Sexton, Daniel

From: Julia O <julia777@gmail.com>
Sent: Tuesday, October 11, 2022 12:27 AM
To: Sexton, Daniel
Subject: 4015 Arrowswest Drive, AR FP 22-00171

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Ref: 4015 Arrowswest Drive, AR FP 22-00171

Mr. Daniel Sexton, City Planner:

I oppose the application for the multi-family apartments at 4015 Arrowswest Drive, referenced above. As another community member noted: "A district court judge has already upheld that high-density development in this same area (2424 GOTGR) is detrimental to public safety. This area has got to be kept low density in order to insure safe fire evacuation…Responsible development tapers off as it approaches the WUI rather than continuing as dense as it is downtown." Additionally, we are already on water restrictions in this area. These are just a few of many reasons to deny this application.

Please be aware that sign advertising your meeting on this project was just noticed October 10th by community members. It was placed in a weed filled field where it would be difficult to notice, and it could not be read from a vehicle. This kind of placement does not present transparency from the Planning Department.

Respectfully,

Julia Owens
Colorado Springs

Sexton, Daniel

From: Suzanne Frye <msuzannefrye@yahoo.com>
Sent: Tuesday, October 11, 2022 10:19 AM
To: Sexton, Daniel
Subject: Public Meeting Re: GOG and 30th development

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Dear Daniel,

I am strongly opposed to the proposed development at Garden of the Gods and 30th Street. Further high density development in this location on the west side of Colorado Springs would negatively impact public safety. Please give careful consideration to the safety of the current residents in light of future wildfire evacuations.

Regards,

Suzanne Frye

Sexton, Daniel

From: Kristen Petersen <kristenpetersen@hotmail.com>
Sent: Tuesday, October 11, 2022 1:54 PM
To: Sexton, Daniel
Subject: AR FP 22-00171 30th and GOG

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,
I am writing to express my complete opposition to the proposed apartment complex at the intersection of GOG and 30th, near Red Leg Brewing. Packing more people into the Wildfire Urban Interface is unsafe. Creating more traffic in an area inundated with tourists going to GOG is irresponsible. And catering to developers who want to turn this city into a slum is disgusting. While the east side sprawls into Kansas, the west side should at least be the last remaining stand of actual Colorado life with wildlife, peace, and less congestion. People did not move here for the same sprawl they see in cities across America. The goal should not be to look like every suburban disaster created after 2000. Apartments are not sustainable and do not build communities. They are not where people aspire to live; they are where they have to live until they move on to something better. If the area is zoned residential, then create homes that coincide with all the other homes in that area on lots that make sense for slow growth, not mega growth. A one-size-fits-all approach to development fails as every area within our city has its own character and its own needs. And we definitely do not need an apartment complex to create more drivers and more congestion packed into that corner.
Sincerely,
Kristen Petersen

Sexton, Daniel

From: Laura Canini <lauracanini@icloud.com>
Sent: Monday, October 10, 2022 8:42 PM
To: Sexton, Daniel
Subject: New development 4425 arrow west drive

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See Mr. Sexton,
I am opposed to the development proposal for Arrowswest Drive. This is too close to Garden of the Gods, and this area is already extremely congested with traffic to the park and nearby businesses. We are concerned about fire evacuation, and 2424 across the street was a fire evacuation concern, and this is in the same area. There is a huge amount of traffic and parked cars nightly at Red Leg Brewery, which will then spill over into the street.
Keep the areas near Garden of Gods free of congestion! This is a beautiful natural area that is not meant to be destroyed with an urban look.
Sincerely,
Laura Canini

Sent from my iPhone

Sexton, Daniel

From: Srikiran Dravida <srikiran.dravida@gmail.com>
Sent: Tuesday, October 11, 2022 9:50 AM
To: Sexton, Daniel
Subject: File Number AR FP 22-00171

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 Daniel Sexton,
This email is regarding File number #AR FP 22-00171, multi-family development at 4015 Arrowswest Drive, Colorado Springs, CO-80907.

I strongly oppose the proposed multi-family development at 4015 Arrowswest Drive.
I work within 500ft of this development and live within 5miles of this development. The roads and infrastructure around this development cannot take the extra traffic due to this development. This development will be in a very busy area.
I also lived/worked here during the Waldo Canyon fire. Fire evacuation planning is poor and the extra traffic/lives due to this development will not help during a wildfire emergency. I remember it took me three hours to travel the 5 miles home and back to evacuate my young family and dog during the Waldo Canyon fire.

I hope you see the risk this development creates in a very busy area of the neighborhood and oppose this development too.
I appreciate any response you can provide.

Respectfully,
Srikiran Dravida.

Sexton, Daniel

From: TYLERJACOBSON, MONICA L NH-03 USSF SPOC SpOC/S1KC <monica.tylerjacobson@spaceforce.mil>
Sent: Tuesday, October 11, 2022 11:55 AM
To: Sexton, Daniel
Cc: All Council - DL
Subject: Garden of the Gods/30th Street

Mr. Sexton and City Council members,

I strongly oppose more apartment buildings on Colorado's West side, corner of Garden of the Gods and 30th Street in particular. Is anyone taking into consideration our city/state's water shortages, our safety, our wildlife! Not every land morsel is meant to be developed!! Colorado Springs used to be a sanctuary but now it's becoming a disgusting city that you can't efficiently get around to enjoy our city. Mountain Shadows' residents opposed the apartment complex on 2424 Garden of the Gods in a big part because the west side people won't have effective evacuation routes - what's changed? For one, more condos/apartments going up near King Soopers, 2424 GoGs isn't a dead issue and now over 200 proposed apartment units on the corner of GoG and 30th Street? Seriously, when does the city stop! When there is NO water, NO animals and more people are killed who aren't able to evacuate because as you know due to droughts we can't control the wild fires.

As I stated in an opposition email previously sent to City Council - Colorado Springs has not been able to keep up the infrastructure that is needed for a growing populations. Traffic is a nightmare, traffic signals are not timed, the streets aren't wide enough and yet there are new construction builds popping up all over the city. Many of these builds are huge apartment buildings and of course brand new neighborhoods everywhere! Now this type of build is threatening our and is not welcomed in the most unique area of the city. As you know, the west side is unique to Colorado Springs, it's unique to the United States - there aren't many areas that have views and wildlife like we do here. Garden of the Gods has 6 million visitors a year, imagine one of the first things these people see as they drive/bike to the area and want to explore dare I say, one of the most beautiful parks in the United States - a massive apartment complex! Now only would this ruin our guests first impression of this city, but the wildlife will be harmed as well! The Big Horned sheep, wild cats, bear, deer and more will be disrupted. And let's not forget this area is prone to wildfires, remember how the Waldo Canyon Fire evacuation went? I do.I was here.

Signed totally disgusted by greed

Monica Tyler
Human Resources Specialist
HQ SpOC DCG-S/S1KC

Peterson SFB, CO
Work: 719-554-9895 (DSN 692)

Sexton, Daniel

From: Diane Cahalan <diane.cahalan@gmail.com>
Sent: Monday, October 17, 2022 6:15 PM
To: Sexton, Daniel
Cc: Westside Watch
Subject: File Number AR FP 22-00171 4015 Arrowswest Drive

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 Dan - I writing to urge my disapproval of the development of 4015 Arrowswest Drive into apartments. The proposed development would greatly degrade public safety for Mountain Shadows and surrounding neighborhood residents in the event of an emergency. If public safety is one of the City's priorities as well as lack of water, then it makes no sense to build another set of dense apartments on the Westside.

- Where is all the water coming from for all these apartment developments throughout the City?
- What about protecting the big horn ram, the State of Colorado animal that lives here on the westside? Is it not protected by our state constitution?
- There are no west exits from our community because of the mountain/foothills to the west. The east exits are limited. The largest, 6 lanes, is Garden of Gods Road.
    - In reality during an emergency evacuation, all 6 lanes of GoG Road cannot be used as we witnessed in the Waldo Canyon fire of 2012. In addition to emergency vehicles, residents were rushing home to rescue kids, pets and valuables. There were traffic jams coming into and trying to leave Mountain Shadows.
    - 30th street egress is lacking at best with town folks and tourist traffic. There is no room for another stop light. at the gas station.
    - How much more traffic can 30th, Mesa Road, Garden of the Gods and Centennial handle with this set of 228 apartments going in?
        - And inlight of the thousands of apartments being built at Centennial and Fillmore? What about the plans for the Centennial extension to I-25? Where is the water coming from?
        - Do these developers get tax breaks too? Who is paying for new streets and improving the streets with the Colorado Springs population explosion?
    - Adding 2250 apartments, anywhere from 500 to 800 residents at an existing choke-point at the 30th/Garden of the Gods Road is irresponsible and endangers all the present residents of Mountain Shadows and surrounding neighborhoods.

To say the least, this is a totally inappropriate development proposal to set a dense apartment complex configuration on such a small lot and cause so many traffic problems on 30th, GoG Road and with the existing businesses on Arrowswest Drive.

Respectfully,
Diane Cahalan

Sexton, Daniel

From: Dorothy Macnak <dottt1@comcast.net>
Sent: Monday, October 10, 2022 8:59 PM
To: Sexton, Daniel
Subject: CPC CU 22-00044 and AR FP 22-00171

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A district court judge has already upheld that high-density development in this same area is detrimental to public safety. This area has got to be kept low density in order to insure safe fire evacuation during the next, inevitable wildfire. Because some apartments have been built here already is absolutely no reason for more to be built. In fact, the presence of so many apartments near this traffic choke point is exactly why there should not be any more. Responsible development tapers off as it approaches the WUI rather than continuing as dense as downtown. Once again, enough is enough.

Sexton, Daniel

From: Jackie B. Carr <jackieb.carr@gmail.com>
Sent: Tuesday, October 11, 2022 8:15 AM
To: All Council - DL; Sexton, Daniel
Subject: File number AR FP 22-00171 : 4015 Arrowswest Drive

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Council members:
Please attend to the proposed multi-family development at 4015 Arrowswest Drive, File Number AR FP 22-00171.

I object to another multi-family development on the south corner of Garden of The Gods Rd.
This area in Mountain Shadows has already been established as a evacuation risk due to the heavy traffic already using these roads; Garden of the Gods Rd & 30th St.

Jackie B Carr
5730 Harbor Pines Pt.
Colorado Springs, CO 80919

Sexton, Daniel

From: James Baumgartner <baumgartner.james@gmail.com>
Sent: Tuesday, October 11, 2022 3:52 PM
To: Sexton, Daniel
Subject: Opposition to the residential complex across from Red Leg

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Just like to go on the record to voice opposition to this proposed complex. I'd love to list them out thoroughly, but since I just found out about the meeting that starts in 2 hours, an email
during a break will have to suffice. Posting a sign in the middle of a field just doesn't cut it for public notice. Seems something City Council should work on, but here we are in 2022.

Small chance of them disapproving this because it doesn't require a zoning change, even though they just disapproved 2424 for evacuation reasons. We can all read these comments when a wildfire wipes out the west side and people are unable to get out because the road infrastructure can't handle it.

Sent from my iPhone

Sexton, Daniel

From: LINDA NELSON <lindateddy1@msn.com>
Sent: Tuesday, October 11, 2022 4:31 PM
To: Sexton, Daniel
Subject: Community Resident Response on File # AR FP 22-00171 and CPC CU 22-00044

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Mr Sexton,

I'm emailing to express my strong opposition to the development proposal for 4015 Arrowswest Drive. I have been a resident of the Mountain Shadows community for more than two decades, and I have significant concerns over community and fire safety should another high-density housing project be approved by our council. We are currently in the process of seeing two high density housing projects being build within two miles from this proposed site, which is already a bottleneck when it comes to evacuation routes in case of natural disaster.

I would have been present at tonight's meeting, but only learned about it this afternoon when it was brought to the community's attention via a sign in the vacant field off 30th street. Although I cannot attend, I wanted to officially register my opposition to this project. I would appreciate being added to any distribution list informing the community of other community meetings or council hearings on this subject.

I am officially referencing file numbers CPC CU 22-00044 and AR FP 22-00171

Sincerely,
Linda Nelson
5957 Chokecherry Dr
C/S, CO 80919

Sexton, Daniel

From: Michelle Johnston <mdateless@yahoo.com>
Sent: Tuesday, October 11, 2022 2:46 PM
To: City Council; Sexton, Daniel
Subject: Public meeting AR FP22-00171

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Mr Sexton and Council members:

I am writing to formally oppose the planed apartment complex developement being proposed at GOG and 30th respectively. This project is near GOG 2424, a considered high density development which has been currently stalled in developement. For the same reasons, which I have emailed previously about- I am in full opposition of 228 units being built! There are severe Fire and traffic pattern discrepancies in this flawed vision! I am in a neighborhood that has one way in and one way out! As it stands; the city has approved MULTIPLE zoning changes to MULTIPLE a projects within what I would guess is a 10 mile radius on GOG/ Centennial /Fillmore/ MESA/ 30th.

What is even more flabbergasting is the fact that I run 6 miles in these areas and have NEVER noticed a sign posted until today! Supposedly, it was posted from OCT 1-11; and believe me I take notice! Please provide the public visible proof that this actually occurred! I know no residents received notice because retool CO conveniently has changed the footage required to notice residents.

Can you please comment specifically on how many APARTMENTS are currently approved on 1. Centennial BLVD from GOG to Fillmore(patio homes too), 2. on Fillmore 3. On Centennial to be built across the VA and to the centenial highway expansion.

As it currently stands, turning left from Chesham circle is a nightmare! Where do you expect all of these people to drive in an emergency?!!! Are you planning lights all along Centennial BLVD so people can just go to work?!

Turning GOG to out traffic only in a FIRE with 7000 + new drivers isn't realistic and your trafffic studies are flawed! I do not believe there has been honesty to your citizens in any of the approvals that have already occurred.

Talk about retribution to your citizens!
I firmly believe independent traffic studies, water studies and escape zones from INDEPENDENT people need to assess the area!

Michelle Johnston

Sexton, Daniel

From: Genevieve Gustavson <ginny_gustavson@msn.com>
Sent: Tuesday, October 11, 2022 5:55 PM
To: Sexton, Daniel
Cc: ginny_gustavson@msn.com
Subject: 4090-4100 Arrowswest Drive - Citizen input

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I am not able to attend the meeting regarding the proposed high density building on the corner of GOG & 30th (ie. 4090-4100 Arrowswest Drive), as I only just found out about the townhall meeting and this high density infill project. Very unhappy to find out about this so late!

With limited information – I wanted to note my objection to this high density infill as it is in the WUI and right at one of the main arterials for evacuation from a fire event as well as the main corridor to access Garden of the Gods!! Much of the SAME reasons I strongly was opposed to across the street.

My assumption is that this project will not have any park land set aside for these residences either, so this project will not meet the miniumn standard Colorado Springs has determined as 5.5 acres within a 10 minute walking distance per 1000 persons? Note that 5.5 acres is HALF of what a quality of life measurement for city planning should be (i.e 10 acres per 1000 PEOPLE)!!

Building and putting more people in and next to a wildlife urban area is risking life, homes and property – Colorado doesn't have enough resources to put a west side fire out – no one is 'safe' from one of these fires and this city was not built to be able to defend it's residences in the WUI from a wildfire! It is stupidity or arrogance to think otherwise. Did we not learn from TWO major fires in this city?? There's no updated plan for evacuation – no road improvements to ensure the Westside residences can safely get out – nothing has been done to make our community any safer from the next fire. The Broadmoor, Garden of Gods, Navigators, Rockrimmon, the Black Forest, Manitou et. – ALL are HIGH FIRE RISK building next to and in the WUI – more building and people in these areas.. the bigger the risk!

We can't change what is already built in the WUI areas – Colorado Springs never should have allowed building in the WUI areas to begin with. Allowing high density development in the WUI is irresponsible as people densely packed in is further exasperating a already high risk area.

Below I am noting a few reasons why I am against requested high density infill in the choke points of GOG & 30th.

- No new evacuation planning … I would like to know what the clearance evacuation time is, so I can safely evacuate myself and family in the event of a fire or other disaster. Is the city using an evacuation modeling software, like FLEET to accurately model not manage evacuation scenarios? If no, why not?
- Please make it a requirement for all planning processes, that we evaluate this data in advance of approving additional development plans.
- No new neighborhood park space for these additional persons is available for them. A standard quality of life measurement is a 10 acre Neighborhood park per 1000 persons within a 10 min. walking distance. Colorado Springs is now at 2.5 acres per 1000 persons. We have one 6 acre park already way overburdened – and no space to put another one that can be accessed by all persons.
- More heavy traffic burdens with no road improvements to accommodate the increased traffic from the additional ~1000 persons being proposed.

- More heavy traffic congestion on our City's treasured Garden Of Gods, that brings in people from all over the world to our city.
- Wildlife interactions – bear, deer, coyotes, bobcats and mountain lions all frequent and utilize the Westside foothills & existing neighborhoods – as well as our Rocky Mountain big horned sheep herds.
- More water shortages and restrictions for the city – 70% of our Colorado Springs city water comes from Colorado western slope. How many people can we realistically add and sustain over the next 30 to 40 years?

Sincerely – A Waldo Canyon Fire Survivor
Genevieve Gustavson
5645 Majestic Dr.

Sexton, Daniel

From: Doug Barth <barthfamily78@gmail.com>
Sent: Tuesday, October 11, 2022 4:37 PM
To: Sexton, Daniel
Subject: Proposed development on Garden of the Gods at 30th Street

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Dear Mr. Sexton,

We just became aware through Nextdoor that the city may be considering a 228-unit multi-family development at this location. To our knowledge there has been no notice given of it, other than the posting of a sign a few days ago in that field. As Mountain Shadows residents who opposed the plans for a similar development at 2424 Garden of the Gods Road, we're very interested in this new proposal. How can we obtain more information about what is being proposed for that location?

Thanks very much.

Doug and Linda Barth
5545 Darien Way
Colorado Springs, CO 80919

Sexton, Daniel

From: hwittman <hhayden2@gmail.com>
Sent: Tuesday, October 11, 2022 2:21 PM
To: Sexton, Daniel
Subject: Number AR FP 22-00171 and The proposed multi-family development is titled: 4015 Arrowswest Drive.

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Another development being planned for that west side! I strongly oppose this, yet another development, on the west side due to fire safety and evacuation times for this area. What is going on with the City of Colorado Springs, build, build, build ignoring what happened with Waldo Canyon and the crazy mass exodus on the west side. I lived through it, and it took me two hours to go from my home on Suntide Place to reach the interstate! Two hours, sir! What will that time be now with all this development?! How many lives are worth this risk to you? This and other west side developments, to include land give aways to the Broadmoor, have no forethought as to public safety, or maintaining a city that is worth living in. I am shocked and saddened to see yet another project being crammed down our throats all for growth. Growth means nothing when we give up our nature, our safety, and the beauty Colorado Springs once had. We are a dirty city with terrible infrastructure, lack of a police full to match our size, crime ridden, and full of people in power that just don't care. I staunchly object to this project.

Heather Wittman

Sexton, Daniel

From: Pamela Reeves <reevespam@comcast.net>
Sent: Saturday, March 26, 2022 3:15 PM
To: Sexton, Daniel
Subject: CPC CU 22-00044/AR FP 22-00171

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Hello this is in relation to the Development Proposal for Arrowswest Apartments.

I would like to provide public input against this proposed development. I am not in favor of any additional high density housing developments in this area in general. The Garden of the Gods Rd west end is a major evacuation corridor for Mountain Shadows and surrounding neighborhoods. Adding more to the population on the westside puts lives in danger.

The city would be best to court companies to build their headquarters or convince restaurants as a compliment to Red Leg Brewery. I am not against developing this area, as long as it is not residential in nature.

Respectfully,

Pamela Reeves
2275 Courtney Drive
719-660-5145

Sexton, Daniel

From: Diane Cahalan <diane.cahalan@gmail.com>
Sent: Thursday, November 3, 2022 10:43 AM
To: Sexton, Daniel; greg@weidner.com
Cc: Suthers, John; All Council - DL; oliviaprentzel@coloradosun.com; newsroom@denverpost.com; newsroom@coloradosun.com; larry@coloradosun.com; news@cpr.org; dan.beedie@krdo.com; news@kktv.com; kblanco@kktv.com; lmartin@kktv.com; krdonews@krdo.com; staci-lyn.onofre@krdo.com; news@koaa.com; news@fox21news.com; jcole@fox21news.com; mary.shinn@gazette.com; radionews@krdo.com; s.harrison@krdo.com; Mayo.Davison@koaa.com; andy.koen@koaa.com; zubeck@csindy.com; shindi@denverpost.com; lcolacioppo@denverpost.com; Westside Watch
Subject: Re: File Number AR FP 22-00171 4015 Arrowswest Drive
Attachments: image001.png; 20221101_172207.jpg

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Hi Dan and Greg - I attended a meeting this evening with Greg of Weidner and several other folks including their architect and gent from a contracted traffic study company. I am asking both the City and Weidner to consider our discussion this evening, as this is one of numerous emails you may receive from attendees. Greg asked us in attendance what we, as community members, would like to see in this development (understanding Weidner is a business with the intent to make a profit, yet also wanting to be a part of our community and a good steward).

The 4015 Arrowswest Drive Apartment Site:

- Consideration for entrance to Garden of the Gods (GoG) Park - GoG Road to 30th is the 'entry' point to the GoG Park
- Park area - from GoG Road and turning left/south onto 30th Street, remove Building 1 as designated in attached photo of Site Data
    - both vehicular and bicycle traffic at this intersection will have better vistas of approaching traffic
    - Safety is of utmost importance as vehicles tend to approach the intersection at a higher-than-desired rate of speed
    - The Westside has a lower percentage of parks than other areas of town and I believe new developments and the City have a commitment to set aside designated park/green area
    - Adding green/grass space instead of pavement - grass returns the cycle of moisture/rain
- Lower density -- by removing Building 1, density of this plot is lowered
- Outdoor lighting - position outdoor lights downward to ward off light pollution

Safety Concerns:

- Request another traffic study once 30th Street opens up and traffic to-from GoG Park resumes
- What about the safety of cyclists and vehicular traffic at gas station entrance off 30th street
    - What type of signage will be installed here for both cyclists and vehicles?
    - Possible to input an underground passage for cyclists and pedestrians?
    - Vehicles approaching from south-to-north are traveling at a higher rate of speed due to the downhill nature of the street and are zooming to try to make a green (yellow/red) light onto GoG Road and/or through the intersecton
- What is the City's answer to additional police, firefighters and school capacity?

- Especially with all the townhouse and apartment buildings being constructed at Filmore and Centennial intersection and possibly more multi-unit dwellings on the newly opened Centennial extension to Chestnut Street
- What is the City's answer to speeding on Centennial? I assume the folks who race their cars will be starting from the south end of Centennial and zooming all the way to Woodman

- There is no emergency escape planning for another wildfire on the Westside of town -- tooo many folks are dependent on GoG Road to travel east
- Lack of water issues

Thank you, Diane

On Tue, Oct 18, 2022, 12:55 PM Sexton, Daniel <Daniel.Sexton@coloradosprings.gov> wrote:

> Afternoon Ms. Cahalan,
>
> The City's Planning & Community Development Department appreciated your comments and interest in the above referenced project and associated applications. Your comments will be provided to the applicant for a response as part of a subsequent submittal and will be considered by agency reviewers as the project review progresses.
>
> If you have any further comments or questions, please let me know.
>
> Thanks,
>
> Dan
>
> **Daniel Sexton** (he/him/his)**, AICP**
>
> **Planning Supervisor**
>
> Land Use Review Division
>
> City of Colorado Springs
>
> Office: (719) 385-5366

Email: daniel.sexton@coloradosprings.gov

Why Pronouns?

Links:

Planning & Community Development Home

Look at Applications Online (LDRS)

Pre-Application Meeting Request

Please consider the environment before printing this e-mail.

From: Diane Cahalan <diane.cahalan@gmail.com>
Sent: Monday, October 17, 2022 6:15 PM
To: Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>
Cc: Westside Watch <westsidewatchcos@gmail.com>
Subject: File Number AR FP 22-00171 4015 Arrowswest Drive

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Dear Dan - I writing to urge my disapproval of the development of 4015 Arrowswest Drive into apartments. The proposed development would greatly degrade public safety for Mountain Shadows and surrounding neighborhood residents in the event of an emergency. If public safety is one of the City's priorities as well as lack of water, then it makes no sense to build another set of dense apartments on the Westside.

- Where is all the water coming from for all these apartment developments throughout the City?
- What about protecting the big horn ram, the State of Colorado animal that lives here on the westside? Is it not protected by our state constitution?
- There are no west exits from our community because of the mountain/foothills to the west. The east exits are limited. The largest, 6 lanes, is Garden of Gods Road.
    - In reality during an emergency evacuation, all 6 lanes of GoG Road cannot be used as we witnessed in the Waldo Canyon fire of 2012. In addition to emergency vehicles, residents were rushing home to rescue kids, pets and valuables. There were traffic jams coming into and trying to leave Mountain Shadows.
    - 30th street egress is lacking at best with town folks and tourist traffic. There is no room for another stop light. at the gas station.
    - How much more traffic can 30th, Mesa Road, Garden of the Gods and Centennial handle with this set of 228 apartments going in?
        - And inlight of the thousands of apartments being built at Centennial and Fillmore? What about the plans for the Centennial extension to I-25? Where is the water coming from?

        - Do these developers get tax breaks too? Who is paying for new streets and improving the streets with the Colorado Springs population explosion?

    - Adding 2250 apartments, anywhere from 500 to 800 residents at an existing choke-point at the 30th/Garden of the Gods Road is irresponsible and endangers all the present residents of Mountain Shadows and surrounding neighborhoods.

To say the least, this is a totally inappropriate development proposal to set a dense apartment complex configuration on such a small lot and cause so many traffic problems on 30th, GoG Road and with the existing businesses on Arrowswest Drive.

Respectfully,

Diane Cahalan

Sexton, Daniel

From: Jonni McCoy <jonni.mccoy@gmail.com>
Sent: Saturday, March 26, 2022 7:06 PM
To: Sexton, Daniel
Subject: Re: Proposed building plan concerns CPC CU 22-00044
Attachments: PXL_20220326_221404537.jpg

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Hi again,
I forgot to bring to your attention something important for that intersection. The Red Leg Brewery is on that same corner and has over 200 cars per day on the weekends. The added 400 or more cars that the apartment building would add can be a major evacuation issue. I took a photo of today's parking mess. It's like this every day and worse on weekends.

Thanks for considering the issue.

Jonni

On Sat, Mar 26, 2022, 2:25 PM Jonni McCoy <jonni.mccoy@gmail.com> wrote:

> Hello Daniel,
>
> As a member of the West side and a victim of the Waldo canyon fire I am quite concerned that yet another large building plan is proposed in an area where traffic and evacuation has still not been resolved. I am asking you to deny this planning proposal until a approved evacuation plan is filed.
> Please be mindful of the issues we have with limited evacuation routes over here.
>
> Please deny this plan.
>
> Thank you
>
> Jonni McCoy

Sexton, Daniel

From: Jeff_Christine Lasswell <lasswell3@hotmail.com>
Sent: Friday, April 8, 2022 11:15 PM
To: Sexton, Daniel
Subject: Arrowswest Apartments / 4125, 4145, 4165, 4185, 4195, 4005, 4015, 4055 Arrowswest Dr, Colorado Springs, CO 80907

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To Mr. Sexton and members of Colorado Springs City Council:

Hello, my name is Christine Lasswell and I'm a resident of Mountain Shadows. I'm writing to state my objections to the proposed 228 unit multi family residential development on Arrowswest Dr, Colo Spgs, CO 80907.

There are numerous reasons why this proposed multi family development is unfit for this Westside location. I would like to highlight the following:

1. Emergency routes to safely and quickly evacuate this area already don't exist (as evidenced by the disastrous evacuation of the Waldo Canyon fire). Adding a high density building is only going to compound the problem. Additionally, there are multiple new residences being built along Centennial Blvd between 30th and Chuckwagon. The new Red Leg Brewing Company recently opened extremely close to this location. I believe it has a maximum occupancy of 1800 and parking is already an issue! It is not safe to add a multi family apartment building to this area! Please do what is best for this area of Colorado Springs by voting NO.

2. Water is certainly an issue! These are direct quotes from ColoradoSprings.gov:

"Colorado Springs is a community that lacks a natural water source. 80% of our community's water comes via pipelines from the western slope, 200 miles away."

And

"As such, we must take an active role in maintaining the health of our water supply."

I would venture to say adding this proposed development will put a strain on the water supply. Please be a positive influence on maintaining the health of the water supply by voting NO.

Colorado Springs City Council Members are responsible for upholding General William Palmer's vision of Colorado Springs. Please be responsible leaders and citizens of Colorado Springs by voting NO.

Respectfully,

Christine Lasswell

Sexton, Daniel

From: Georgia Moen <gmoen@coloradocollege.edu>
Sent: Tuesday, April 5, 2022 10:05 AM
To: Sexton, Daniel
Subject: Arrowswest Apartments

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Dear Mr. Sexton—

I am vehemently opposed to this proposed development for several of the reasons that I was opposed to the rezoning and subsequent apartment construction at 2424 Garden of the Gods Road.

1. There are hundreds of new apartments being built in the east part of town so this complex is COMPLETELY unnecessary. The Westside vacant lands should be kept that way to preserve the integrity of the areas and neighborhoods. The city can find other ways to extract revenue.
2. The extra vehicles will cause more traffic congestion at that intersection and beyond.
3. I am a survivor of the Waldo Canyon Fire and am appalled that the city thinks that adding more people/vehicles won't impact the evacuation process should another disaster occur.
4. This complex will be an eyesore at the entrance to the road leading to the Garden of the Gods and will obstruct foothill views.
5. Bicyclists and pedestrians will be put at greater risk when crossing the street at that intersection.
6. Chipeta Elementary School could become overcrowded to the detriment of students and teachers.

I a 70-year native resident of Colorado Springs and have watched in horror how ill-conceived city planning has ruined the beauty and serenity of this once reasonably sized city. Please do not add to the congested growth that the Westside does not need nor deserve.

Thank you—

Georgia Moen

2565 Hot Springs Court

Colorado Springs, CO 80919-3533

Sexton, Daniel

From: Debbie Anderson <debs4wine@gmail.com>
Sent: Wednesday, April 6, 2022 4:12 PM
To: Sexton, Daniel

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Dear Mr. Sexton, I am vehemently opposed to this proposed development for several of the reasons that I was opposed to the rezoning and subsequent apartment construction at 2424 Garden of the Gods Road. 1.
There are hundreds of new apartments being built in the east part of town so this complex is COMPLETELY unnecessary. The Westside vacant lands should be kept that way to preserve the integrity of the areas and neighborhoods. The city can find other ways to extract revenue. 2.
The extra vehicles will cause more traffic congestion at that intersection and beyond. 3. I am a survivor of the Waldo Canyon Fire and am appalled that the city thinks that adding more people/vehicles won't impact the evacuation process should another disaster occur.
This could add 450 more vehicles. 4. This complex will be an eyesore
at the entrance to the road leading to the Garden of the Gods and will obstruct foothill views. 5. Bicyclists and pedestrians will be put at greater risk when crossing the street at that intersection. 6. Chipeta Elementary School could become overcrowded to the detriment of students and teachers. I have lived in the house since 1986 and watched in horror how ill-conceived city planning has ruined the beauty and serenity of this once reasonably sized city. Please do not add to the congested growth that the Westside does not need nor deserve.
Thank you
Debbie Anderson

Sexton, Daniel

From: Beverly Sherwood <b.sherwood104@gmail.com>
Sent: Tuesday, April 5, 2022 11:45 AM
To: Sexton, Daniel
Cc: Council Members - DO NOT USE - OLD GROUP
Subject: Arrowswest Apartments

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Hello Mr. Sexton,

I'm writing to object to the development proposal for the Arrowswest Apartments located at 30th & Garden of the Gods Rd. I hope that you, the city planner, and city council are aware that this property is located directly across the street from the controversial 2424 Garden of the Gods property where the city recently denied a proposal for building apartments. I also hope that this proposal is rejected for all of the same reasons!

This location is unsuitable for high-density housing for these reasons:

1. Garden of the Gods and 30th is a critical traffic choke point for emergency evacuation, as experienced during the Waldo Canyon Fire. It's also a choke point for tourist traffic in the summer as traffic is often bumper-to-bumper all the way to Garden of the Gods Park. Evacuation in an emergency situation would be nearly impossible if 228 apartments were built here.

2. The "traffic study" that was performed last year was inaccurate. It was conducted at the slowest intersections, on the slowest traffic days, and during the off season.

3. The infrastructure is inadequate to support more high-density housing & associated traffic in the area:
**Garden of the Gods road is often shut down to one or two lanes due to water line breaks, sinkholes, etc.
**Garden of the Gods is heavily congested and often gets grid-locked in the summer due to all of the tourism.
**The Amazon distribution center will be opening soon which will add hundreds of more vehicles and trucks to Garden of the Gods Road.

4. In general, Colorado Springs is overbuilding without any regard to the water supply.

5. Apartments at this location will ruin the mountain views that PlanCOS and Hillside Overlay plans are supposed to protect.

6. The NW side of town has very few city parks and the ones that we do have are crowded due to all of the new growth and residents. Adding 228 more apartments will only make that worse.

7. A herd of bighorn sheep live in the area. The additional people and associated traffic will be detrimental to the herd's well being.

8. High-density housing is NOT needed, especially on the NW side of town. The housing shortage in Colorado Springs is for SINGLE FAMILY HOMES, not apartments. There are at least 3 apartment complexes within a couple miles of this location and they ALL have vacancies. People are waiting 1-2 years for their single family homes to be built but there's no waiting list for apartments!

9. Red Leg Brewery is next door to this property and they don't have enough parking so people often park at the gas station, in the vacant lots, and along the street. This would be a big problem for residents in the apartments if they're built (and for neighboring businesses).

10. It would increase traffic, crime, and pollution in the area.

11. It will cause safety risks for bicyclists and pedestrians due to traffic.

12. The city just rejected the plan for apartments to be built across the street at 2424 Garden of the Gods Rd. If this plan is approved, then the developer for 2424 will likely resubmit a new development proposal which would put the city back to square one, or the developer could sue.

This property is surrounded by businesses so very few residents received the notice for this development proposal which is unfair. The property is better suited for business zoning and I really hope that the city agrees and rejects this proposal for high-density housing. Please visit the site in person so you can see first-hand what a bad idea it is to build apartments here. It's a beautiful location and should be used for something that will be beneficial to the area, not harmful.

Thank you,

Beverly Sherwood
Colorado Native & Mountain Shadows resident

Sexton, Daniel

From: Jonni McCoy <jonni.mccoy@gmail.com>
Sent: Saturday, March 26, 2022 2:25 PM
To: Sexton, Daniel
Subject: Proposed building plan concerns CPC CU 22-00044
Attachments: Screenshot_20220326-133359.png

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Hello Daniel,

As a member of the West side and a victim of the Waldo canyon fire I am quite concerned that yet another large building plan is proposed in an area where traffic and evacuation has still not been resolved. I am asking you to deny this planning proposal until a approved evacuation plan is filed.
Please be mindful of the issues we have with limited evacuation routes over here.

Please deny this plan.

Thank you

Jonni McCoy

Sexton, Daniel

From: Sharon de Halas <sdehalas@gmail.com>
Sent: Wednesday, May 4, 2022 7:05 AM
To: Sexton, Daniel
Subject: GOG and 30th

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CPC CU 22-00044 AR FP 22-00171

I would like to voice my disappointment that city planning would even consider allowing an apartment complex at this intersection at this time.
I am very much against this development until the city planning department, the fire marshal and the mayor can come up with realistic safety plans and have them in place for every single person in the WUI. A go bag is not the answer.

I would also like to know why a traffic study does not include all the other complexes they have approved within a short walk from this proposed development. Without including them, the traffic study is false.

I would like to know when this goes before the planning commissioners.

Thank you.