
Here it is again with all the signatures:

Dear Mr. Green,

We live just south of Rock Creek Mesa, in Rock Creek Canyon. I am worried about cumulative impacts and poor precedent established should the rezoning be approved to the north of us along rte 115.

- 1) Fire: In my 20 years living here we have been evacuated (mandatory) twice and on pre-evac status at least twice, most recently within the last year. More traffic and high-density housing will increase fire danger all along Rte 115. We are in a moderate to high fire danger zone according to insurance underwriters and state foresters currently recommending mitigation measures in neighborhoods all along the 115 corridor.
- 2) Emergency services: our wonderful local fire station is understaffed and mainly volunteer. They are terrific but do not have the capacity to answer the increased calls that would come with high density development. They barely have capacity to answer existing calls. Will the developer pay for infrastructure impacts?
- 3) Schools: the schools on Ft Carson have expressed concern about their inability to absorb a large influx of students from this new development. They don't have the capacity.
- 4) "Affordable housing": I'm told this developer claims that this rezoning will provide affordable housing, which I agree is much needed. However, the average income for the existing area of Rock Creek Mesa is c. 27k per year, and many are on fixed income. Will existing homeowners be taxed to subsidize services to new higher density residences? Will the existing affordable housing already there become unaffordable for current residents?
- 5) Wildlife: It is my understanding that there is a Rte 115 corridor Strategic Plan, and that it is designated a wildlife-friendly area of some sort. This development and increased traffic (road kill) does not seem wildlife friendly or in accordance with this plan. It is also a foraging area for at least one endangered species.

I am not anti-home building and I like the goal of truly affordable housing nearby. I just think it should be more thoughtfully done, in accordance with existing affordable housing and neighborhood zoning and plans, and with fewer negative impacts on infrastructure. That, or the developer should be required to contribute to infrastructure development to offset the clearly predictable negative impacts from which he intends to make money and then walk away. Otherwise he is profiting on the backs of current residents.

Finally, the two (2) of us wish to cede our 3 minutes each (6 minutes total) of speaking time on July 15 to the lawyer Beau Worthington. We will attend the meeting via computer from home, if you will please send us the link by which to do so.

Thank you for your time and consideration.

Sincerely,

Minette Church
Rock Creek Canyon 80926

Michelle Vandepas

Rock Creek Canyon 80926

Chris Cousineau
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