March 11, 2024

William Gray
City Planner
Planning and Community Development Land Use Review Division
30 South Nevada, Suite 701
Colorado Springs, Colorado 80901-1575

RE: A Proposed Rezone from BP (Business Park) to MX-M (Mixed Use Medium Scale) and a 222-unit Multi-Family Development.

Dear Mr. Gray,

We strongly oppose the plan to rezone this land from BP (Business Park) to MX-M (Mixed Use Medium Scale) and a 222-unit Multi-Family Development. The land under consideration sits at the edge of the foothills which are clearly part of Colorado Springs Wildland-Urban Interface (WUI). While that in itself should be a significant source of concern for any zoning change, the proposed idea of adding a higher density of residents to the area is of even greater concern.

During the public review meeting last fall, the developer Weidner's representatives could not answer simple questions on evacuation study thoroughness. They instead vaguely referred to some study that was done by some entity. Their rep indicated that there should be no issues with evacuation. Only a little data of the study was made available, and it was for off times and days. That said, it does not even take a formal study to know the evacuation routes in this area are limited and highly constrained in access. We request a second independent evacuation study should be required.

The developers also had no response to a concern raised regarding their plan to stack apartment residents 3 to 4 stories high in a horseshoe configuration around an existing gas station that has several in ground fuel tanks! Why a gas station was ever approved to be built where it is (right at edge of foothills, WUI) is one thing, but stacking people in apartment homes around it is truly an unreasonable new risk.

It seems the city, including city planning has a growing amnesia on how the Waldo Canyon wildfire actually affected the Flying W Ranch and Mountain Shadow residents. The evacuation was harrowing. We consider ourselves lucky, but two innocent Mountain Shadows neighbors were not as luck as they perished in the fire. We as a city must make sure whatever is ultimately built on this site, not add more risk to human lives.

A more general comment to you Mr. Gray-- There also seems to be no willingness to acknowledge what we all did to bring back the area (over 500 Million dollars of reinvestment),

following SAFE planning processes based on what was been learned. The voices and perspectives of residents seem ignored in favor of developers looking to make a profit regardless of the risk to us.

We are not anti-development, but we are against reckless and risky development. There is plenty of other undeveloped land in our beautiful city that is perhaps a better fit for this type of project. City Planning must reject this rezoning application.

Lawrence E. Starr
James Berdon
6315 Wilson RD, Colorado Springs, CO 80919

CC Bill Wysong