. **Integrate CDOT Feedback into Application Materials**
   a. Updated CDOT review should be provided
5. **Provide Justification for Employment Land Conversion**
   a. Submit a brief economic/market analysis showing why BP zoning is no longer viable.

Thank you for your attention to these matters. We appreciate the opportunity to support
a coordinated planning process that balances housing needs with long-term land use goals. We welcome further dialogue with City staff and the applicant to resolve these issues in the interest of sound and sustainable development.

On Mar 31, 2026, at 12:32 PM, Allison D Stocker <Allison.Stocker@coloradosprings.gov> wrote:

Good afternoon –

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Public hearing dates will not be set until all comments have been resolved. If there are outstanding comments following the 4th review, then subsequent reviews will be required.

Please let me know if you have any questions about the project, and please feel free to email me any comments you have on the latest materials.

Thank you,

<image001.png>

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

Senior Planner / Streamside Reviewer

City Planning Department

Direct Line: (719) 385-5396

Office: (719) 385-5905

Email: allison.stocker@coloradosprings.gov

Why Pronouns?

<Comment Response LetterV2.docx>
<Land Use Plan-Rev 4.pdf>

Allison D Stocker

From: Sarah Pramanik <sarah.pramanik@gmail.com>
Sent: Saturday, April 4, 2026 5:27 PM
To: Allison D Stocker
Subject: Re: Briargate / Voyager Apartment Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

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

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Date: 4/5/26
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CDOT Coordination Updates are necessary

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Thank you,

<image001.png>

Allison Stocker (she/ her/ hers), *AICP*
Senior Planner / Streamside Reviewer
City Planning Department
Direct Line: (719) 385-5396
Office: (719) 385-5905
Email: allison.stocker@coloradosprings.gov
Why Pronouns?

<Comment Response LetterV2.docx>
<Land Use Plan-Rev 4.pdf>

Allison D Stocker

From: S&A Han <stephen.annie.han@gmail.com>
Sent: Tuesday, April 7, 2026 8:17 PM
To: Allison D Stocker
Subject: Update on land

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from stephen.annie.han@gmail.com. Learn why this is important

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Hello Alison,

Just wanted to follow up on an email that I saw from Sarah Premanic about concerns regarding the property proposed for springcrest and voyager. I agree with her statements and wanted to let you know.

Please consider her thoughtful statements and add my name to those opposed to this development.

Thank you
Annie Han

Allison D Stocker

From: Chad Tipps <chadmtipps@gmail.com>
Sent: Tuesday, April 7, 2026 10:16 AM
To: Allison D Stocker
Subject: RE: Briargate / Voyager Apartment Proposal

Follow Up Flag: Follow up
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You don't often get email from chadmtipps@gmail.com. Learn why this is important

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

Hello Allison,

I agree with others who have written. The concerns still remain and have not be adequately addressed. The new traffic pattern is not a good plan. The school should not be expected to fix a faulty traffic situation with new bell times. There is more traffic coming through than just the school traffic… this road is higher speed than most and this plan is unsafe for those traveling north on voyager to interquest.

I cannot see why this land should be rezoned to accommodate high density housing within feet of a school playground within district 20 - and a neighborhood immediately up against this land. Don't we already have a high density housing location further north off Interquest? This neighborhood is CLEARLY ESTABLISHED as a single family home area.

No to rezoning. It is illogical.

Sincerely,
Chad Tipps

Good afternoon –

This email is to inform you that the zone change and land use plan applications for the proposed multi-family project at the corner of Briargate Boulevard and Voyager Parkway have been submitted to the City for their 4th review. City staff will be reviewing the revised application materials over the coming days to verify if the applicant has addressed City requirements. The revised land use plan and public comment response letter has been attached for your convenience, but the entire application packages are available online if you are interested in reviewing the other materials. If you wish to provide comment on the latest project materials, please do so **no later than April 7th** to allow sufficient time for Staff to incorporate your comments as much as possible.

Public hearing dates will not be set until all comments have been resolved. If there are outstanding comments following the 4th review, then subsequent reviews will be required.

Please let me know if you have any questions about the project, and please feel free to email me any comments you have on the latest materials.

Thank you,

Allison Stocker (she/ her/ hers), *AICP*
Senior Planner / Streamside Reviewer
City Planning Department
Direct Line: (719) 385-5396
Office: (719) 385-5905
Email: allison.stocker@coloradosprings.gov
Why Pronouns?

Allison D Stocker

From: Don Leander <don@investfps.com>
Sent: Tuesday, April 7, 2026 10:05 AM
To: Allison D Stocker
Subject: Re: Zoning ????

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from don@investfps.com. Learn why this is important

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

Dear Allison,

I agree with the numerous others who have written in. This land should not be rezoned.

The responses do not address the concerns but pass the buck to the school to handle what may come of the traffic changes.

This is not responsible planning! This land is right up against the school and it is attached to the community - it is not removed enough to warrant high density housing. This has not been addressed properly and the response was merely OPINION.

This is within feet of a playground.

I do not know of another school in district 20 who has high density housing right up against a playground, especially in district 20. **Please evaluate this!**

This plan certainly seems incompatible with district 20 and this community.

We greatly appreciate your attention to this important matter and giving us a chance to respond today.

Kindest regards,
Don Leander, CFP
Cell: 719-684-4747
Direct office line (and client texting): 719-266-5335
Financial Planning Strategies, LLC
Don C. Leander, CFP, RFC, CSA
Over 35 Years of Independent Advice
6645 Delmonico Blvd. Suite 101
Colorado Springs, CO 80919
InvestFPS.com

Good afternoon – This email is to inform you that the zone change and land use plan applications for the proposed multi-family project at the corner of Briargate Boulevard and Voyager Parkway have been submitted to the City for their 4th review. City staff will be reviewing the revised application materials over the coming days to verify if the applicant has addressed City requirements. The revised land use plan and public comment response letter has been attached for your convenience, but the entire application packages are available online if you are interested in reviewing the other materials. If you wish to provide comment on the latest project materials, please do so **no later than April 7th** to allow sufficient time for Staff to incorporate your comments as much as possible.

Public hearing dates will not be set until all comments have been resolved. If there are outstanding comments following the 4th review, then subsequent reviews will be required.

Please let me know if you have any questions about the project, and please feel free to email me any comments you have on the latest materials.

Thank you,

Allison D Stocker

From: Elissa Tipps <elissatipps@icloud.com>
Sent: Tuesday, April 7, 2026 9:44 AM
To: Allison D Stocker
Subject: Re: Briargate / Voyager Apartment Proposal

Follow Up Flag: Follow up
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You don't often get email from elissatipps@icloud.com. Learn why this is important

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Good morning Allison,

I would like to comment on the application and current responses from the project manager. All of my family's concerns still stand and are valid about safety of traffic. The right turn in and right turn out of Voyager is a traffic hazard. Introducing any turn out onto Voyager isn't just a school safety issue, it is a broader issue for the city. I have traveled this portion of road daily and there are too many cars merging into this right lane to be safe. Even a school bell change will not be sufficient! To shrug off the traffic issue is wrong. The response seems to pass the responsibility to the school, when the school is established and running smoothly today. Why plan on the school adjusting to accommodate a forced, and unsafe traffic adjustment? The School should be given consideration as an established entity. **Why give an application passage when it relies on the school to adjust for the plan to work? This makes no sense.**

Secondly, the response from the manager communicated that this land is far enough away from the homes and school to warrant a multi-family density. I disagree. Our community is right up against this land. The school yard is immediately behind. This land should not be re-zoned.

Background checks are not enough for this density and proximity to the school. It is completely incompatible.

Please take a survey of every other school in district 20. Does even one have high density structures within 30 feet of a school playground? It is not compatible with our district, our community or our neighborhood. Please add this request to the new review.

Please do not rezone.

Thank you,

Elissa Tipps

On Mar 31, 2026, at 12:32 PM, Allison D Stocker <Allison.Stocker@coloradosprings.gov> wrote:

Good afternoon –

This email is to inform you that the zone change and land use plan applications for the proposed multi-family project at the corner of Briargate Boulevard and Voyager Parkway have been submitted to the City for their 4th review. City staff will be reviewing the revised application materials over the coming days to verify if the applicant has addressed City requirements. The revised land use plan and public comment response letter has been attached for your convenience, but the entire application packages are available online if you are interested in reviewing the other materials. If you wish to provide comment on the latest project materials, please do so **no later than April 7th** to allow sufficient time for Staff to incorporate your comments as much as possible.

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Please let me know if you have any questions about the project, and please feel free to email me any comments you have on the latest materials.

Thank you,
<image001.png>
Allison Stocker (she/ her/ hers), *AICP*
Senior Planner / Streamside Reviewer
City Planning Department
Direct Line: (719) 385-5396
Office: (719) 385-5905
Email: allison.stocker@coloradosprings.gov
Why Pronouns?

<Comment Response LetterV2.docx><Land Use Plan-Rev 4.pdf>

Allison D Stocker

From: Elle Enten <elle.enten777@gmail.com>
Sent: Monday, April 6, 2026 1:07 PM
To: Allison D Stocker
Subject: Rezoning and Apartment Complex at Voyager/Briargate Parkway
Attachments: Opposition to ZONE CHANGE.docx

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from elle.enten777@gmail.com. Learn why this is important

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Hello,

We have two boys currently enrolled at TCA Central, the school located next to where the proposed apartment complex would be built. My heart skips a beat when I think about a huge apartment complex next to where my kids go out and play for recess three times a day and the potential danger that would pose.

Unfortunately, school shootings and negative incidences at schools have become more and more common. It is my wish and my great hope that our city would take a stand and protect our children first and foremost. Please do not allow a high-density apartment complex to be built so close to a school. This sets a very dangerous precedent. There are plenty of other places where this project can be built and the original zoning of this parcel was done for a reason. Plus, no matter how thoroughly the proposed tenants are vetted, there are ALWAYS first-time offenders or people that have just not been caught before. Also, is Blackburn planning on vetting and running background checks on all of the guests and visitors that the tenants might have? That would be impossible. The risk to our children is just too great. Please make any decisions regarding this project while envisioning your very own kids and grandchildren attending the school and the danger that is would potentially pose to them.

Please read the attached letter with further reasons why I strongly oppose this rezoning and apartment complex.

Thank you,

Laura Entenmann

Allison D Stocker

From: Elle Enten <elle.enten777@gmail.com>
Sent: Monday, April 6, 2026 2:31 PM
To: Allison D Stocker
Subject: Children First, Not developers

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from elle.enten777@gmail.com. Learn why this is important

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

Hello,

Thank you for your time. I had another thought regarding the rezoning and proposed apartment complex on Springcrest and Voyager. Just by virtue of the fact Blackburn is fighting so hard (despite lots of legitimate concerns from citizens) to have an apartment complex built so close to a school, to me, shows they are more concerned about making money than about the community and keeping kids safe. There are other places where they could build the apartment complex and make money without potentially causing the community harm. Again, tenants could have tons of unvetted guests and visitors all the time even though they themselves have a clean background. If there is even the tiniest possibility of even one child getting harmed, isn't it better to err on the side of caution?

Please keep our kids safe. Please keep our community safe. Please make Colorado Springs a place where people want to live and raise their kids.

Thank you for your time,

Laura Entenmann

On Mon, Apr 6, 2026, 1:06 PM Elle Enten <elle.enten777@gmail.com> wrote:

> Hello,
>
> We have two boys currently enrolled at TCA Central, the school located next to where the proposed apartment complex would be built. My heart skips a beat when I think about a huge apartment complex next to where my kids go out and play for recess three times a day and the potential danger that would pose.
>
> Unfortunately, school shootings and negative incidences at schools have become more and more common. It is my wish and my great hope that our city would take a stand and protect our children first and foremost. Please do not allow a high-density apartment complex to be built so close to a school. This sets a very dangerous precedent. There are plenty of other places where this project can

be built and the original zoning of this parcel was done for a reason. Plus, no matter how thoroughly the proposed tenants are vetted, there are ALWAYS first-time offenders or people that have just not been caught before. Also, is Blackburn planning on vetting and running background checks on all of the guests and visitors that the tenants might have? That would be impossible. The risk to our children is just too great. Please make any decisions regarding this project while envisioning your very own kids and grandchildren attending the school and the danger that is would potentially pose to them.

Please read the attached letter with further reasons why I strongly oppose this rezoning and apartment complex.

Thank you,

Laura Entenmann

Opposition to ZONE-25-0023 & LUPL-25-0010 (Voyager / Briargate Parkway)

I am writing to reiterate my strong opposition to the proposed zoning and land use changes at Voyager and Briargate Parkway (ZONE-25-0023 & LUPL-25-0010).

We have two boys currently enrolled at TCA Central, the school located next to where the proposed project would be built. My heart skips a beat when I think about a huge apartment complex next to where my kids go out and play for recess three times a day and the potential danger that would pose.

The recent resubmittal does not meaningfully address the concerns raised by the public at the community meeting. The proposed density remains unchanged, and multiple residential units are still positioned directly along the elementary school's field fence. The proximity of high-density housing to an active schoolyard continues to present serious safety and supervision concerns for families in this area.

At the community meeting, the developer assured attendees that prospective tenants would be thoroughly vetted to ensure quality residents who pose no risk to nearby students. However, residents are aware that in October 2025 a tenant at Polaris Junction—another Blackburn-managed property—was charged in the murder of her Uber driver. (A link to a local news article about this is here.) This incident raises legitimate questions about screening practices. If this development is to proceed adjacent to an elementary school, the developer must clearly outline how tenant screening will be strengthened for this uniquely sensitive location and provide transparency regarding those safeguards.

Unfortunately, school shootings and negative incidences at schools have become more and more common. It is my wish and my great hope that our city would take a stand and protect our children first and foremost. Please do not allow a high-density apartment complex to be built so close to a school. This sets a very dangerous precedent. There are plenty of other places where this project can be built and the original zoning of this parcel was done for a reason. Plus, no matter how thoroughly the proposed tenants are vetted, there are ALWAYS first-time offenders or people that have just not been caught before. Also, is the company planning on vetting and running background checks on all of the guests and visitors that the tenants might have? The risk to our children is just too great. Please make any decisions regarding this project while envisioning your very own kids and grandchildren attending the school and the danger that is would potentially pose to them.

Traffic and access concerns also remain unresolved. The proposed entrance and exit configuration will compound congestion at an already challenging intersection—particularly for drivers turning right onto Voyager from Briargate Parkway—and will add strain to Springcrest, which serves as the primary outlet for three established

neighborhoods (Pine Woods, Mulligan, and Otero). Increased density without meaningful traffic mitigation poses both safety and quality-of-life concerns.

Additionally, the proposed land use change appears inconsistent with PlanCOS, which is intended to protect established neighborhoods from changes that significantly alter community character or diminish residents' quality of life. This area is characterized by schools, civic facilities, and established residential neighborhoods—not high-density housing directly abutting a school campus and a sensitive National Guard facility.

This proposal would negatively impact:

- An elementary school that effectively serves and safeguards young children
- A National Guard facility with security sensitivities
- Established neighborhoods whose residents have invested in and stewarded this community and who rely on Springcrest as an outlet and

Before advancing this proposal, I respectfully urge the developer and the City to engage directly and publicly with School District 20, the Colorado National Guard, nearby churches, the Colorado Springs Police Department, and Colorado Springs Fire Department to fully assess safety, traffic, evacuation, and security implications.

This is not simply a development question; it is a long-term community planning decision that will shape the safety, character, and livability of this corridor for decades.

As a reminder, here is a summary of how the proposal goes against the city's land use criteria:

Criteria A – Inconsistent with PlanCOS
The site is identified as an Established Suburban Neighborhood (Typology 1(3)), where recommendations prioritize parks and traffic calming rather than high-density housing, and the proposal would add an estimated 300–500 vehicles, worsening congestion on an already narrow parcel.

Criteria C – Incompatible with Adjacent School
Due to its proximity to The Classical Academy (TCA), the proposal would create excessive visibility of fields and playground areas, introduce security risks from rooftops and elevated vantage points amid ongoing national school safety concerns, and place multi-story housing directly next to a school in a way that undermines community safety priorities.

Criteria D – Negative Neighborhood Impacts
The proposal would significantly increase traffic density near the only Voyager exit—compromising evacuation routes during wildfire risk—while also creating daily friction

between the school and new residents due to bells, pickup traffic, and parking conflicts, ultimately degrading quality of life for both current and future residents.

Criteria E – Unsafe Access Design
The proposed right-turn-in/right-turn-out access on Voyager will be blocked during school pickup times, particularly in bad weather, and residents traveling to I-25 would be forced to make a hazardous left turn onto Springcrest near the Voyager/Springcrest intersection.

Criteria G – Excessive Scale & Density
The development is taller and denser than any nearby housing and remains out of scale even when compared to adjacent commercial properties along Voyager.

Thank you for your careful consideration.

Sincerely,

Laura Entenmann

Allison D Stocker

From: Thea Leander <theascottleander@gmail.com>
Sent: Tuesday, April 7, 2026 9:05 PM
To: Allison D Stocker
Subject: For the sake of the children and traffic dangers

Follow Up Flag: Follow up
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Dear Allison,

I agree with many others who have written in. This land should not be rezoned.

The responses do not address the concerns but pass the buck to the school to handle what may come of the traffic changes.

This is not responsible planning!

This land is right up against the school and it is attached to the community - it is not removed enough to warrant high density housing. This has not been addressed properly and the response was merely OPINION.

This is within feet of a playground.

I do not know of another school in district 20 who has high density housing right up against a playground, especially in district 20.**Please evaluate this!**

This plan certainly seems incompatible with district 20 and this community.

We greatly appreciate your attention to this important matter and giving us a chance to respond today.

Sincerely,
Thea Leander

Allison D Stocker

From: Michael Bennett <bennettm2010@gmail.com>
Sent: Monday, April 6, 2026 1:18 AM
To: Allison D Stocker
Subject: Re: Briargate / Voyager Apartment Proposal
Attachments: Formal Reply (1625 Springcrest Road, LUPL-25-0010).docx

Follow Up Flag: Follow up
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Allison,

Thank you for keeping everyone informed on the proposed Briargate/Voyager Parkway potential development. I have attached some additional considerations based on the latest Land Use Plan amendment and comments/replies from the developer. Again, I really appreciate the opportunity that you provide citizens to share our voice.

Respectfully,
-Mike

Virus-free.www.avg.com

On Tue, Mar 31, 2026 at 12:32 PM Allison D Stocker <Allison.Stocker@coloradosprings.gov> wrote:

> Good afternoon –
>
> This email is to inform you that the zone change and land use plan applications for the proposed multi-family project at the corner of Briargate Boulevard and Voyager Parkway have been submitted to the City for their 4th review. City staff will be reviewing the revised application materials over the coming days to verify if the applicant has addressed City requirements. The revised land use plan and public comment response letter has been attached for your convenience, but the entire application packages are available online if you are interested in reviewing the other materials. If you wish to provide comment on the latest project materials, please do so **no later than April 7th** to allow sufficient time for Staff to incorporate your comments as much as possible.
>
> Public hearing dates will not be set until all comments have been resolved. If there are outstanding comments following the 4th review, then subsequent reviews will be required.

Please let me know if you have any questions about the project, and please feel free to email me any comments you have on the latest materials.

Thank you,

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

Senior Planner / Streamside Reviewer

City Planning Department

Direct Line: (719) 385-5396

Office: (719) 385-5905

Email: allison.stocker@coloradosprings.gov

Why Pronouns?

To: Allison Stocker, Colorado Springs Planning Commission, and City Council
From: Michael Bennett
Date: April 6, 2026
Subject: Proposed Zoning Map Amendment Considerations, 1625 Springcrest Road

Thank you for affording the opportunity to share considerations as it relates to the proposed new multi-family structure at the intersection of Briargate and Voyager Parkway. I have included a few thoughts as it relates to the latest developer submittal.

1. Traffic Mitigation:
The developer admits that existing school traffic already causes gridlock but proposes solutions such as staggered bell times and technology-based student loading. This requires that the school and City change their operations. Legally, the burden of mitigating a development's impact rests on the applicant, not on adjacent institutional users. Rezoning should be heavily scrutinized when the developer's only solution to traffic is to mandate operational changes for an existing school.

2. Evacuation Modeling:
The developer concedes there are no "industry standard methodologies" for urban development evacuation studies and provides a high-level evaluation claiming a 6-minute exit time. This model assumes a "3-second headway", which is impossible if the external street system is already at maximum capacity during school hours. The rezone recommendation on the provided life-safety modeling basis is purely theoretical and fails to account for the real-world "vehicle queues from the school" that the developer acknowledges.

3. 15-Foot Buffer:
The Land Use Plan shows a mere 15-foot landscape buffer and a 6-foot opaque fence separating the high-density residential area from The Classical Academy's athletic facilities. For a project aiming to "maintain the privacy of existing homes" and integrate with institutional uses, this is an insufficient physical transition. This density creates a "hard edge" incompatibility that violates PlanCOS goals for sensitive land-use transitions.

4. USAFA "Noise Notice":
The sources confirm that the USAFA has requested a "noise notice" be recorded for the property. This shows potential incompatibility of housing adjacent to military airfields. As a previous aviator at USAFA, I regularly flew operations relatively close to the proposed multi-story location. Placing high-density residential units in a known high-noise flight environment intentionally creates future civilian-military friction. This encroachment threatens the long-term operational latitude of the Academy, which is a vital federal and local asset.

5. Drainage Analysis:
While the developer claims a full drainage analysis is not required until the Development Plan stage, they also admit the site is adjacent to the Pine Creek Regional Retention

Pond. Proposing a massive increase in impervious surfaces (high-density housing and parking) without a completed study is a risk to the school's infrastructure. The drainage impact on the regional pond should be fully quantified before considering a potential rezone.

6. Business Park Obsolescence:
The developer argues that the current BP (Business Park) zoning is "obsolete" due to hybrid work trends. A temporary market shift does not however justify a permanent zoning change to high-density residential, especially when the current BP zoning acts as a low-intensity "9-to-5" neighbor that is far more compatible with a school environment than a 24/7 residential complex.

7. Resident Screening Liability:
The developer's response to security concerns by comparing their criminal background checks to the lack of checks for single-family homeowners is a legal red herring. High-density rental properties have higher turnover and different security profiles than single-family neighborhoods. The developer has failed to provide a site-specific security plan that addresses the "unsettling events" mentioned in their own history.

8. District 20 "Stagnant Enrollment" Data:
The D20 response reveals that 12,000 units were added recently with only a nominal increase of 138 students. This data undermines the developer's claim that this project provides "needed housing diversity" for the area. The development does not serve a demonstrated need for the school district and instead adds congestion without providing a proportionate benefit to the community's families.

9. "Right-In/Right-Out" Access:
The developer intends to restrict Voyager Parkway access to "right-in/right-out" for safety. This forces a majority of the development's traffic toward Springcrest Road, the primary school access. This creates a single-point-of-failure for emergency access. If Springcrest is blocked by school queues, then the development's secondary relief point is functionally severed for residents needing to head north or west.

10. "Infill" Labeling:
The developer justifies the density by calling this an "infill" project supportive of PlanCOS. Infill should not come at the expense of established institutional safety. The MX-M (Mid-Scale Mixed-Use) designation is a significant leap in intensity for this specific parcel, as it does not "complement the immediately surrounding institutional uses" but rather overwhelms them with scale and traffic.

Again, I appreciate the ability to share my thoughts as it relates to the Springcrest area. Please let me know if I can provide amplifying information.

Respectfully,
-Mike Bennett

Allison D Stocker

From: Betsy Hartman <bets.bell@gmail.com>
Sent: Tuesday, April 7, 2026 3:18 PM
To: Allison D Stocker
Subject: Re zoning

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Allison,

I agree with others who have written in. This land should not be rezoned. The responses do not address the concerns, but pass the buck to the school to handle what may come of the traffic changes. This is not responsible planning!

This land is right up against the school and it is attached to the community - it is not removed enough to warrant high density housing. This has not been addressed properly and the response was merely opinion. This is within feet of a play ground. I do not know of another school in district 20 which has high density housing right up against a playground. Especially in district 20. Please evaluate this! **This plan is incompatible with district 20 and this community. Again, please evaluate if other schools in district 20 are right up against high density housing in this way. This should not be rezoned.**

We appreciate your time and giving us a chance to respond today.

Sincerely,

Betsy Hartman
Sent from my iPhone

Allison D Stocker

From: Don Leander <don@investfps.com>
Sent: Tuesday, April 7, 2026 11:43 AM
To: Allison D Stocker
Subject: Re: Zoning ????

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Allison,
District 20 is very busy with 'bigger' issues it seems, but the parents are not distracted – so for these elementary students the parents are speaking on their behalf as they should – and the constant "development, development, development" that's going on in Colorado Springs is in this case, clashing with student safety! That's why there are parents holding signs as school lets out about this issue.
There are very important and valid safety concerns and we do hope that counts as much as the developers plans to help them get richer.
Thank you very kindly for all your thoughtful consideration!

Kindest regards,
Don Leander, CFP
Cell: 719-684-4747
Direct office line (and client texting): 719-266-5335
Financial Planning Strategies, LLC
Don C. Leander, CFP, RFC, CSA
Chad M.Tipps, ChFC, RFC (719-205-8229)
Over 35 Years of Independent Advice
6645 Delmonico Blvd. Suite 101
Colorado Springs, CO 80919
InvestFPS.com

From: Allison D Stocker <Allison.Stocker@coloradosprings.gov>
Date: Tuesday, April 7, 2026 at 11:04 AM
To: "Don@investFPS. com" <don@investfps.com>
Subject: RE: Zoning ????

Hi Don –

Thank you for your comments. I do believe that there are few scenarios in the area where schools are immediately adjacent to multi-family, and that is something I intended to note in my staff report. District 20 did review the application and did not express concerns about the proximity issue, but typically their comments are usually limited to whether the district has adequate seats available.

Thanks,

Allison Stocker (she/ her/ hers), *AICP*
Senior Planner / Streamside Reviewer
City Planning Department
Direct Line: (719) 385-5396
Office: (719) 385-5905
Email: allison.stocker@coloradosprings.gov
Why Pronouns?

From: Don Leander <don@investfps.com>
Sent: Tuesday, April 7, 2026 10:05 AM
To: Allison D Stocker <Allison.Stocker@coloradosprings.gov>
Subject: Re: Zoning ????

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This plan certainly seems incompatible with district 20 and this community.

We greatly appreciate your attention to this important matter and giving us a chance to respond today.

Kindest regards,
Don Leander, CFP
Cell: 719-684-4747
Direct office line (and client texting): 719-266-5335
Financial Planning Strategies, LLC
Don C. Leander, CFP, RFC, CSA

Over 35 Years of Independent Advice
6645 Delmonico Blvd. Suite 101
Colorado Springs, CO 80919
InvestFPS.com

Good afternoon – This email is to inform you that the zone change and land use plan applications for the proposed multi-family project at the corner of Briargate Boulevard and Voyager Parkway have been submitted to the City for their 4th review. City staff will be reviewing the revised application materials over the coming days to verify if the applicant has addressed City requirements. The revised land use plan and public comment response letter has been attached for your convenience, but the entire application packages are available online if you are interested in reviewing the other materials. If you wish to provide comment on the latest project materials, please do so **no later than April 7th** to allow sufficient time for Staff to incorporate your comments as much as possible.

Public hearing dates will not be set until all comments have been resolved. If there are outstanding comments following the 4th review, then subsequent reviews will be required.

Please let me know if you have any questions about the project, and please feel free to email me any comments you have on the latest materials.

Thank you,

David Entenmann
PO Box 64183
Colorado Springs CO 80962

Allison Stocker, Senior Planner
City Planning Department

April 6, 2026

Dear Allison,

As a parent of two children attending TCA Central Elementary school, I wanted to provide feedback on why our family believes the proposed development at the corner of Springcrest Road and Voyager Parkway is a really bad idea.

It's no secret the developer just wants this project to make money, but the cost to everyone else around is just too great with an Elementary school right next door and an already busy intersection right at the proposed entrance/exit. Of all the places to build apartment buildings this has to be about the worst possible location anyone could think of. I'm not against a business making money but this developer should just find a better location that isn't right next to an Elementary school on an already busy intersection. It seems so obvious but yet the developer is relentlessly trying to make the money and run. The cost of the developer's profits is too great at this location, and their responses to concerns on the developer's letter show futile excuses for real concerns:

Traffic:
The traffic congestion at this intersection is already bad, especially when the school gets out, and after the many special events that take place throughout the school year such as the spring concerts that just took place last Thursday April 2nd. Traffic already backs up from the traffic light at Voyager all the way to the entrance of the school, and even beyond sometimes. The developer themselves would be doing a disservice to the very tenants it built the building for by making them wait a long time just to exit the complex! But the developer would not care once it built and sold the buildings and leaves the mess for everyone else.

It's a joke for the developer's response letter to imply the school needs to come up with the solutions instead of them with "staggered bell times" and "school scanning codes on vehicles" and "adding flaggers at the school". So basically the school has to spend money and be inconvenienced so they can make their money. That's ridiculous!

Crime:
As a landlord and property manager of dozens of apartment units myself, it's barely any comfort to know that the hundreds of new tenants at their apartment buildings right next to the school playground have been given a 'background' check. That does nothing to prevent a first-time pervert to get ideas about commiting a crime against a child as they watch them on the playground from their upper-level apartment window overlooking the elementary school playground. Every single criminal did their 'first crime' while their 'background' was clean. Are we dumb to think that's not going to attract new problems? Just one incident would be too many, and it's nieve to think this type of complex wouldn't specifically attract preverts of this kind! Plus they will not be background-checking all the visitors, unauthorized guests, and long-term couch surfers who never got approval to be there.

I also think it's ridiculous for this developer to pay fees 'in lieu of Parkland' that is supposed to be included with the development. If they can't can't include the Parkland than they can't have the approval! That standard is there for a reason. The planners should just not allow this exception, especially for this particular project which is already bad for other reasons.

As far as density, there's already plenty of vacant apartments for rent at the Lokal development at Voyager and Interquest right up the street! We don't 'need' more housing in this area; there's already enough.

The "benefits" of this apartment complex is not worth the problems it creates for everyone around it! As a citizen, I'm also going to vote my belief on this depending on the outcome of this decision.

Sincerely,
David Entenmann
PO Box 64183
Colorado Springs, CO 80962
(719)321-9352

Allison D Stocker

From: Brandi Henderson <brandilynnhenderson@gmail.com>
Sent: Wednesday, April 8, 2026 4:58 AM
To: Allison D Stocker
Subject: Briargate / Voyager Apartment Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from brandilynnhenderson@gmail.com. Learn why this is important

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

Dear Allison,

I agree with others who have written in. This land should not be rezoned. The responses do not address the concerns, but pass the buck to the school to handle what may come of the traffic changes. This is not responsible planning!

This land is right up against the school and it is attached to the community - it is not removed enough to warrant high density housing. This has not been addressed properly and the response was merely opinion. This is within feet of a playground. I do not know of another school in district 20 which has high density housing right up against a playground. Especially in district 20. Please evaluate this! **This plan is incompatible with district 20 and this community. Again, please evaluate if other schools in district 20 are right up against high density housing in this way. This should not be rezoned.**

We appreciate your time and giving us a chance to respond.

Sincerely,
Brandi Henderson

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Please let me know if you have any questions about the project, and please feel free to email me any comments you have on the latest materials.

Thank you,

Allison Stocker (she/ her/ hers), *AICP*
Senior Planner / Streamside Reviewer
City Planning Department
Direct Line: (719) 385-5396
Office: (719) 385-5905
Email: allison.stocker@coloradosprings.gov
Why Pronouns?

Sent from my iPhone

Allison D Stocker

From: Barbara Voget <barbara.voget@icloud.com>
Sent: Monday, April 6, 2026 9:48 PM
To: Allison D Stocker
Subject: Apartment

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Again we write to let you know that the changes submitted by the Blackburn corporation are NOT satisfactory for the proposed apartments on Springcrest and Voyager Pkwy. How this would be even appropriate right next to a school (TCA) and the sheer number of units they are proposing makes it an unbelievable proposition. It would be disastrous for our neighborhood, the traffic patterns and safety issues of the school and neighborhood. This lot was not zoned for this kind of a project. This is a proposition solely for financial gain of the developers and owner, not CONSIDERING the existing neighbors and school. We implore the city to reject a project of this size.
Sincerely,

KC and Barbara Voget
1890 Springcrest Rd
Colorado Springs, CO 80920