

Tefertiller, Ryan

From: Jack Keaton <jack.a.keaton@gmail.com>
Sent: Tuesday, July 10, 2018 3:38 PM
To: Tefertiller, Ryan
Subject: Input

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Ryan,

with regards to the proposed 17 unit apartment at Boulder and Wahsatch - I do not agree that it should be allowed if they are considering as few as 3 off street parking spots.

Why would anything of this sort be allowed without 1 spot per apartment in the downtown area? Where are those people going to park without making parking worse for all? I can only assume greed on the part of the developers. Reduce the number of units and/or increase the parking to at least a 1:1 ratio.

regards
jack Keaton
826 East St Vrain

Tefertiller, Ryan

From: Kirk Nelson <ie.kirk@gmail.com>
Sent: Tuesday, July 10, 2018 8:52 PM
To: Tefertiller, Ryan
Subject: Mieritz Apartments

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Absolutely the apartments should be allowed with a variance requiring the minimum possible parking spots.

Tefertiller, Ryan

From: Sarah Oberloh <sarahoberloh@gmail.com>
Sent: Thursday, July 12, 2018 7:27 AM
To: Tefertiller, Ryan
Subject: Mieritz Apartment Development Proposal

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

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Dear Mr. Tefertiller,

I am writing this email to voice my opposition to the proposed apartment complex on the corner of Wahsatch and Boulder. This project concerns me on many levels. There is too much dangerous traffic in this intersection already. There is a weekly, sometimes daily accident in this intersection. A 17 unit complex would add far too many new vehicles to an already congested area. When the high school is in session there are many children in the intersection and it is dangerous for them already. These are historic buildings that will be torn down and I suspect poorly constructed buildings will replace them. I also fear that it will become another poorly-maintained multi-unit rental in a neighborhood that is turning around and becoming more beautiful due to the hard efforts of permanent residents. The construction vehicles, noise, pollution, and general inconvenience for the residents of this neighborhood is another major concern. There has to be another location that is more conducive to a project like this. Please do not destroy this beautiful neighborhood.

Thank you,

Sarah Oberloh
416 E Boulder

Sent from my iPhone

Tefertiller, Ryan

From: Tim ODonnell <tim_odonnell@live.com>
Sent: Monday, July 16, 2018 3:05 PM
To: Tefertiller, Ryan
Cc: Tim ODonnell
Subject: Meiritz Apartments
Attachments: Mieritz Apartments Pre-App Neighborhood Meeting-Postcard -corrected.pdf

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Ryan,

I'll try to make the meeting but my major concern is where are all these people going to park? I suspect that there will be between 1.5 and 2 cars per unit. That's a lot of parking in that space.

Tim O'Donnell
Downtown Residents Coalition
101 N Tejon #330
Co. Springs, CO 80903
719-442-2337
tim_odonnell@live.com

Attention: See below about Neighborhood Meeting.

To:

- **Near North End Neighborhood Association** (the project is within your boundary)
- **Primm Manor Apartments** (the project is <1000' southwest of your boundary)
- **Selected nearby property owners/residents**, if we found email addresses (the project is within 1000' of you)
- Note: As a benefit of registering themselves with the City's Planning department (385-5905), the following HOAs/NAs/Districts already received email notification from the City: **Downtown Partnership / Downtown Development Authority, Downtown Residents Coalition, Mid Shooks Run Neighborhood Association.**

Hello.

This is a follow-up to the postcard you may have received from the City. The City has received a pre-application proposal concerning property in your area. The Council of Neighbors and Organizations (**CONO**) complements the City's required notification procedures per **City Code 7.5.902** with emails to those who live/manage in proximity to the property, if we have those email addresses. CONO has not taken a position on the merits of the proposal.

No formal application has yet been submitted. The pre-application proposal concerns property approximately in the middle of **this map image**, immediately northwest of the intersection of N. Wahsatch Ave. and E. Boulder St. The proposal involves redevelopment of the site for a 17-unit apartment building, with as few as 3

Tefertiller, Ryan

From: Molly Bailey <mtbail87@gmail.com>
Sent: Tuesday, July 17, 2018 5:59 PM
To: Tefertiller, Ryan
Subject: This ugly plan of yours...

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Dear Sir,

For the love and god and all that is holy do not proceed with this ridiculous apartment building idea.

I will be at work for the meeting so this is my only way to speak out to this ruining of Colorado Springs downtown area.

The downtown folk are a happy, content crowd due to the fact that all these new residence have the decency to move to the east and north areas of town - which many of us honestly do not consider part of the actual "Springs" seeing as they didn't exist for us native locals until quite recently.

This is not welcomed. This is not okay with the neighbors. The poor, unsuspecting new tenants probably won't enjoy the Palmer traffic and noise, by the way, if we're to consider these theoretical new neighbors that will less than likely get along with the surrounding folks.

Colorado Springs people are truly nice, but we can only handle so much. You're going to push us a bit too far with this nuisance.

Thanks for your time,

Molly Bailey

Tefertiller, Ryan

From: Taylor Mathis <taylor@childrensliteracycenter.org>
Sent: Thursday, July 19, 2018 12:33 PM
To: Tefertiller, Ryan
Subject: Shame on you

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It's not enough for your deep pockets that the rental market is saturated? No renters allow dogs? That there is zero affordable/temporary housing? That it's basically illegal to be homeless in co.springs?? Now it's a proposal to destroy people's physical homes to benefit the rich and destroy the middle class on down???

How do you people sleep at night?

Myself, along with many others will be at 611 N Weber tonight to fight the proposal of tearing down our neighborhood for your little apartment complex. I hope our voices are heard.

Shame on you and everyone else conjuring up these capitalist b.s. schemes in our beautiful city.

Tefertiller, Ryan

From: Tricia Hill <hillt2322@gmail.com>
Sent: Thursday, July 19, 2018 10:40 AM
To: Tefertiller, Ryan
Subject: Development Proposal Mieritz Apartments - Boulder and Wahsatch

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ryan Tefertiller,

My name is Tricia Hill and I rent a house at the proposed development site of NW corner of E Boulder St and N Wahsatch Ave. I received a flyer at my residence yesterday, 7/18/18 in regards to the city proposal of a 17-unit apartment project and I wanted to reach out to you with my thoughts.

My first thought is, of course, extreme disappointment as this will force myself, my family and my neighbors to be homeless. My family and I have been renting the house at 326 E Boulder for 5.5 years and we just love it! We also love our neighbors!

The homes on this 1/2 acre site are a nostalgic part of downtown Colorado Springs with their Victorian style and beautiful rock walls. Replacing them with a 17-unit apartment building would just be an eye sore. There are no other apartment buildings in the area so it would look completely out of place among the surrounding homes.

Another issue with putting an apartment building on this site is the parking! This is a very short block for street parking for the few homes there now as none of the homes have garages, only street parking. Then, when school is in session, the Palmer High School students fill the complete block on both sides of the street. With the proposal only offering "as few as three off-street parking stalls" for a 17-unit building, this area will end up looking like an ugly airport parking lot and forcing current home residents across the street and the surrounding area to fight for a parking spot in front of their own home!

I just think this proposal is a terrible idea for the location and would only make the area look ugly and completely out of place. The parking issue alone should be enough reason not to build a 17-unit building.

Looking forward to the meeting this evening.

Sincerely,

Tricia Hill
326 E Boulder St 80903
719-685-6097
hillt2322@gmail.com

Tefertiller, Ryan

From: Bobby Du Pignac <bdupignac@gmail.com>
Sent: Wednesday, July 18, 2018 4:01 PM
To: Tefertiller, Ryan
Subject: Mieritz Apartments

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. Tefertiller,

Please do not accept a formal application for the proposed development of the mieritz apartments. We already have a parking on wahsatch, two doors down from me twenty people are living in a single family home, My guests and family have no place to park, I also own. 515, 515 1/2, and 517 East Platte and have leveled a useful storage shed to make off-street parking available for my tenants. No this is a bad idea, How will these people get to work or worship without an automobile. Not the E-bikes they are all still parked in their full racks, And where will they & their family and visitors park? Please step in the right direction. Say no to this unplanned proposal.

- Robert du Pignac 524 N. Wahsatch

Tefertiller, Ryan

From: Laura Cox <laura-cox@hotmail.com>
Sent: Wednesday, July 18, 2018 10:58 AM
To: Tefertiller, Ryan
Subject: Apartments going in off Boulder and Wasatch

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Tefertiller,

My name is Laura, and I live off of E. Boulder Street near El Paso- just a block away from the proposed apartment project mentioned in my subject line. As of now I am unable to make it to the neighborhood meeting on Thursday due to work obligations- but will try to make it after I'm off. I wanted to express my concerns regarding this new development. From what I understand, the proposal is for a 17- unit building and off-street parking stalls, which would require the demolishing of several historic homes in my neighborhood. This is very troubling to myself and my neighbors, as we love our old neighborhood and the historic and cultural value in these homes- many of which are as much as 150 years old. In recent years, the neighborhood has already been experiencing low impact gentrification, with new buyers coming and restoring these old Victorians to their former glory. This is the direction we would like to see the neighborhood go- through restoration and maintenance of the already beautiful architecture of the buildings in place. There is a unique charm to the neighborhood, and the last thing we want to see is a modern development of apartments going in at the demise of historic downtown Colorado Springs homes- altering history and the culture of our beloved city. Please consider the value in preserving this neighborhood, in lieu of appeasing developers trying to mow down pieces of history in the name of business gains. I hope you will take my thoughts on the matter into consideration, and will share them at the neighborhood meeting if possible. I appreciate your time.

Thank you,

Laura Cox

Tefertiller, Ryan

From: Jennifer Luby <jenniferluby@outlook.com>
Sent: Thursday, July 19, 2018 2:43 PM
To: Tefertiller, Ryan
Subject: Opposition to Proposed Changes at Corner of E. Boulder and N. Wahsatchch

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Mr. Tefertiller,

I'm writing this to share my opposition to the proposed destruction of current homes at the corner of E. Boulder St. and N. Wahsatch. This area currently serves as beautiful and affordable housing to many residents, and is part of the downtown area that is very historical and has a strong sense of community. To tear these homes down and replace them with apartments that would, from my understanding, house less people and not fit in with the older houses of the neighborhood would not be of any benefit to the neighborhood and only add to the shortage of affordable housing in Colorado Springs. Please do not allow this to happen.

Thank You,

Jennifer Luby
719-359-6534

Tefertiller, Ryan

From: Tiffany Taylor <tiffanany982@hotmail.com>
Sent: Thursday, July 19, 2018 3:05 PM
To: Tefertiller, Ryan
Subject: Proposed Mieritz Development

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As I cannot make the meeting tonight I am sending my opinion via email. I have lived near downtown Colorado Springs for many years. While I understand the need for growth & new housing, I find it inconceivable to tear down well maintained, existing homes to make way for new development. There is PLENTY of space, including empty lots, unused buildings, and abandoned or condemned homes that can be utilized instead of kicking people out of their homes, thus ADDING to the city's housing issues. I implore you to consider another location rather than demolishing these wonderful homes.

Regards,
Tiffany Taylor
750 E. Cucharras St.
Apt. 2
Colorado Springs, CO 80903

Tefertiller, Ryan

From: Andrea Manuszak <celticthistlelady@gmail.com>
Sent: Thursday, July 19, 2018 4:01 PM
To: Tefertiller, Ryan
Subject: E. Boulder project

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Hi,

I am writing you, because I am unable to attend the meeting tonight. I am curious as to the style and type of units proposed for this location. As a homeowner living only a block away I am concerned with possibility the style will not follow with our neighborhood. Many of these new buildings are very modern and, though we are not in the old North end, I think this neighborhood should keep it's old charm.

I am also aware that many people will be looking their homes of many years for this. As I am aware they are not home owners, it's hard to find rentals in this area and they have not been given any notice by the landlord that this is even a possibility before the mass mailing went out last week.

Andrea Manuszak

Tefertiller, Ryan

From: Erin Finley <lizzy79lasher@gmail.com>
Sent: Thursday, July 19, 2018 5:15 PM
To: Tefertiller, Ryan
Subject: Miertz apartments development proposal

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Dear Mr Tefertiller,

My name is Erin Finley. I live at 203 Cheyenne Ave. I have been here in this home for 8 years. When I began renting this property from Patrick and Citadel Realty, it was in a complete state of disrepair. Windows were broken, there were no blinds, it had been painted a dark brown color inside, 3 layers of carpet were placed one on top of another, the yard was dirt and weeds. I have since made vast improvements in this property because I love this home and I love the location. Patrick had made it clear to me that he liked to be able to offer affordable housing for tenants downtown and as a result, he did not intend to put much time or money into improving them. That was an arrangement that was fine with me. I have taken great pride in improving this neighborhood and home over the years and as a result I have seen the quality of the neighborhood rise up around me. This is not the kind of pride and hard work that those renting apartments typically exhibit. The kind of neighborhood renter pride and improvements only tend to come when people are caring for their homes that they love. I fear that bulldozing mine and others homes to put up an apartment complex would add to the eventual downturn of this neighborhood. Apartment renters don't take pride in improving their homes and neighborhoods like house renters do. What happens to this complex in 10 years when it is in need of repairs and neither the property owner or the renters are willing to do it? What happens to the culture of the neighborhood downtown and the Palmer High School kids when this area becomes more and more urbanized rather than retaining it's small town community charm? My questions are these:

- Why bulldoze the homes we love to build a new complex when the existing properties could more easily be repaired and improved and rents raised?
- Why displace those with longstanding ties and involvement in this community to make room for those moving in, when what we have here as a community and as architecture is what drew them here in the first place? Eventually, when you tear down what makes this city great and attractive to newcomers, you drive it out and it loses its attraction.
- How will this impact the high school?
- Where are the current long time renters supposed to go during a housing shortage? This displaces families who have been downtown residents for years.-
- How will this impact my neighbors and friends who are property owners on this block? Aside from overall property value increase across the city, an apartment complex will likely decrease their property value.
- Why has Citadel Realty and the property owner not notified tenants of this plan? I had to find out from my neighbors and never received a notice. Neither did many many people not only on this block but in directly surrounding neighborhoods. I just put over \$1,000 yet again as I do many years into new landscaping for this property. It would have been nice to know about this project before hand.
- How does this project fit into the long term plan for our city? This is one of the last blocks this close to the downtown area that still has single family homes. Please don't destroy that.
- Where exactly will all the parking be located? There is already a parking shortage as this row of parking on Cheyenne is completely taken up by high school students during the school year.
- Is everyone aware that Boulder St. is a straight shot from the hospital and Ambulance sirens blare at all hours of the night and day?

-Is everyone aware that our homeless population is increasing ironically enough in part due to a lack of affordable housing, and they often walk all around downtown neighborhoods screaming obscenities?

Is that something most people can deal with? No. It takes a special kind of person to love a neighborhood like this and we are all already here! This neighborhood is only getting better and better. I've been here. I've seen where it's come from and how much nicer it is now. And that is because of the pride that HOME renters have taken in it. I don't want to see my neighborhood destroyed and urbanized in 10 years. I don't want to have to move out of Colorado because there is nowhere for me to go that I can afford. I am a small business owner who currently employs 2-3 people part time. I have been expanding to be able to double that by next year. If this proposal goes through and I am forced to consider my housing dilemma, I won't be able to employ people or expand the business. I will have to focus my attention on my housing issue and keep all the jobs for myself rather than employing others.

I realize that not all of these questions or concerns are ones that you can personally answer, but I implore you to consider why I'm asking them nonetheless. I've been a complete wreck thinking about the possibility that my home could be demolished and I will certainly be at the meeting to hopefully find some answers. This entire neighborhood, homeowners and renters alike are all scared of what the future may hold should this happen.

Thank you for your time,
Erin Finley
203 Cheyenne Ave.
Colorado Springs Co, 80903
719-571-0767

Tefertiller, Ryan

From: jc <tracendesign@gmail.com>
Sent: Thursday, July 19, 2018 10:28 PM
To: Tefertiller, Ryan
Subject: Demolition of homes near Boulder and Weber

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Hello,

I understand that there are plans to Demo the houses along Cheyenne where Weber meets Boulder downtown in order to allow developers to build a large housing complex...displacing many long time residents who cannot afford to relocate, and who have greatly improved the neighborhood in the time they've lived there. There is plenty of room to expand in every direction here...part of what makes downtown so special is the variety and character of the homes and residents. So much history, so many homes over 150 years old. We cannot allow this eradication of history when so little history remains in our beautiful town. Feel free to contact me at tracendesign@gmail.com with any questions or concerns. As a citizen and neighbor just blocks away, I cannot sit by while our historic neighborhood is destroyed in favor of bland mass housing and homogenization.

Thank you,

Joshua Coates

Tefertiller, Ryan

From: Lisa Hagerman <lhagerman@csu.org>
Sent: Friday, November 02, 2018 10:29 AM
To: Tefertiller, Ryan
Subject: Proposed Meiritz Apartments

Follow Up Flag: Flag for follow up
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Hello Ryan,
I am a resident and property owner at 1028 East Boulder Street.

I'm writing to express a number of concerns regarding the proposed Meiritz Apartments at 326 East Boulder Street. I'm very supportive of redevelopment and improvement in this area of town. It would be great to see reinvestment in this property.

However, I'm very concerned about the high residential density of the proposed on the small lot and the lack of onsite parking. This would be a significant increase in concentration of residents in an area that already struggles with sufficient parking for existing residents.

In my opinion, adding this high concentration of residents on a 0.57 acre lot would be irresponsible and unsafe. Poorly planned developments only detract from the downtown area and efforts for revitalization.

I have considerable objections to the following applications submitted to City Planning associated with this property.

- **CPC PUZ 18-00131** - PUD Zone Change
- **CPC PUD 18-00132** - Development Plan.
- **CPC WR 18-00133** - Waiver of Replat

Please do not hesitate to contact me if you would like to discuss or need additional information to record by objections.

Thank you,
Lisa R. Hagerman
1028 E. Boulder Street
Colorado Springs, CO 80903
719/ 633-0437
lhagerman@csu.org

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Tefertiller, Ryan

From: Kevin Brewton <kevinbrewton@gmail.com>
Sent: Friday, November 02, 2018 12:22 PM
To: Tefertiller, Ryan
Cc: info@msrna.org; letters@csindy.com
Subject: Comments on Proposed Apartments at Boulder and Wahsatch

Follow Up Flag: Follow up
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Hello CS Indy and Mr. Tefertiller,

This is a very high traffic intersection and as the recent fatality of a bicyclist who was hit by an automobile clearly shows us, the area already does not properly support the existing foot or automobile traffic. Additionally, this would likely reduce line of sight around the northwest corner.

Without any stipulation in this development plan of a car-sharing scheme or commitments for a certain percentage of tenants to use public transportation and not use cars, this situation can only get more dangerous.

Colorado Springs is not prepared for this type of density and neither is this neighborhood, where I live. It's already dangerous for me to cross the street since our traffic patterns put turning cars in the path of crossing pedestrians.

Thank you for taking my comments and look forward to hearing these concerns addressed.

With gratitude,
Kevin Brewton

Tefertiller, Ryan

From: Tefertiller, Ryan
Sent: Sunday, November 04, 2018 10:37 AM
To: John Olson (john@altitudelandco.com)
Subject: FW: Proposed Apartments at Boulder & Wahsatch

Another email in opposition.
Ryan



Ryan Tefertiller
Planning Manager, AICP
Phone (719) 385-5382
Email rtefertiller@springsgov.com

Urban Planning Division
Planning & Development
30 S. Nevada Ave, #603
Colorado Springs, CO 80901
Phone (719) 385-5905

Weblinks: [Pre-Application Meeting Request](#) | [SpringsView/Map](#) | [Downtown Planning](#) | [Development Applications](#) | [Zoning Code](#) | [Track My Plan](#) | [Parcel Info](#)

From: debkomitor@comcast.net [mailto:debkomitor@comcast.net]
Sent: Sunday, November 04, 2018 10:36 AM
To: Tefertiller, Ryan <RTefertiller@springsgov.com>
Subject: Proposed Apartments at Boulder & Wahsatch

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Dear Mr. Ryan Tefertiller,

I am concerned with the lack of parking and lack of public transportation in our community and with this proposal. Seems like we are putting the cart before the horse by building housing with inadequate parking and limited public transportation.

The lack of set back is also a concern. It diminishes the human scale of the city and takes away from the aesthetics of our downtown. Providing adequate landscaping and trees add to the walkability, beauty and connection to nature unique to our downtown.

I am opposed to this zone change.

Thank you for considering my concerns.
Deb Komitor
442 N Prospect Street

Tefertiller, Ryan

From: SALLY BROOMFIELD <broomfields5@msn.com>
Sent: Sunday, November 04, 2018 2:35 PM
To: Tefertiller, Ryan
Subject: 326 East Boulder Apts Development Proposal

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Good Day Sir,

I am writing to express my concern over the subject proposal. While I support additional housing in the area, I am strongly opposed to housing that doesn't include adequate tenant parking. Adding a 17 unit apt bldg. with only 5 parking spaces is irresponsible, in my opinion. I own 309 E St Vrain, & it is already challenging to find parking in the area, especially when Palmer HS is in session. Please reconsider the proposal.

Thanks for your consideration.

Sincerely,

John & Sally Broomfield
1511 Wood Ave
Colorado Springs CO 80907
719.448.0313



MSRNA.org • info@MSRNA.org • facebook.com/MSRNA.org • PO Box 204, Colorado Springs, CO 8090

November 5, 2018

To: Ryan Tefertiller, City Planning

From: MSRNA Board (Owen Cramer on behalf of the Board)

The MSRNA Board is interested in the proposed PUD for a 17-unit apartment complex at 326 E. Boulder. We have a few questions:

1. What is the scope of this project? The PUD appears to cover the whole of lots 6, 7 and 8 of block 44 of the Sloat Subdivision on the county map sheet, bounded by Boulder Street (total of 297.65 feet), Cheyenne St. (209 feet), a standard lot line 190 feet long and Wahsatch Ave. (standard 100 feet, two building lots). The proposed apartment buildings, however, cover only parts of lots 7 and 8, with a driveway curving around existing buildings on lots 7 and 8 with addresses 318 and 320 E. Boulder. And the buildings at 209 Cheyenne, while included in the proposed PUD, are not addressed by the plan. A development plan covering perhaps 18,500 sq. ft. of the 25,000 sq. ft. (.57 acre) PUD looks to us like a spot-zone rather than a real PUD. Moreover, the expansive total of 137 parking spaces on adjacent streets, reported in the plan as offsetting the mere 5 internal stalls proposed in the plan itself, must include spaces on Boulder and Cheyenne (Wahsatch is striped for a right-turn lane along the curb in front of lots 7 and 8, and we do not assume that it would be practical for residents to cross Wahsatch with groceries etc. to get from the east side of that much-travelled thoroughfare).
2. The parking does appear to be a problem. We note the demeaning assumption in the proposal, that tenants in affordable units would misuse internal stalls for unlicensed "project vehicles," and reject that argument. There does not appear to be any provision for access to the building site from Cheyenne St., the main possible parking locale for this project: all we can see in the plan is a single corner of contact, with no planned walkway. Boulder Street, which carries heavy traffic, seems to us to present problems, and the proposed access ramp in front of 320 E. Boulder points to the vertical relief on the site which makes the problems worse. We have already noted that Wahsatch, striped for right turn onto Boulder, appears to be excluded. Where, really, does the proponent expect his tenants to park?

There are some properties in the neighborhood that can be compared to this site with respect to parking:

- At 911 N. Wahsatch, 5 blocks north of Boulder St. is a complex called The Heritage including an old (1898) house and new construction of about 20 years ago, on 19,000 sq. ft. There are 22 parking spaces out back off the alley.
- At 1002-1008 N. Wahsatch, the NW corner of Wahsatch and Yampa is a 1900 (and variously remodeled) building with 5-8 units on 5200 sq. ft., which was once informally called the "Wahsatch Hotel", where in the late 1990s and early 2000s stucco workers from southern

Mexico were housed. There is no formal off-street parking at all, and in the stucco-worker time there were indeed "project cars" parked on the planter strip along Yampa as well as in the street. Unlike 326 E. Boulder, there's parking on both the Wahsatch and the Yampa side of the building.

- At 1001 N. Weber, NE corner of Weber and Yampa is a nicer-looking building, also old (parcel search says 1900) with 5-8 units and no off-street parking, on 6794 sq. ft.
 - At 1019 N. Weber on one 9500 sq. ft. lot with an old house with columns out front and new construction in back, there are 5-8 units and 8 parking spaces out back off the alley.
3. The Tremmel Associates design for the buildings, with a tower at the lower corner of the south building, is inoffensive. But we note that that tower will be 45 feet tall, and one neighbor has already pointed out the possibility that this mass will dangerously reduce visibility for drivers using the afore-mentioned right-turn lane on Wahsatch.

We would welcome some further discussion of this project, with attention to the questions we have raised.

Tefertiller, Ryan

From: Eddie Bishop <eddiebishop@hotmail.com>
Sent: Tuesday, November 06, 2018 2:08 PM
To: Tefertiller, Ryan
Subject: Boulder/Wahsatch Apartments

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

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Hi Ryan ... I may be WAY late weighing in on the proposal for 17 new apartments asking for a parking variance . I don't feel relief should be given to the developer. While I'm a strong proponent of infill and understand the challenges it can present , in this case I don't believe the developer has creatively tried to overcome the constraints of his property.

With the contour of the site , to me it seems natural to provide drive under parking and build above on a podium. The cost is spread out over the number of units and shouldn't be an issue as being downtown has it rewards as well as costs.

Looking forward to the next time we meet Ryan,

Eddie Bishop



November 6, 2018

Ryan Tefertiller, Planning Manager
City of Colorado Springs, Urban Planning Division
30 S. Nevada Ave, #603
Colorado Springs, CO 80901

Dear Mr. Tefertiller,

The purpose of this letter is to express an opinion by the Downtown Partnership regarding an application by Altitude Land Consultants for approval of 326 E. Boulder Apartments Development Plan. If approved, the proposed Development Plan would allow for construction of a new 17 unit, 45 foot tall, apartment building at the northwest corner of E. Boulder Street and N. Wahsatch Avenue.

The 0.57 acre site is currently zoned R4-Residential, and the applicant requests and a Planned Unit Development (PUD) zone change to allow for denser development. The proposed project would replace two existing single family residences with 17 for-rent units, of which, 2-4 units will be preserved as affordable housing.

Downtown Partnership staff is confident that this project will contribute to naturally occurring affordable housing by increasing density while also supplementing the market with subsidized affordable housing units.

The Downtown Partnership commends the applicant for reaching out to residents of the surrounding neighborhood to address concerns related to parking and the projects' overall impact on the character of the neighborhood.

In regards to parking, the applicant proposes 5 off-street parking spaces as part of the Development Plan and also identifies the availability of 137 non-metered, public on-street parking spaces in proximity to the project site. Furthermore, the applicant acknowledges the accessibility to public transit and bike share and the general walkability of the development.

While the redevelopment of this site occurs in an historic neighborhood, it is worth noting that the applicant has exhibited a sensitivity to and awareness of the predominant aesthetic in the surrounding neighborhood. To ensure the project is cohesive with the prevailing aesthetic, the applicant has incorporated plans to preserve an historic rock wall on the property and has proposed a design that mirrors the historic architecture of the neighborhood in favor of the more contemporary architecture seen in other recent residential projects Downtown.

Downtown Partnership of Colorado Springs
111 S. Tejon St., Suite 404 • Colorado Springs, CO 80903 • (719) 886-0088 • Fax: (719) 886-0089
www.DowntownCS.com



Downtown Partnership staff supports the redevelopment of this site for its contribution to affordable housing through subsidy and densification, its cohesion with the surrounding neighborhood, and its minimal impact on parking in the area.

Sincerely,

**Alexander Armani-Munn
Economic Vitality Coordinator
Downtown Partnership of Colorado Springs**

**Downtown Partnership of Colorado Springs
111 S. Tejon St., Suite 404 • Colorado Springs, CO 80903 • (719) 886-0088 • Fax: (719) 886-0089
www.DowntownCS.com**

FIGURE 4

Tefertiller, Ryan

From: Mary Zook <mary.zook@pikespeaknephrology.com>
Sent: Wednesday, November 07, 2018 9:04 AM
To: Tefertiller, Ryan
Subject: RE: Boulder and Wahsatch Apartment Project Submittal

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Hi Ryan,

Thank you for the updated information. I am a resident at 322 E. Boulder, one of the houses that are proposed for demolition. As you can imagine it is imperative that I continue to be informed . I do not want to be scrambling at the "11th hour" trying to look for a place to live with a 30 day notice from the property management.! Especially in this egregious housing market.

With Regards,

Mary P. Zook

322 E. Boulder St.

Colorado Springs, CO 80903

602-708-6140

mpzook.mz@gmail.com

mary.zook@pikespeaknephrology.com

From: Mary Zook <mpzook.mz@gmail.com>
Sent: Thursday, October 25, 2018 4:37 AM
To: Mary Zook <mary.zook@pikespeaknephrology.com>
Subject: Fwd: Boulder and Wahsatch Apartment Project Submittal

----- Forwarded message -----

From: Tefertiller, Ryan <RTefertiller@springsgov.com>
Date: Wed, Oct 24, 2018, 1:59 PM
Subject: Boulder and Wahsatch Apartment Project Submittal
To: Tefertiller, Ryan <RTefertiller@springsgov.com>
Cc: John Olson (john@altitudelandco.com) <john@altitudelandco.com>

Hello all,

Many of you should be receiving a postcard formally announcing the submittal of development applications for a 17 unit apartment project on the northwestern corner of Boulder and Wahsatch. However, I had previously committed to notification via email to anyone who has previously sent me an email or attended the July 19, 2018 neighborhood meeting regarding this project. I've attached the postcard announcing the submittal; it has information on how to access the submittal documents on our website. Please let me know if you have any problems accessing the files or if you have any comments, questions, or concerns regarding the plans themselves.

Thanks for your participation in this process,

Ryan

Tefertiller, Ryan

From: Don Holliday <don@hollidayfamily.org>
Sent: Thursday, November 08, 2018 4:55 PM
To: Tefertiller, Ryan
Cc: Monica Hobbs
Subject: Proposal for 17 Unit, 45 Foot Tall development at 326 E. Boulder

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

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Mr. Ryan Tefertiller:

This is a response to CPC PUZ 18-00131, CPC PUD 18-00132, CPC WR 18-00132. I am specifically addressing CPC PUD 18-00132.

I am firmly opposed to the project request to provide inadequate on-site parking. This project should provide off-street parking for each apartment unit. I question the assertion that the existing sewer can handle the increase in stormwater runoff.

In the Project Statement submitted with the initial application on 10/22/18, Altitude Land Consultants states that "The design includes 5 off-street parking spaces, but also includes an additional 137 non-metered, public, adjacent on-street parking spaces, more than ample for the additional 15 dwelling units that the property will add." This is disingenuous. Everyone familiar with this area knows that this proposed development is next to Palmer High School. Palmer has almost 2000 students, many of whom drive to school. As the school year progresses, more students turn 16 and get a driving license, further increasing parking pressure. From 7:15 a.m. to 3:00 p.m. most of the parking spots on Boulder St. and Cheyenne Ave. are occupied by student owned vehicles. Any resident of the new apartments who leaves home and returns during those hours will find it very difficult to park within a block of their building.

If the Developer believes on-street parking is "more than ample", he should provide data showing how many on-street parking spaces are available next to his property at 7:45, 9:45, 12:45 and 1:45 on normal school days. Prove the parking is ample.

Altitude Land Consultants goes further and states "One concern that we have heard when working with affordable housing agencies outside of Colorado Springs, is the concern for adding more parking spaces than needed. It has been found that when providing more parking spaces than necessary, especially dedicated spaces on-site, residents will tend to have cars that may be inoperable, and unlicensed as "project cars". This too is disingenuous. All the owner has to do is put a clause in the lease prohibiting parking inoperable, or unlicensed vehicles on the property. He can then have them towed. Note that Altitude Land Consultants does not claim that this is a problem for Colorado Springs affordable housing agencies. Further, they don't provide any contact information for "housing agencies outside of Colorado Springs." This is an unsubstantiated assertion. Please have them provide names and contact information for their sources for this claim so that it can be further explored or have them remove the assertion from the application.

The drainage report by Mr. Wesley Cordes, P.E. of Altitude Land Consultants states there will be a significant increase in site stormwater runoff (50%). He then states that **"No stormwater detention/retention needs to be designed since the existing storm sewer system can hold the proposed increase in water volume."** He provided no evidence that the existing sewer system has the capacity for the increased runoff. Does the Colorado Springs stormwater management staff agree with this assessment? Our experience is that the northwest corner of Boulder St. and Wahsatch Ave. floods during every heavy rain. How can the existing sewer system be adequate for an increased volume?

Donald B. Holliday

219 Cheyenne Ave.
Colorado Springs, CO 80903
(719) 389-0973

cc: Monica Hobbs, Near North End Neighborhood

Tefertiller, Ryan

From: Rick Villa <villa_rick@hotmail.com>
Sent: Thursday, November 08, 2018 7:03 PM
To: Tefertiller, Ryan
Cc: info@msrna.com
Subject: CPC PUZ 18-00131

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

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I, Ricardo Villa, live within a few blocks of Wahsatch and Boulder at 524 E. Bijou St. I am very much against the City rezoning the property. Adding 17 housing units with only 5 additional parking spaces will add many more vehicles parking on the street. If there's only 1.5 vehicles per household, that will mean 20 more vehicles will be parking on the street. Since this block is exactly diagonal to Palmer High School, that will mean that will obscure the view for the pedestrians and the motorists and will lead to more pedestrian injuries and deaths.

Also, tearing down historic structures will affect the ambiance of the neighborhood. This rezoning should not be allowed.

Ricardo & Holly Villa- 524 E. Bijou. 80903 719-632-6354

Tefertiller, Ryan

From: Elecia Lee <elecialee@comcast.net>
Sent: Friday, November 09, 2018 11:01 AM
To: Tefertiller, Ryan
Subject: RE: Boulder /Wahsatch Apts CPC PUZ 18-00131 CPC PUD 18-00132 CPC WR18-00133

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Hello Ryan, I found the elevation drawings and missed finding them on first review. Please ignore Item #3 in my list of questions.

Thanks,
Elecia

Sent from [Mail](#) for Windows 10

From: [Elecia Lee](#)
Sent: Thursday, November 8, 2018 9:08 PM
To: rtefertiller@springsgov.com
Subject: Boulder /Wahsatch Apts CPC PUZ 18-00131 CPC PUD 18-00132 CPC WR18-00133

Hello Ryan,

Following are my comments and questions related to this proposed apartment building or buildings at Boulder and Wahsatch.

- 1) Drawings submitted with the Drainage Plan and also the site drawing called PUD Zoning Exhibit show what appear to be the locations of two separate apartment buildings. The posted sign near the property states "New 17 unit, 45 Foot Tall, Apartment Building." What is the exact new development plan? Is it for one building or two separate buildings?
- 2) The drainage letter submitted by Altitude Land Consultants states in section 2.3 Proposed Project Description that the "development will add two - Three story apartment buildings". What will be the exact proposed height of these buildings? Will both buildings be the same height? If three story buildings are being planned, why does the posted sign reference a single 45 foot tall apartment building? There appears to be a conflict in what has been submitted in writing versus what is posted.
- 3) There are no drawings provided that show building elevations, building facades, general building design, building roof lines, and how the buildings will be constructed given the sloping land to the east of the existing structures. Will the buildings be stair-stepped down in elevation so that the elevation on the east side of the buildings will follow the slope of the land?
- 4) It appears that no new development or any changes are planned for the triangular piece of land on the west side of the property bordered by Boulder and Cheyenne Ave. The structures there apparently will not be removed. Why is this parcel of land being included in the proposed PUD zone change if nothing is being removed or changed on that parcel of land?
- 5) I do not agree with the feeble rationale in the project statement for only providing 5 off-street parking places. The developer/owner claims that "providing more parking spaces than necessary, especially dedicated spaces on-site, residents will tend to have cars that may be inoperable and unlicensed as 'project cars'". A landlord or property manager should be able to control and manage what vehicles are allowed to be parked on

their private property. The owner simply should include in his leases for the property that inoperable and unlicensed vehicles are not permitted on the property and will be towed at the vehicle owners expense.

- 6) The plan to only create 5 off-street parking spaces for 17 units I feel is inadequate. Where does the owner of the property expect his tenants to safely park their cars? There appears to be no walk path being created for access to Cheyenne Avenue. There is no room for parked cars on Boulder. One way to accommodate enough off-street parking is to reduce the number of apartment units being planned.

Thank you for providing more clarification on this proposed development project.

Sincerely,

Elcia Lee

Sent from [Mail](#) for Windows 10

Tefertiller, Ryan

From: Sarah Oberloh <sarahoberloh@gmail.com>
Sent: Tuesday, February 05, 2019 11:44 AM
To: Tefertiller, Ryan
Subject: Re: 326 E Boulder Apartments - Revised Plans

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Thanks Ryan. I really appreciate your response. I did see in the plans an attempt to preserve the retaining wall. However, I am concerned that with the size of the intended structure and its proximity to the wall, the construction process and weight of the building will eventually cause it necessary to remove the structure and replace it with a bland cement retaining wall (as was done elsewhere along the wall).

I apologize if this sounds cynical, unfortunately I believe it's a distinct possibility. Having seen the building design it is far larger than anything like it in the neighborhood. I just want to say how strongly I feel that it will be detrimental to the area.

If there is anything else I can do to help prevent this rezoning from occurring, please let me know. I appreciate all of your assistance.

Sarah Oberloh

Sent from my iPhone

On Feb 5, 2019, at 10:15 AM, Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov> wrote:

Hello Sarah,

Thanks for your email. I will add it to my project file and include in with my re-review for the project. I believe that you know this, but I do want to make sure you see that the stone wall along the south and east edge of the site is being retained and preserved as part of the proposed project. Also please remember that this project includes a change of zone application meaning that the full project will have to go through Planning Commission and City Council hearings; there will be ample opportunity to voice your concerns at those hearings.

Thanks again,
Ryan

<image001.png>

Ryan Tefertiller
Planning Manager, AICP
Phone (719) 385-5382
Email rtefertiller@springsgov.com

Urban Planning Division
Planning & Community Development
30 S. Nevada Ave, #603
Colorado Springs, CO 80901
Phone (719) 385-5905

Weblinks: [Pre-Application Meeting Request](#) | [SpringsView/Map](#) | [Downtown Planning](#) | [Development Applications](#) | [Zoning Code](#) | [Track My Plan](#) | [Parcel Info](#)

From: Sarah Oberloh [<mailto:sarahoberloh@gmail.com>]
Sent: Monday, February 04, 2019 12:39 PM
To: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>
Subject: Re: 326 E Boulder Apartments - Revised Plans

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Dear Mr. Tefertiller,

Thank you for including me on this email chain. I was just wondering what was happening with this site. I am writing to reiterate my concerns with this project. I was happy to see that I am not alone in protesting the destruction of this historic corner.

The stone wall at the corner of Wahsatch and Boulder should be considered for historic landmark status as well as the surrounding buildings constructed in the late 1800s. I was disheartened to read that they were considered of no historic value since that is clearly not the case. These are the types of structures that make our neighborhood unique and maintain ties to the history of the pioneers of our town.

I am not saying this to stand in the way of new construction. Half a mile down Wahsatch there is vacant land undergoing housing construction which I completely support. I do not see why this project must include demolishing an incredibly unique aspect of our neighborhood when there are vacant spots nearby that need improving.

Our neighborhood has a number of elderly residents who also oppose the idea of this new construction but lack the means of communicating their concerns. I am speaking only for myself and a number of the residents of the 400 block of Boulder and Wahsatch . We will be some of the most affected by this decision. I cannot say how disappointed we will all be if this rezoning measure goes through.

Thank you for your consideration,
Sarah Oberloh
416 East Boulder St.

Sent from my iPhone

On Feb 4, 2019, at 10:57 AM, Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov> wrote:

Hello Stakeholders,

You are receiving this email given your past comments regarding the proposed apartment project on the NW corner of Wahsatch Ave. and Boulder St. Please know that a resubmittal for the project was recently received by the City. To view the resubmittal documents you can access the City's LDRS file document site here:

<https://eoc.springsgov.com/ldr/rpt/index.htm> then type the file number "CPC PUD 18-00132" to the File Number query box and hit "Search." You can also use the following direct links to see their applicant's response letter:

<https://eoc.springsgov.com/LDRSDocs/LUISPlanner/Documents/Letter/116317.pdf> and revised development plan:

<https://eoc.springsgov.com/LDRSDocs/LUISPlanner/Documents/App/116319.pdf>

Please let me know ASAP if you have any additional questions or concerns beyond your original input.

You should know that this project will likely be scheduled for Planning Commission and City Council hearings in the coming months; formal postcards and posters will be used prior to those hearings once they are scheduled.

Thanks for your participation,

Ryan

PS – my apologies if you received multiple copies of this email; I wanted to be certain that I didn't miss anyone so I combined multiple email lists that I've used previously.

<image001.png>

Ryan Tefertiller

Planning Manager, AICP

Phone (719) 385-5382

Email rtefertiller@springsgov.com

Urban Planning Division

Planning & Community Development

30 S. Nevada Ave, #603

Colorado Springs, CO 80901

Phone (719) 385-5905

Weblinks:

[Pre-Application Meeting Request](#) | [SpringsView/Map](#) | [Downtown Planning](#) | [Development Applications](#) | [Zoning Code](#) | [Track My Plan](#) | [Parcel Info](#)

Tefertiller, Ryan

From: Brian <roosteremail@gmail.com>
Sent: Monday, February 11, 2019 5:58 PM
To: Tefertiller, Ryan
Cc: john@altitudelandco.com
Subject: Re: 326 E Boulder Apartments - Revised Plans

Follow Up Flag: Follow up
Flag Status: Flagged

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Thank you, Ryan, for the latest communications regarding the 326 E Boulder apartment proposal.

I see from the letter to you dated 1/23 that a parking analysis has been made. (1) Could you please send me the the document referenced in the response to you called, "enclosed chart with parking counts during school days"? Also, could you please send me links to (2) other public documents in this proposal? I only see letters from the developer to the city.

I understand that new housing options are a must downtown and appreciate the uniqueness of this proposal. We are now reviewing these applications with an eye to a future downtown with alternative transportation options. If this application is being considered as such, where are the alternative transportation plans?

Where is the dedicated car share parking space located? Which car share company has been contracted to provide services to the tenants and other local residents?

Where is the covered, secure, tenant bicycle shelter? Which local bicycle company will be assisting tenants in keeping their bicycles maintained? What discount on bicycles and repairs will the tenants receive when they sign a lease? How will they know about this?

Where is the nearest Pike Ride station?

I understand these things are not necessary nor required for city approval, but they would certainly go a long way towards intelligent planning and neighborhood approval.

We cannot rely on existing and increasingly scarce city parking spaces if we are to move ourselves into the future of transportation. We must rise to the occasion and include all ways for people to move themselves in the downtown area.

Thank you,

Brian

On Mon, Feb 4, 2019 at 10:57 AM Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov> wrote:

Hello Stakeholders,

You are receiving this email given your past comments regarding the proposed apartment project on the NW corner of Wahsatch Ave. and Boulder St. Please know that a resubmittal for the project was recently received by the City. To view the resubmittal documents you can access the City's LDRS file document site here: <https://eoc.springsgov.com/ldrs/rpt/index.htm> then type the file number "CPC PUD 18-00132" to the File Number query box and hit "Search." You can also use the following direct links to see their applicant's response letter: <https://eoc.springsgov.com/LDRSDocs/LUISPlanner/Documents/Letter/116317.pdf> and revised development plan: <https://eoc.springsgov.com/LDRSDocs/LUISPlanner/Documents/App/116319.pdf>

Please let me know ASAP if you have any additional questions or concerns beyond your original input.

You should know that this project will likely be scheduled for Planning Commission and City Council hearings in the coming months; formal postcards and posters will be used prior to those hearings once they are scheduled.

Thanks for your participation,

Ryan

PS – my apologies if you received multiple copies of this email; I wanted to be certain that I didn't miss anyone so I combined multiple emails lists that I've used previously.



Ryan Tefertiller

Planning Manager, AICP

Phone (719) 385-5382

Email rtefertiller@springsgov.com

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