

Lepke, Matthew

From: Jan Malvern <jmalvern@pcisys.net>
Sent: Monday, December 16, 2019 2:33 PM
To: 'Kelly Malvern'; Lepke, Matthew
Subject: RE: Comments on CPC CU 19-00165

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Hi Matthew, I would add to this letter two things:

- 1) Certainly the connection of Tutt Blvd to Dublin should be expedited, as this development and others go in, T-Gap just can't handle the traffic it currently receives.
- 2) Earth tone colors are preferred, along with a stucco exterior. No bright greens or other bright colors such as that structure up on the hill. That green is a horrendous choice, and paint colors matter.

Best regards,
Jan and Kelly Malvern

From: Kelly Malvern [mailto:kmalvern@pcisys.net]
Sent: Monday, December 16, 2019 2:14 PM
To: matthew.lepke@coloradosprings.gov
Cc: jmalvern@pcisys.net
Subject: Comments on CPC CU 19-00165

Matthew,

Please see the attached comments regarding this project.

VR
Kelly Malvern
7165 Templeton Gap Rd
Colorado Springs, CO 80923
719-638-4922

Lepke, Matthew

From: Kelly Malvern <kmalvern@pcisys.net>
Sent: Monday, December 16, 2019 2:14 PM
To: Lepke, Matthew
Cc: jmalvern@pcisys.net
Subject: Comments on CPC CU 19-00165
Attachments: Ascent by Watermark Comments Malvern.docx

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!

Matthew,

Please see the attached comments regarding this project.

VR
Kelly Malvern
7165 Templeton Gap Rd
Colorado Springs, CO 80923
719-638-4922

Lepke, Matthew

From: Sandra Grant <sandradeegrant36@gmail.com>
Sent: Friday, December 06, 2019 6:14 PM
To: Lepke, Matthew
Subject: Re: File Numbers CPC CU 19-001165 and AR FP 19-00764
Attachments: image001.png

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!

Thank you for the quick response and for the information.

On Fri, Dec 6, 2019, 4:45 PM Lepke, Matthew <Matthew.Lepke@coloradosprings.gov> wrote:

Good afternoon, Sandra.

I've received your message and will forward it, along with the initial project review letter, to the applicant/developer who proposed and submitted the project for review.

The applicant is then asked to respond to neighbors' comments and answer questions in a letter, which is provided to the City (and then shared with neighbors who have submitted comments) when the applicant resubmits updated project plans for further review.

Please continue to use our project tracking website at the following link; type in the file number and click <search> for plans and documents related to the project: <http://eoc.springsgov.com/ldrs/>.

Please note that the project, because it requires conditional use approval, will go to the City Planning Commission, which will make the decision. There is also an appeals process to the City Council, should you not find the proposal and/or Planning Commission recommendation satisfactory.

Thank you,



Matthew Lepke

Senior Planner, North Team

Phone: (719) 385-5090

Email: matthew.lepke@coloradosprings.gov

Land Use Review Division

City of Colorado Springs Planning and
Development

30 South Nevada Avenue, Suite 105

Colorado Springs, CO 80903

Please note that I will be out of the office on Monday, Dec. 23.

From: Sandra Grant [mailto:sandradeegrant36@gmail.com]
Sent: Friday, December 06, 2019 4:13 PM
To: Lepke, Matthew <Matthew.Lepke@coloradosprings.gov>
Subject: File Numbers CPC CU 19-001165 and AR FP 19-00764

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 Mr. Lepke,

I am writing to express our very great concern regarding the proposed 360-unit multifamily development. I am truly beginning to wonder if City Council, City Planning department or anyone with the city truly cares about what is best for Colorado Springs????

Has anyone in your department considered that the infrastructure of the east side can not support another 360-unit multifamily development? Have you ever been on Powers during the morning or evening? The traffic is absolutely horrendous! There are not near enough walking trails, parks or open space for this many more people. The roads in our area are in terrible shape and will only get worse with the increase of people. Is anyone listening to these complaints? The city takes in millions of dollars in taxes each year, yet these issues are seemingly not addressed. With the increase residences the city will receive even more money and yet, I suspect that nothing will change.

Every time one of these green planning notices come in the mail we feel as if no one from your department is listening. When we send in emails, we don't even get the courtesy of a reply, let alone any comfort that something is being done about these issues.

Please have mercy on the current residents and provide better roads, more parks, more walking trails and some open space. (Even the pronghorns are suffering as their open spaces are being more and more eliminated.)

Finally, I am deeply concerned that the city is allowing so much development that we will have another recession like that of the early 80's. Maybe this is just speculation but maybe it's worth considering since there are so many other problems with the perceived "over building" on the east side.

In hopes that someone is listening,

Sandra Grant

Lepke, Matthew

From: Sandra Grant <sandradeegrant36@gmail.com>
Sent: Friday, December 06, 2019 4:13 PM
To: Lepke, Matthew
Subject: File Numbers CPC CU 19-001165 and AR FP 19-00764

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 Mr. Lepke,

I am writing to express our very great concern regarding the proposed 360-unit multifamily development. I am truly beginning to wonder if City Council, City Planning department or anyone with the city truly cares about what is best for Colorado Springs????

Has anyone in your department considered that the infrastructure of the east side can not support another 360-unit multifamily development? Have you ever been on Powers during the morning or evening? The traffic is absolutely horrendous! There are not near enough walking trails, parks or open space for this many more people. The roads in our area are in terrible shape and will only get worse with the increase of people. Is anyone listening to these complaints? The city takes in millions of dollars in taxes each year, yet these issues are seemingly not addressed. With the increase residences the city will receive even more money and yet, I suspect that nothing will change.

Every time one of these green planning notices come in the mail we feel as if no one from your department is listening. When we send in emails, we don't even get the courtesy of a reply, let alone any comfort that something is being done about these issues.

Please have mercy on the current residents and provide better roads, more parks, more walking trails and some open space. (Even the pronghorns are suffering as their open spaces are being more and more eliminated.)

Finally, I am deeply concerned that the city is allowing so much development that we will have another recession like that of the early 80's. Maybe this is just speculation but maybe it's worth considering since there are so many other problems with the perceived "over building" on the east side.

In hopes that someone is listening,
Sandra Grant

Lepke, Matthew

From: Lisa MacNicol <Lisa.MacNicol@hotmail.com>
Sent: Thursday, December 05, 2019 8:17 PM
To: Lepke, Matthew
Subject: Comments for LDRS

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!

Mr Lepke,,

This email is to provide our comments for CPC CU 19-00165, AR FP 19-00754.

We are opposed to your proposal of building a multi family unit of any kind in this area. The traffic reports show over 4000 extra vehicles in the small area on roads that are only 1 lane each way. As it is, during the prime morning and after noon hours, there is a lot of traffic on Templeton gap from Dublin to woodmen. Additional traffic will be unbearable. There is only a stop sign at Templeton gap and Wolf Ridge. It would be too difficult for any drivers to turn left onto Templeton Gap. In addition, the small road between templeton gap and black forest road that leads to woodmen is backed up every morning and the light to cross over woodmen does not let many cars through each cycle. The light cycle should be lengthened. There is most certainly more of a need for retail businesses in this area rather than more residential. Restaurants and shopping centers would be more welcome. However, the roads should be worked on before an increase in any traffic. Widen the roads, add more lanes, add 4 way stops, and extend templeton gap all the way through to Dublin.

Lisa and Christopher MacNicol
Local home owners on Edmondstown Dr