

Gray, William E

From: Heather Crawford <crawfordw002@hotmail.com>
Sent: Tuesday, September 13, 2022 8:10 AM
To: Williams, Wayne; Helms, Randy; Murray, Bill; OMalley, Mike (Council Member); Henjum, Nancy; Avila, Yolanda; Fortune, Stephannie; Donelson, Dave; Gray, William E; Strand, Tom
Subject: Apartment proposal

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 City Council Members,

I too am writing you to let you know I am opposed to you allowing an apartment complex to be built on the corner of my neighborhood. It is already very hard to get through the stoplight that is right there beside it onto voyager. Sometimes only two cars can get a crossed at a time. Adding 400 apartment buildings and traffic will be a disaster to all of us. A Denver Developer is wanting to push through a zone change to get you all to approve them building a 400 unit apartment complex at the intersection of Spectrum Loop and Voyager.

Reminder, here's why City Planning voted down this Denver Developer proposal and said their plan wasn't a good fit for this location:

- 1) Its nearly 2x the density (at 400 units for a small parcel) of any apartment complex in a 3-5 mile radius
- 2) It's growing too fast in this specific area - already 5 apartments within ~1/2 a mile of this intersection. (2 apartments are nearing completion). Two well established major D20 high schools. 3 major communities drain out at this intersection. On ramp and off ramps are still to be built on the east side of voyager near spectrum for the powers to I-25 bypass.
- 3) Stick with original master plan for this agriculture lot to move to industrial/retail (not a multi family zone change).
- 4) Healthy inverted industrial traffic (as originally laid out in the master plan) shows heavy traffic coming in to this lot as we exit our homes to leave for work/school in the AM...and the inverse is true when we come home in the evening and businesses are closing shops = customers are leaving.

Please represent me as your constituent, not a Denver Developer who is only concerned with their return on investment, rather than sustainable solutions for these already overburdened, hemorrhaging road ways.

If you are to veto what City Planning has said "No" to, and side with the Denver Developers to build these heavily dense apartments, I as a registered voter will remember your vote at the ballot box this November.

Sincerely,

Heather Crawford
Greyhawk Neighborhood

Gray, William E

From: Rocky Corkill <rockycorkill@gmail.com>
Sent: Monday, September 12, 2022 3:34 PM
To: Williams, Wayne; Helms, Randy; Murray, Bill; OMalley, Mike (Council Member); Henjum, Nancy; Avila, Yolanda; Fortune, Stephannie; Donelson, Dave; Gray, William E; Strand, Tom
Cc: Jacinda Corkill
Subject: Spectrum Loop Multi-Family - zone change appeal

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!

Council Members,

You will soon hear an appeal of the failed attempt to rezone land at the intersection of Spectrum Loop and Voyager.

Planning Commission denied the rezoning efforts for the following reasons:

- 1) Density - the proposed complex is twice the density of existing complexes in the area.
- 2) Planned growth - there are 5 multi-family complexes already planned or nearing completion very near the area. The planned growth already in progress will add significant stress to the existing infrastructure supporting the area.
- 3) Original planning was to rezone for industrial/retail use. Industrial/retail traffic patterns would have less direct impact on existing traffic patterns in the area.

Again, the Planning Commission already considered this motion and voted it down. Please support their decision as it's in the best interest of our community. Your support will be greatly appreciated

Sincerely,

Rocky Corkill
842 Spectrum Loop
Colorado Springs, CO 80921

File numbers:
CPC PUZ 22-00057
CPC PUP 22-00058

Gray, William E

From: Laura Karan <laura@laurakaran.com>
Sent: Monday, September 12, 2022 12:14 PM
To: Williams, Wayne; Helms, Randy; Murray, Bill; OMalley, Mike (Council Member); Henjum, Nancy; Avila, Yolanda; Fortune, Stephannie; Donelson, Dave; Gray, William E; Strand, Tom
Subject: Proposed Apartments Voyager Pkwy and Spectrum Loop

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. Gray,

I'm Laura Karan and my husband Hakan Karan and I are writing to oppose the change in zoning to allow for Spectrum Loop multi-family apartments on the southeast corner of Voyager Pkwy and Spectrum Loop. It is disappointing that the City would even consider allowing this dense of a project next to a single-family neighborhood.

The property has been zoned agriculture. We need a transition zone between single-family residential homes and a dense multi-family community. The site is 12 acres and you're proposing 446 units. That's 37 units an acre. Way too dense for that location next to single family homes at 5.5 units per acre.

Bella Springs, just south on Voyager, is 364 units on 18 acres. That's 20 units an acre, almost half the density. That seems more typical for an apartment complex in our area. 37 units an acre seems more typical of an urban area, like in a downtown development. There are also numerous other developments just built within walking distance to the one proposed. Why would we need more???

Is there another apartment complex, that's not assisted living, within a 3-mile radius that's as dense as this one? Where is the closest one? What about proposing a smaller townhome community instead?

We are already dealing with increasing traffic issues due to the growing business developments and the new Voyager exit. We have two ways in and out of our community and that specific corner would become a nightmare for our hundreds of drivers coming in and out of our neighborhood. There would be an entrance or two to this complex on Spectrum loop where we would have to fight the 446- 800 or so new drivers coming to the neighborhood? It is already sometimes difficult leaving the neighborhood with all the school/work traffic as it is. Cars are sometimes lined up past the liquor store and exit out of that business area. I cannot even imagine what it would be like adding all these extra drivers.

Aside from the issues already mentioned, there isn't a mainstream grocery store close by, the schools are already packed and stretched thin, we worry about housing values and a potential rise in crime with more people around and being that close to a major freeway interchange. Powers/I-25 hasn't yet been completed and that will bring so much more traffic to the area as well. Let's not forget the new Amphitheatre across the street and all the traffic that will bring.

We understand that land is very valuable but we cannot support this project as it is proposed. If it was a smaller townhome community or a commercial build we may be willing to support, but as this stands it

sounds like an absolute nightmare for our neighborhood and we truly hope the City will take our input into serious consideration. I am a local Realtor and know that the market would support lower priced real estate in this area, such as townhomes. I disagree that more apartments will be needed at all, especially with all the units already being constructed.

Thank you for taking the time to read this letter. We will also be attending the next meeting and paying close attention to the plans as they develop, and getting the news' attention if necessary.

Sincerely,

--

Laura Karan, Realtor

email: laura@laurakaran.com

(c) 719-930-0886

RE/MAX Real Estate Group

--

Gray, William E

From: Michelle W <dmichelle007@gmail.com>
Sent: Monday, September 12, 2022 11:03 AM
To: Williams, Wayne; Helms, Randy; Murray, Bill; OMalley, Mike (Council Member); Henjum, Nancy; Avila, Yolanda; Fortune, Stephannie; Donelson, Dave; Gray, William E; Strand, Tom
Subject: Apartment complex at Spectrum Loop and Voyager

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!

Esteemed City Council Members,

I am writing to ask that you oppose the zone change that would allow a 400 unit apartment complex at the intersection of Spectrum Loop and Voyager.

I share the same concerns that City Planning did when they voted down this proposal:

1. The original master plan for this agriculture lot to move to industrial/retail still stands as the best option, factoring in the traffic patterns laid out in that plan. 2. This intersection already has 5 apartments within a half mile, two major D20 high schools, and three major communities, as well as I-25 traffic and an assortment of entertainment venues. It seems maxed out as it stands.

3. The proposal is nearly two times the density of any apartment complex in a 3-5 mile radius.

Please represent your constituents, myself and the others in our community, by opposing this zone change with the Denver developer. Putting the developer's desires for revenue over the best interest of our community would be against what we have entrusted you to do in the position you hold. We appreciate your service and ask, again, that you stick with the master plan, side with City Planning's decision, and vote in favor of our community's needs and concerns.

Thanks for your time and consideration,

Michelle West

Gray, William E

From: Mandie Fuqua <mandie.fuqua@gmail.com>
Sent: Monday, September 12, 2022 8:45 AM
To: Gray, William E; All Council - DL
Subject: Rezoning of CPC PUP 22-00058

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 City Council Members,

I ask that you strongly consider voting against the rezoning project on Voyager and Spectrum Loop from agriculture to residential from a Denver Developer wanting to build a 400 unit apartment complex at the intersection of Spectrum Loop and Voyager.

City Planning voted against this Denver Developer proposal and said their plan was twice as dense as other surrounding apartment complexes and we now have 4 currently within a mile radius of this intersection.

The original plan was for this area to be for commercial/retail property, to ease the traffic flow into/out of Spectrum Loop.

The traffic in this area is becoming extremely heavy as the new Voyager/I-25 exits are now in place, the developers have no intention of adding a road into/out of the complex.

It's also my understanding the city traffic manager, has already approved this without even coming out to this area and viewing current traffic issues.

Please represent me as your constituent, not a Denver Developer who is only concerned with their ROI and how much they will make with this new apartment complex.

Sincerely,

Mandie Fuqua
Greyhawk Resident

Sent from my iPhone

Gray, William E

From: jedi ninjanuity <jed.fuqua@gmail.com>
Sent: Sunday, September 11, 2022 10:24 PM
To: Williams, Wayne; Helms, Randy; Murray, Bill; OMalley, Mike (Council Member); Henjum, Nancy; Avila, Yolanda; Fortune, Stephannie; Donelson, Dave; Gray, William E; Strand, Tom
Subject: Vote NO on Spectrum Loop Zone change + apartments
Attachments: IMG_0769.heic

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 City Council Members,

You will soon hear of a Denver Developer wanting to push through 1) a zone change to get you all to approve them building a 2) heavily dense, 400 unit apartment complex at the intersection of Spectrum Loop and Voyager.

Reminder, here's why City Planning voted down this Denver Developer proposal and said their plan wasn't a good fit for this location:

- 1) Its nearly 2x the density (at 400 units for a small parcel) of any apartment complex in a 3-5 mile radius
- 2) This specific intersection and area are growing too fast for this specific area. Recommended to pump the breaks and here's why:
 - already 5 apartments within ~1/2 a mile of this intersection. (2 apartments are nearing completion).
 - Two well established major D20 high schools. (See below attached pictures of our current daily commute).
 - 3 major communities drain out at this intersection.
 - On ramp and off ramps are still to be built on the east side of voyager near spectrum for the powers to I-25 bypass.
- 3) Stick with original master plan for this agriculture lot to move to industrial/retail (not a multi family zone change).
- 4) Healthy inverted industrial traffic (as originally laid out in the master plan) shows heavy traffic coming in to this lot as we exit our homes to leave for work/school in the AM...and the inverse is true when we come home in the evening and businesses are closing shops = customers are leaving.

Please represent me as your constituent, not a Denver Developer who is only concerned with their ROI rather than sustainable solutions for these already overburdened, hemorrhaging road ways.

If you are to veto what City Planning has said "No" to, and side with the Denver Developers to build these heavily dense apartments, **I, as a registered voter, will remember** your vote at the ballot box this November.

Sincerely,

Jed Fuqua

853 Spectrum Loop
Colorado Springs, CO 80921

Pictures of daily commute currently:





Gray, William E

From: Dana Williams <danajowilliams@yahoo.com>
Sent: Tuesday, September 6, 2022 10:27 AM
To: Gray, William E
Subject: Re: Spectrum Loop Multi-Family proposal appeal

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!

Oh boy! So sorry about that I guess secretly I was hoping we were related and the s was missing on your last name ;) thanks Bill for all you do

Sent from my iPhone

On Sep 6, 2022, at 9:41 AM, Gray, William E <William.Gray@coloradosprings.gov> wrote:

Hi Dana

Thank for the email on the Spectrum Loop project. The appeal will not be heard on September 13 as the applicant has requested a continuance which allowed by City Code. The appeal will now be heard on September 27. As an FYI, as much as I like the name Gary, my name is William ("Bill") Gray.

Thanks again

William Gray (he/him/his)

Senior Planner

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5090

Email: william.gray@coloradosprings.gov

From: Dana Williams <danajowilliams@yahoo.com>
Sent: Saturday, September 3, 2022 4:03 PM
To: Gray, William E <William.Gray@coloradosprings.gov>
Subject: Spectrum Loop Multi-Family proposal appeal

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 Gary, thank you so much for continuing to hear our concerns. We have lived in this neighborhood for 13 years and we are so excited for the growth and more businesses coming this direction, however more houses/apartments at the entrance of our neighborhood is not ideal or safe. First, DCC has discontinued buses for our community stating children are within walking distance, then you have The Classical Academy traffic adding to that-which they do not offer buses so all of their kinder-12th graders are driven to school and now Discovery Canyon has done the same of the kinder-12th grades making our traffic more problematic in the mornings. The only safe

way out of the neighborhood in the morning is the light at Spectrum-there is too much traffic to risk going across 3 lanes on Greyhawk with the blind hill there. Another concern is the lack of space in the schools-I know a district problem but literally a big problem right now. We had friends move into Greyhawk in January and both DCC and DaVicini were full sending him to Antelope trails in Glen Eagle-there is just no way these schools can handle the increase in students and TCA has a long wait list and has not allowed new students in after second grade in years unless you are staff. Another concern is evacuating due to a fire-this area was a mandatory evacuation with Black Forest and we literally only have one safe way in and out of the neighborhood and you couldn't go north toward Black Forest so the entire neighborhood was exiting Spectrum, with the new interstate on ramp next to Spectrum the amount of traffic has significantly increased over the past few months-which I love the new ramp so thank you so much for that :) but it has created a lot more traffic around Spectrum. Finally you have the dreaded TCA carpool traffic-and as a TCA parent I can assure you we hate it too! It is literally backed up to the Chic-fil-a every morning and now some cars are blocking the light for the interstate ramp. This specific area of Spectrum is not ideal to add a large apartment complex in. The proposal is larger then the apartments we have 1/4 mile down the road and that complex only has to worry about itself and TCA since they share a light. It's very concerning for safety, traffic, and now that more kids are walking to school and we don't even have sidewalks around here it's dangerous.

Thank you so much.

Dana Williams
1545 Diamond Rim

Gray, William E

From: Dana Williams <danajowilliams@yahoo.com>
Sent: Saturday, September 3, 2022 4:03 PM
To: Gray, William E
Subject: Spectrum Loop Multi-Family proposal appeal

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 Gary, thank you so much for continuing to hear our concerns. We have lived in this neighborhood for 13 years and we are so excited for the growth and more businesses coming this direction, however more houses/apartments at the entrance of our neighborhood is not ideal or safe. First, DCC has discontinued buses for our community stating children are within walking distance, then you have The Classical Academy traffic adding to that-which they do not offer buses so all of their kinder-12th graders are driven to school and now Discovery Canyon has done the same of the kinder-12th grades making our traffic more problematic in the mornings. The only safe way out of the neighborhood in the morning is the light at Spectrum-there is too much traffic to risk going across 3 lanes on Greyhawk with the blind hill there. Another concern is the lack of space in the schools-I know a district problem but literally a big problem right now. We had friends move into Greyhawk in January and both DCC and DaVicini were full sending him to Antelope trails in Glen Eagle-there is just no way these schools can handle the increase in students and TCA has a long wait list and has not allowed new students in after second grade in years unless you are staff.

Another concern is evacuating due to a fire-this area was a mandatory evacuation with Black Forest and we literally only have one safe way in and out of the neighborhood and you couldn't go north toward Black Forest so the entire neighborhood was exiting Spectrum, with the new interstate on ramp next to Spectrum the amount of traffic has significantly increased over the past few months-which I love the new ramp so thank you so much for that :) but it has created a lot more traffic around Spectrum.

Finally you have the dreaded TCA carpool traffic-and as a TCA parent I can assure you we hate it too! It is literally backed up to the Chic-fil-a every morning and now some cars are blocking the light for the interstate ramp. This specific area of Spectrum is not ideal to add a large apartment complex in. The proposal is larger then the apartments we have 1/4 mile down the road and that complex only has to worry about itself and TCA since they share a light. It's very concerning for safety, traffic, and now that more kids are walking to school and we don't even have sidewalks around here it's dangerous.

Thank you so much.

Dana Williams
1545 Diamond Rim

Gray, William E

From: stevefwank1@aol.com
Sent: Monday, August 29, 2022 8:49 AM
To: Gray, William E
Subject: Apartment

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 Gray,

The proposed apartment complex at Voyager Parkway and Spectrum loop 2A across from Ace Hardware/Carls Junior near Northgate. Is it going to be only 4 stories or 3 stories?

The notification sign was on the busy Voyager Pkwy and was unable to stop on this busy street to read.

Thanks,

Stev

Gray, William E

From: stevefwank1@aol.com
Sent: Saturday, August 13, 2022 4:50 PM
To: Gray, William E
Subject: Zoning Change

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. Gray, Planning

I am against the Zoning change form 5 story apartments at Voyager and Spectrum loop! Please record me against, vote.

I drove by the property in question and the little sign of this proposed zoning change was on a very busy street so I could not stop to get the info on Thursday. I drove by today; Saturday and the notification signs were gone!

This property should be a single store retail site not a 5-story apartment complex which does not fit all the apartments in the neighborhood, none are 5 story!

Why would you even consider 5 stories? Is it so one can shoehorn these apartments into this small space?

if you must build apartments and change zoning, do 3 story apartments!

The neighborhood and homeowners in the area are counting on you to do the right thing. The decision is in your hands, Mr. Gray.

Please,

Stev

PUBLIC COMMENT

Spectrum Loop MF

Southeast corner Voyager Parkway and Spectrum Loop

CPC PUZ 22-00057 & CPC PUP 22-00058

1. **Rebecca Bailey**

To Whom It May Concern:

What a disappointment this proposal is. I am concerned for the future of our beautiful Colorado Springs with all the current developers. I appreciate good planning and those who work toward building strong, vibrant, healthy communities. Now, more than ever do we need good men and women who care about the decisions being made. I cannot believe this rezoning proposal follows federal and state guidelines or with a real comprehensive plan that I hope we have. Why would we even want to consider apartments here when the same developer has already allowed for two massive complexes just across the street? More apartments are going to stress our neighborhood schools in ways we simply cannot even attempt right now. I cannot even get my own kindergartner into the school we live across the street from...our designated neighborhood school. I have not been able to sign my kids up for soccer this season because there are waitlists. There are not enough parks or fields in the area to have any more youth playing. We have significant issues and adding a huge apartment complex is going to stress our resources. In an area where we are already concerned for water shortages, why would we even consider such an additional strain? Thinking with common sense is just so easy and yet so hard to come by. There is so much potential in our city and it is just incredibly disheartening to see what is taking place. Think of the kids, think of the future. Why should we even consider this proposal? We need schools, parks, grocery stores. Not more apartments. Please do not consider the proposal. Nothing good is going to come from the additional cars parked on the street because there are never enough parking spots in an apartment complex and this proposal is the worst I've seen. Such a disappointment. Please, please, do not allow this to go thru as proposed.

Becky Bailey

2. **Rodney Amonett**

My wife and I are writing as homeowners and residents living at 854 Spectrum Loop to express our deep concern over the proposed multi-family project for corner of Spectrum and Voyager.

I think I have a good gauge for imagining the number of cars that may be flowing in and out onto Spectrum Loop and Voyager and it greatly concerns myself and every individual in Greyhawk that I have spoken with.

Would it be possible for the owners of the property to consider a plan "B" for perhaps 80 town houses instead of a far less crowded apartment complex with fewer than the proposed 4 floors.

Please give some consideration to those in Greyhawk and Flying Horse who lives and investments are going to be greatly affected by how that land is used.

Rod and Delanne Amonett

3. **Jayson Campbell**

- a. In the traffic study it states that the number of cars is 2012 weekday daily trips of which is 337 during peak travel hours in the morning and the evening commute. Does the traffic study expect ~1600 cars to travel through Spectrum and voyager each day during off peak times? How was this number calculated and how

does the additional ~600 vehicles calculate into this equation when your measurements were only taken during peak hours of the day and on only two days?

- b. It does not appear in the study that it takes in to account the change in the timing of the light located at Spectrum and North Gate that recently took place when the new lights at the I-25 intersection were installed. How does the new timing affect the traffic since it appears today that the lights are left on longer for N/S traffic on Voyager versus E/W traffic on Spectrum. How will an additional ~600 cars a day affect that intersection with timing? It appears today that cars begin to stack up on Spectrum attempting to make left turn on Voyager (south). How will this affect the future left turns out of the proposed complex onto Spectrum?
- c. Point of Clarification: The posted speed limit on voyager near Spectrum is 40 MPH. How does this affect the data in the study?
- d. When the traffic study was conducted on January 26, did the study also take into consideration the southbound traffic on Voyager? This is a known school zone that creates a log jam at Voyager and Stout. Was the additional traffic from the proposed complex factored into the additional load it may create on Voyager?
- e. Is it an assumption that a 200,000 square feet office complex could be built on the current land? Where did this assumption come from? Is it also safe to assume that most companies would not build out a 200,000 sq ft office complex since most companies that would now encourage telework?
- f. Please explain how the Northbound Left (through) at Northgate and Greyhawk delay was measured and calculated?
- g. Could you please explain how the delay for the stoplight at Voyager and Spectrum was calculated? Was the duration of the solid red E/W also accounted for in the delay calculations?
- h. Was there any additional calculations completed to show the possibility of additional traffic impacts on Spectrum E/W from development to Diamond Rock?
- i. Can you please explain how the significant shortage of the westbound left turn at Voyager and Spectrum does not affect the queue time?
- j. The report states that westbound left turn at Voyager and Spectrum is already stripped out for future use. Could you please provide clarification of how the intersection might look with two left bound turn lanes since your report also states the current left turn lane is max length due to already existing accesses. Figures 10 and 11 do not show two left turn lanes.
- k. When the application states that this would not have a detrimental effect on health and safety, how did the applicant come to this conclusion? Did the applicant speak with Fire and Police officials to determine the assumption is valid?
- l. How did the applicant calculate adequate light and air to the already existing community? Did the applicant take in consideration that the 55ft tall, proposed structures would interfere with daytime sunlight later in the day?
- m. Please explain and show the calculation for parking using the current city code for parking (7.4.203)

- n. Please explain how the current plan for application will not impact the local parks. Your application provides various parks in which none are within walking distance. Application also states the Air Force Academy is an open base, which is not completely accurate.
- o. Please explain current plan for application and how it will not be impactful to schools as it appears the schools have not yet been notified of this new development. The two schools mentioned in the application are not traditional schools as one is charter (TCA) and one is STEM Discovery Canyon). Why did the applicant not mention the traditional schools that must be used if the students do not have access to these schools?
- p. Application statement for proximity to mass transit is not completely accurate. Closest station is 2.5 miles away. Is it assumed that one would walk 2.5 miles to closest bus station?
- q. Could you please clarify concerns the fire department had with initial application that drove a meeting with department officials?

4. **David McBane**

As a long-standing homeowner and community member in Colorado Springs, I would like to register my strong request to NOT rezone the area on the corner of Spectrum Loop and Voyager as a multi-family apartment complex. Our neighborhood schools are overflowing, traffic is already increased significantly with the addition of the Voyager/I-25 exit and our neighborhoods cannot absorb this large of a complex. Honestly building that kind of monstrosity and gross type of living spaces will drive families like us away. Think long term about what we want Colorado Springs to look like.

Please reconsider!

-David

5. **Dawn McBane**

As a long-standing homeowner and community member, I would like to register my strong request to NOT rezone the area on the corner of Spectrum Loop and Voyager as a multi-family apartment complex. Our neighborhood schools are overflowing, traffic is already increased significantly with the addition of the Voyager/I-25 exit and our neighborhoods cannot absorb this large of a complex.

Please reconsider!

Dawn McBane

6. **Jason Christopher**

I am writing WRT multiple topics:

a. The traffic flow analysis. It states, "The vehicle queues are all expected to be managed within the available storage length throughout 2024 except for the westbound left turn lane at the intersection of Spectrum Loop and Voyager Parkway (#3). This westbound left turn lane is constructed to the maximum possible length and cannot be extended due to the back-to-back left turn lane configuration with the access to the east. Implementing protective-permissive left turn phasing on the westbound approach of the Spectrum Loop and Voyager Parkway intersection could be considered to help reduce vehicle queues."

It is not clear that that would resolve the issue as cars already queue the maximum distance and fill into the straight lane on westbound Spectrum loop at Voyager. A protected left turn light will allow more of the vehicles to exit; however, many could still be stuck in the mixed straight/left-turn lane in the area beyond the dedicated left turn lane. Additionally, the light is already deficient for existing traffic with many vehicles getting stuck at the light for multiple cycles, so a more effective solution is needed to allow for the dramatic increase of traffic.

b. The application states it will implement a "regional trail" but on the proposed drawing, it shows only a "skyline trail" which appears to be the sidewalk around the exterior of the property. Is there sufficient standoff from the road and the 4-story, 55' structure to allow for trees and other landscaping? A regional trail, by contrast, would, as the name implies, connect this facility to other "regions" i.e., a trail connection to the Santa Fe trail via the new I-25 onramp or along the south side connecting this property to the west along the future Powers corridor.

c. The drainage analysis indicates the development will not impact the downstream or surrounding developments. Voyager routinely floods just south of this development. As the property is primarily sandy soil currently it acts as a buffer to slow water from entering that intersection/street. It is not clear that the paved surfaces will not dramatically increase the water flow rates onto Voyager exacerbating this issue. Additionally, in 2013 there was a dramatic storm that caused many basements to flood in the neighborhood east of the development. The rainfall rate recorded was approximately 7 inches in 1 hour; the analysis does not appear to account for this occurrence but uses much more optimistic rainfall rates (compared with those experienced).

Thank you for your time,
Jason Christopher, Licensed Professional Engineer

7. **Tim Torrez**

Would you mind providing an update to the proposed Spectrum Loop & Voyager multi-family complex? I realized that I did not send my email from the 14-Mar-2022 Virtual Neighborhood Meeting that I was unable to attend. I still cannot comprehend the need for another development in CO Springs. Everywhere I drive, it seems that new units are going up to include locally on Voyager, South Spectrum Loop, near monument, and on Bass Pro Drive. Not to mention on pretty much every major roadway in this city. It appears that the explosive growth is out of control and that the developers run this city. Also, I am certain the traffic will get worse in this area if you factor in the newly approved 8000-seat amphitheater that will be situated across from this proposed apartment complex. Fun note is that the speakers will be facing the surrounding communities that are already impacted by the rowdy Top Golf customers that yell late into the night. I do like Top Golf and music, just not necessarily late at night when young kids are trying to sleep.

Any information you provide will be greatly appreciated.

From: James Groves <jamesgroves@yahoo.com>
Sent: Wednesday, August 3, 2022 11:10 AM
To: Gray, William E
Subject: Public Hearing , Development proposal Spectrum Loop Multi Family 80921
File number CPC PUZ 22-00057 and CPC PUZ 22-00058

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 Gray.

We are writing to voice our opposition to this project . We own a home at 13106 Canyons Edge Drive, Colorado Springs CO ,80921.

This project would result in overcrowding of schools, roads and amenities in the area. The local infrastructure cannot support a development of this size. Additionally, Introducing a 4 story, 400 unit apartment complex into a neighborhood with single family homes will devalue our properties. There are a multitude of other reasons that I and my fellow property owners in the Grey-hawk at North-gate subdivision oppose this zone change.

This proposal must be denied.

Kind regards,

James and Christine Groves
13106 Canyons Edge Drive.
Colorado Springs CO. 80921.
702-595-5326

From: Kathleen Wiles <kmwiles333@gmail.com>
Sent: Tuesday, August 2, 2022 9:26 AM
To: Gray, William E
Subject: Northgate neighborhood

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!

As residents of the Northgate area, we are extremely disappointed with the developments that are taking place here.

First, we are concerned about the Sunset Amphitheater...specifically the lack of a parking structure...and the increased traffic along Voyager and North Gate as a result. Using the two local school parking lots is not a viable option...both of those lots are already a nightmare to enter/exit from. The developer needs to provide his own parking for his own venue. The traffic mess that this plan will generate is unthinkable.

Second, we are concerned about the proposed apartment complex on the corner of Voyager and Spectrum Loop, near the Greyhawk neighborhood. This proposed zone change would result in a new apartment complex nearly double the density of any apartment complex within a 3 mile radius. This will be the FOURTH apartment complex less than .5 miles from this intersection.

We do not need any more apartments! What we need and want is RETAIL and restaurants. We don't even have a neighborhood Walgreens or a pharmacy. We often find ourselves driving all the way to Barnes/Carefree for shopping.

It seems that the things that get built around here are dentists, apartments, and car washes. Please consider building some retail shopping.

Polaris Pointe was advertised to be an outdoor shopping area, but has turned into a goat screw. It's now a bunch of disjointed "fun" activity centers...trampoline jumping, IFly, race cars, golfing...my guess is that several of these will go out of business before long. They might be fun to visit once in a while or for a birthday party, but in these economic times, they are low on the list of importance.

We drive up to Castle Rock, and admire the Whole Foods area...it's a walkable shopping center with many shops and restaurants. Too bad that Polaris Pointe could not be something along those lines.

Thank you for reading about our concerns for the Northgate neighborhood.

Kathleen and Mike Wiles

Sent from my iPad

From: jedi ninjanuity <jed.fuqua@gmail.com>
Sent: Tuesday, August 2, 2022 12:15 AM
To: Gray, William E; Frisbie, Todd; Baxter, Tamara; Jed Fuqua; Wysocki, Peter
Subject: OPPOSITION TO: Spectrum Loop Multi- Family PUD Zone Change- CPC PUZ 22-00057

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 Peter, William, Todd and Tamara and all City Planning Commission Members,

I am extremely concerned with the massive corporate proposed expansion and deviation from the proposed areas in the new Polaris Pointe location here by spectrum Loop and voyager. This will cause heavy dense populations and unmaintainable traffic during certain hemorrhaging travel times if you are agreeing to usher in these changes to the suburban area up north. It was never designed for these capacities.

There is a community here on the north side and I stand with them in **OPPOSITION TO THE ZONE CHANGE** as found in "Spectrum Loop Multi- Family PUD Zone Change- CPC PUZ 22-00057".

Further, this zone change will add 446 unit apartments (that's 37 units per acre) just outside GreyHawk neighborhood at Voyager and Spectrum Loop. This proposed zone change will usher in a new apartment complex nearly double the density of any apartment complex within a 3 mile radius. This area was originally slated for businesses in the master plan (much like Sprouts/Ace hardware and Newtons - as shown by Gary Erickson in [Copper Ridge/ Polaris Pointe master drawings](#))...

...but now there is serious deviations from this master plan in the works:

#1) This will be the fourth apartment and the now 2 hotels in ~ < .5 miles away from this intersection.

#2) "Sunset Amphitheater" was just approved here: seating 8000 (~1000 less than Red Rocks) - whereby the parking is only < 800 spots and that 500 of them up and down spectrum loop with the rest to be absorbed by the community, small businesses, and thriving D-20 schools. This definitely won't reduce traffic.

#3) I-25 dumps into this intersection... Powers will be completed in the near future adding a portion of traffic here as well - at our door step. #4) 2 major D-20 schools are within < .5-1mile of this intersection (TCA is carpool only and already has backup through these dense intersections on the daily today). Only one way in and one way out. Maybe JW Roth can help build a second egress if folks can't traverse the bottleneck? #5) already established business such as boot barn will soon be matched with more businesses as we understand a promenade shops like will be added attracting greater congestion to these main traffic arteries. #6) Emergency fire and rescue will need to traverse these intersections at all times without hinderance to the connecting communities at all hours of the day/night. Here's one question that I would like answered below

1. publish an updated traffic study - Since this amphitheater which will seat 8000 was just signed off for a [noise ordinance change and a 2000 patron increase was allowed on 7/20](#), we as the adjacent community require an updated traffic congestion report knowing the heaviest traffic flows for this area with this newly approved addition of the Amphitheater which has very limited onsite parking (for 8000 people only has < 800 parking places). The heaviest volumes I would suppose would be a Thursday or Friday namely when proposed sound checks are happening at 3-5pm while patrons are showing up for dinner in surrounding restaurants all the while school in TCA (a car pool school) and Discovery Canyon let out - meanwhile folks at work coming back to Greyhawk and Flying Horse as well as now this heavily populated Apartment complex the developer is proposing.

2. If you truly want our communities to thrive and be built up, as community planners, why not add bike paths and a community center (e.g. pools, pickle ball courts, areas for folks to meet etc) in this space with adequate parking for year round local community traffic - much like a John Venetian park - but for the folks up north?

Please represent the people of Colorado Springs, your constituents. Not the huge developers who simply care about lining pockets.

Please remember us, and our thriving communities that surround this area and help make Colorado Springs strong, not the developers who want to overcrowd and decimate our communities making them unlivable. **Please stand with us as we are OPPOSED TO this Zone Change!**

Respectfully,

Jed Fuqua
853 Spectrum Loop
Colorado Springs, CO, 80921
719-310-7057

From: Nancy Berch <nancy.berch.pgpt@statefarm.com>
Sent: Tuesday, August 2, 2022 12:12 PM
To: Gray, William E
Subject: Apartment Development at Spectrum & Voyager

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 Mr. Gray,

My name is Nancy Berch. My home is at 1284 Diamond Rim Drive in the Greyhawk development in North Colorado Springs. I have lived at that location for about 2.5 years.

My concerns are basically like everyone else's.

My grandkids attend The Classic Academy and we are worried about overcrowding of the area schools due to the influx of large apartment developments in the vicinity, with this being the 3rd new large development, as I'm sure you are aware.

Traffic is of MAJOR concern. We were told that the traffic study had been completed and approved for this development, much to my disbelief. However, now, with the Amphitheater going in without enough parking to even support the venue, there is no possible way that the original traffic study could be valid. The influx of event traffic around this neighborhood will be outrageously disruptive with venue goers traveling and parking within our neighborhood or cutting through it from Discovery Canyon, down Spectrum, Northgate and onto Voyager. So, this is twofold, first the apartment development and now a double whammy with this event venue. The only entrances and exits from our neighborhood will be blocked with traffic from the Apartments, and now event goers. Something has to give! Where is the common sense here? Honestly, the traffic now just getting from my home to pick up the grandkids from TCA is a mess without the addition of a huge apartment complex and any additional traffic from the new venue, as well as traffic being dumped from I-25 onto Voyager.

Mr. Gray, I do not know exactly what you do as a City Planner, but we are asking for your help. There is a huge problem with the development going on in this area and how it will effect the quality of life in the existing residential communities. Is that something that matters to the decision makers?

Thank you,

Nancy Berch
1284 Diamond Rim Drive
Colorado Springs, CO 80921

From: Jeong Hwa Yoon <jhwa0531@gmail.com>
Sent: Monday, August 1, 2022 7:43 PM
To: Gray, William E
Subject: Comment

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. This is J

I live in talc dr.

I saw the planning notification.

I'm so sorry to answer you late because I traveled to other cities.

I don't agree with the plan. because If you have a development plan Before buying the house, have to let me know but they never mention that.

I don't want to share my backyard. I value privacy. So I bought this house because there was no house behind my house. and my house is near the power line.

It isn't possible to build another house. Power lines from big metal towers emit the highest voltage creating the strongest magnetic fields. The safe distance from these power lines would be **at least 700 feet.**

please think about it.

Thank you

From: Terri Jones <maynard1961@hotmail.com>
Sent: Tuesday, August 9, 2022 11:56 AM
To: Gray, William E; Frisbie, Todd; Baxter, Tamara
Subject: Spectrum Loop Apartment Development

Importance: High

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!

I would just like to say for the record, that I TOTALLY OPPOSE this zone change for a multi-family development. As best I remember, it was designated as retail and I want to know what happened with that. Of course, malls are deteriorating for convenience thanks to covid and online shopping, but there is STILL a need for smaller strip malls for local businesses. Why didn't someone at least pursue Target? We have to go all the way down to Powers for that. Why not change the zone for restaurant pad or whatever it's called?? I would hate it, but would certainly be an improvement over multi-family development. It would beat all the lesser known restaurants up here.

First of all, why....why as the city planning commission, do y'all feel that three apartment complexes, all less than a mile from each other isn't enough so that you want to approve another one?? Bella Springs Apartments are not even half a mile away. Do y'all even consider the traffic ramifications that are a part of an apartment complex anyway, but adding to an already stressed traffic area of northern Colorado Springs that will continue to worsen over the years? I'm fairly certain you wouldn't be voting for it if it was in your neighborhood.

Unfortunately, not all of us were able to cash in on the insanity of what has happened to the housing market in Colorado Springs thanks to sooo many stupid lists putting us @ the top of "Best Places to Live". I would certainly love to move away. I've been in Colorado Springs for 36 years and I've seen the city grow and not always in good ways. All growth is NOT GOOD, especially where there is such remarkable history that was here. I see the other side of the craziness of what has happened because I volunteer @ an organization here in town that helps people w/groceries and so much more because people can't find affordable places to live. People have moved here thinking it was wonderful and not doing their due diligence. And then you have city gov't employees that add to that. More apartments are not going to be affordable housing, they will be astronomic in pricing because of the cost of building them. Do y'all even look at that aspect? Because honestly, I think everybody knows our economy can NOT continue on the trajectory it's on. Just like the show "The Final Straw", something is going to be pulled and everything is going to come crashing down.

We already have 9 (NINE!!!!) intersection lights from I-25 to Northgate and then down south to Stout Ave, across from Bella Springs Apartments because of what all has been put in up here. We understand growth. We understood the Powers extension would be coming through and even knew there was going to be a shopping area, but the way everything is done behind

the scenes, where it's not really "communicated" clearly to the public until AFTER THE FACT, is just sooo deceitful. And it's why people have such negative feelings toward government.....whether it be federal, state or local. There is something to be said for "transparency". And it seems that a great deal of government doesn't demonstrate that.

Respectfully,
Terri Jones
Northgate Highlands Homeowner

From: wondermomco <wondermomco@gmail.com>
Sent: Tuesday, August 9, 2022 3:56 PM
To: Gray, William E
Subject: Spectrum Loop Multi-family PUD Zone

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 City Planning Committee Members,

I am Charmaine Naranjo and my husband Chris Naranjo

are writing in strong opposition of the proposed zone change for: Spectrum Loop Multi-Family PUD Zone Change- CPC PUZ 22-00057.

This will add a massive five-story multi-family apartment complex on the southeast corner of Voyager Pkwy and Spectrum Loop. It is disappointing that the City would even consider allowing this dense of a project next to a single-family neighborhood.

What happened to another shopping center in this location?

The property has been zoned agriculture. We need a transition zone between single-family residential homes and a dense multi-family community. The site is 12 acres and the most recent proposal we have seen is 446 units. That's 37 units an acre. Way too dense for that location next to single family homes at 5.5 units per acre.

Bella Springs, just south on Voyager is 364 units on 18 acres. That's 20 units an acre, almost half the density. That seems more typical for an apartment complex in our area. 37 units an acre seems more typical of an urban area, like in a downtown development.

We are already dealing with increasing traffic issues due to the growing business developments and the new Voyager exit. We have two ways in and out of our community and that specific corner would become a nightmare for our hundreds of drivers coming in and out of our neighborhood, especially after learning from the proposal that 446-800 new drivers would be having to enter/exit on Spectrum Loop to get in and out of the complex. The proposal also doesn't have enough parking spaces and we are seeing the residents may use Spectrum Loop to park.

Aside from the issues already mentioned, there isn't a mainstream grocery store close by, the schools are already packed and stretched thin, we worry about housing values and a potential rise in crime with more people around and being that close to a major freeway interchange. With the amphitheater nearby using DCC as a parking lot, and Spectrum Loop to park (another major issue we have with that project) the congestion is going to get even worse.

The homes it would be built next to had a height requirement as well, and now we are confused as to why the apartments could be five stories tall. This project seems more like a downtown/urban type development and not something fitting for a neighborhood like ours.

We understand that land is very valuable and will be used for something but we cannot support this project as it is proposed. If it was a smaller townhome community or a commercial build we may be willing to support, but as this stands it sounds like an absolute nightmare for our neighborhood and we truly hope the City will take our input into serious consideration.

Thank you for taking the time to read this letter. We will continue to pay close attention to this project and the plans and hope you will do what is right for our community.

Thank you,

Sent from my T-Mobile 4G LTE Device

From: Elizabeth Watts <ewattsonTV@yahoo.com>
Sent: Tuesday, August 9, 2022 3:41 PM
To: Gray, William E; Darren (null)
Subject: public comment: spectrum loop multi-family zone change proposal

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 City Planning Committee Members,

I am Elizabeth Schrack, and my husband Darren and I are writing in strong opposition of the proposed zone change for: Spectrum Loop Multi-Family PUD Zone Change- CPC PUZ 22-00057.

This will add a massive five-story multi-family apartment complex on the southeast corner of Voyager Pkwy and Spectrum Loop. It is disappointing that the City would even consider allowing this dense of a project next to a single-family neighborhood.

The property has been zoned agriculture. We need a transition zone between single-family residential homes and a dense multi-family community. The site is 12 acres and the most recent proposal we have seen is 446 units. That's 37 units an acre. Way too dense for that location next to single family homes at 5.5 units per acre.

Bella Springs, just south on Voyager is 364 units on 18 acres. That's 20 units an acre, almost half the density. That seems more typical for an apartment complex in our area. 37 units an acre seems more typical of an urban area, like in a downtown development.

We are already dealing with increasing traffic issues due to the growing business developments and the new Voyager exit. We have two ways in and out of our community and that specific corner would become a nightmare for our hundreds of drivers coming in and out of our neighborhood, especially after learning from the proposal that 446-800 new drivers would be having to enter/exit on Spectrum Loop to get in and out of the complex. The proposal also doesn't have enough parking spaces and we are seeing the residents may use Spectrum Loop to park.

Aside from the issues already mentioned, there isn't a mainstream grocery store close by, the schools are already packed and stretched thin, we worry about housing values and a potential rise in crime with more people around and being that close to a major freeway interchange. With the amphitheater nearby using DCC as a parking lot, and Spectrum Loop to park (another major issue we have with that project) the congestion is going to get even worse.

The homes it would be built next to had a height requirement as well, and now we are confused as to why the apartments could be five stories tall. This project seems more like a downtown/urban type development and not something fitting for a neighborhood like ours.

We understand that land is very valuable and will be used for something but we cannot support this project as it is proposed. If it was a smaller townhome community or a commercial build we may be willing to support, but as this stands it sounds like an absolute nightmare for our neighborhood and we truly hope the City will take our input into serious consideration.

Thank you for taking the time to read this letter. We will continue to pay close attention to this project and the plans and hope you will do what is right for our community.

Thank you,
Elizabeth and Darren Schrack

From: Rachel Weston <rachj219@gmail.com>
Sent: Tuesday, August 9, 2022 12:15 PM
To: Donelson, Dave; OMalley, Mike (Council Member); Henjum, Nancy; Helms, Randy; Gray, William E; Avila, Yolanda; Murray, Bill; Fortune, Stephannie; Strand, Tom
Subject: Public Hearing Regarding Apartment Development at Spectrum & Voyager

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 City Council Members,

I belong to a large community of people on the north end of Colorado Springs that vehemently oppose the zone change proposed in – Spectrum Loop Multi- Family PUD Zone Change- CPC PUZ 22-00057. This will be the 3rd heavily dense apartment complex within ½ mile of our community, Greyhawk at Northgate. There will also be a new “Sunset Amphitheatre” which will house 8000 seats, meaning an additional 2000+ cars for each event, added to this area. All this is sandwiched between 2 of the largest D-20 schools and an already booming business district. There is one traffic light leaving our neighborhood on Spectrum Loop which is already taxed during the busy drive times with the homes and businesses already established. This proposed apartment building would undoubtedly cause extreme chaos and delays in our area, trying to exit and enter our neighborhoods. Both Greyhawk and Flying Horse neighborhoods currently use this exit, and I cannot imagine what it would be like adding another 466 units, as planned.

Not to mention there is already increased crime such as break ins and theft in our neighborhood. My house has been a victim of these crimes three times in the last 5 years with no luck from local authorities to find the culprits. Putting in another apartment complex in this location will only increase the break ins and theft in our neighborhood as well as the small businesses nearby.

I respectfully ask for your support and ask that you oppose this zone change.

Please represent the people of Colorado Springs, your constituents, the people who vote you in office- Not the huge developers who simply care about lining their own pockets.

This is an election year. We, the people, will be voting again and we will remember who stands with us and who stands with the developers. Please stand with us.

Respectfully,

Rachel Weston

--

Sent from my iPhone

From: Beulah Aloysius <beuragu@gmail.com>
Sent: Wednesday, August 10, 2022 7:52 AM
To: Gray, William E
Subject: Strong opposition of the proposed zone change for: Spectrum Loop Multi-Family PUD Zone Change- CPC PUZ 22-00057.

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 City Planning Committee Members,
Good morning!

This is Beulah and I live in Greyhawk neighborhood, writing in strong opposition of the proposed zone change for: Spectrum Loop Multi-Family PUD Zone Change- CPC PUZ 22-00057.

This will add a massive five-story multi-family apartment complex on the southeast corner of Voyager Pkwy and Spectrum Loop. It is disappointing that the City would even consider allowing this dense of a project next to a single-family neighborhood.

The property has been zoned agriculture. We need a transition zone between single-family residential homes and a dense multi-family community. The site is 12 acres and the most recent proposal we have seen is 446 units. That's 37 units an acre. Way too dense for that location next to single family homes at 5.5 units per acre.

Bella Springs, just south on Voyager is 364 units on 18 acres. That's 20 units an acre, almost half the density. That seems more typical for an apartment complex in our area. 37 units an acre seems more typical of an urban area, like in a downtown development.

We are already dealing with increasing traffic issues due to the growing business developments and the new Voyager exit. We have two ways in and out of our community and that specific corner would become a nightmare for our hundreds of drivers coming in and out of our neighborhood, especially after learning from the proposal that 446-800 new drivers would be having to enter/exit on Spectrum Loop to get in and out of the complex. The proposal also doesn't have enough parking spaces and we are seeing the residents may use Spectrum Loop to park.

Aside from the issues already mentioned, there isn't a mainstream grocery store close by, the schools are already packed and stretched thin, we worry about housing values and a potential rise in crime with more people around and being that close to a major freeway interchange. With the amphitheater nearby using DCC as a parking lot, and Spectrum Loop to park (another major issue we have with that project) the congestion is going to get even worse.

The homes it would be built next to had a height requirement as well, and now we are confused as to why the apartments could be five stories tall. This project seems more like a downtown/urban type development and not something fitting for a neighborhood like ours.

We understand that land is very valuable and will be used for something but we cannot support this project as it is proposed. If it was a smaller townhome community or a commercial build we may be willing to support, but as this stands it sounds like an absolute nightmare for our neighborhood and we truly hope the City will take our input into serious consideration.

Thank you for taking the time to read this letter. We will continue to pay close attention to this project and the plans and hope you will do what is right for our community.

Thank you,
Beulah Raguraman

"Rejoice in the Lord"
Philippians 4:4

From: Mandie Fuqua <mandie.fuqua@gmail.com>
Sent: Wednesday, August 10, 2022 7:53 AM
To: Gray, William E
Subject: Apartments on Voyager and Spectrum

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. Gray,

I live in the Greyhawk neighborhood, are writing in strong opposition of the proposed zone change for: Spectrum Loop Multi-Family PUD Zone Change- CPC PUZ 22-00057.

This will add a massive five-story multi-family apartment complex on the southeast corner of Voyager Pkwy and Spectrum Loop. It is disappointing that the City would even consider allowing this dense of a project next to a single-family neighborhood.

The property has been zoned agriculture. We need a transition zone between single-family residential homes and a dense multi-family community. The site is 12 acres and the most recent proposal we have seen is 446 units. That's 37 units an acre. Way too dense for that location next to single family homes at 5.5 units per acre.

Bella Springs, just south on Voyager is 364 units on 18 acres. That's 20 units an acre, almost half the density. That seems more typical for an apartment complex in our area. 37 units an acre seems more typical of an urban area, like in a downtown development.

We are already dealing with increasing traffic issues due to the growing business developments and the new Voyager exit. We have two ways in and out of our community and that specific corner would become a nightmare for our hundreds of drivers coming in and out of our neighborhood, especially after learning from the proposal that 446-800 new drivers would be having to enter/exit on Spectrum Loop to get in and out of the complex. The proposal also doesn't have enough parking spaces and we are seeing the residents may use Spectrum Loop to park.

Aside from the issues already mentioned, there isn't a mainstream grocery store close by, the schools are already packed and stretched thin, we worry about housing values and a potential rise in crime with more people around and being that close to a major freeway interchange. With the amphitheater nearby using DCC as a parking lot, and Spectrum Loop to park (another major issue we have with that project) the congestion is going to get even worse.

The homes it would be built next to had a height requirement as well, and now we are confused as to why the apartments could be five stories tall. This project seems more like a downtown/urban type development and not something fitting for a neighborhood like ours.

We understand that land is very valuable and will be used for something but we cannot support this project as it is proposed. If it was a smaller townhome community or a commercial build we may be willing to support, but as this stands it sounds like an absolute nightmare for our neighborhood and we truly hope the City will take our input into serious consideration.

Thank you for taking the time to read this letter. We will continue to pay close attention to this project and the plans and hope you will do what is right for our community.

Thank you,

Mandie Fuqua

Sent from my iPhone

From: Tarren Griggs <tarren.fitzgerald@hotmail.com>
Sent: Tuesday, August 9, 2022 9:39 PM
To: Gray, William E
Subject: Apartment development Spectrum and Voyager

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!

To whom it may concern:

I am extremely concerned with the planned development of this apartment complex. The location will cause unremedied congestion. How will the infrastructure be able to handle the population? This poses safety concerns to our neighborhood. Many times I observe children setting up lemonade stands, playing, and walking to the store. This will have a detrimental effect on our community as the boisterousness will be unsafe.

1. Unsafe
2. Traffic congestion
3. Neighborhood children won't be able to freely play.- more risk from added population

Respectfully,
Tarren and Cole Griggs

Sent from my iPhone

From: Vickie O'Brien <victoria.a.obrien@gmail.com>
Sent: Wednesday, August 10, 2022 6:38 AM
To: Gray, William E
Subject: Greyhawk-Spectrum Loop Multi-Family PUD Zone Change

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 City Planning Committee Members,

My name is Victoria O'Brien, I own a single family home in Greyhawk and I am writing in strong opposition of the proposed zone change for: Spectrum Loop Multi-Family PUD Zone Change- CPC PUZ 22-00057.

This will add a massive five-story multi-family apartment complex on the southeast corner of Voyager Pkwy and Spectrum Loop. It is disappointing that the City would even consider allowing this dense of a project next to a single-family neighborhood.

The property has been zoned agriculture. We need a transition zone between single-family residential homes and a dense multi-family community. The site is 12 acres and the most recent proposal we have seen is 446 units. That's 37 units an acre. This is too dense for that location next to single family homes at 5.5 units per acre.

Bella Springs, just south on Voyager is 364 units on 18 acres. That's 20 units an acre, almost half the density. That seems more typical for an apartment complex in our area. 37 units an acre seems more typical of an urban area, like in a downtown development.

We are already dealing with increasing traffic issues due to the growing business developments and the new Voyager exit. We have two ways in and out of our community and that specific corner would become a nightmare for our hundreds of drivers coming in and out of our neighborhood, especially after learning from the proposal that 446-800 new drivers would be having to enter/exit on Spectrum Loop to get in and out of the complex.

The proposal also doesn't have enough parking spaces and we are seeing the residents may use Spectrum Loop to park.

Aside from the issues already mentioned, there isn't a mainstream grocery store close by, the schools are already packed and stretched thin, we worry about housing values and a potential rise in crime with more people around and being that close to a major freeway interchange. With the amphitheater nearby using DCC as a parking lot, and Spectrum Loop to park (another major issue we have with that project) the congestion is going to get even worse.

The homes it would be built next to had a height requirement as well, and now we are confused as to why the apartments could be five stories tall. This project seems more like a downtown/urban type development and not something fitting for a neighborhood like ours.

We understand that land is very valuable and will be used for something but we cannot support this project as it is proposed. If it was a smaller townhome community or a commercial build we may be willing to support, but as this stands it sounds like a nightmare for our neighborhood and we truly hope the City will take our input into serious consideration.

Thank you for taking the time to read this letter. We will continue to pay close attention to this project and the plans and hope you will do what is right for our community.

Thank you kindly,

Vickie O'Brien
719-310-6069

From: Ragu Raman <nramgold@gmail.com>
Sent: Wednesday, August 10, 2022 7:54 AM
To: Gray, William E
Subject: opposition of the proposed zone change for: Spectrum Loop Multi-Family PUD Zone Change- CPC PUZ 22-00057.

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 City Planning Committee Members,
Good morning!

This is Raguraman and I live in Greyhawk neighborhood with family, writing in strong opposition of the proposed zone change for: Spectrum Loop Multi-Family PUD Zone Change- CPC PUZ 22-00057.

This will add a massive five-story multi-family apartment complex on the southeast corner of Voyager Pkwy and Spectrum Loop. It is disappointing that the City would even consider allowing this dense of a project next to a single-family neighborhood.

The property has been zoned agriculture. We need a transition zone between single-family residential homes and a dense multi-family community. The site is 12 acres and the most recent proposal we have seen is 446 units. That's 37 units an acre. Way too dense for that location next to single family homes at 5.5 units per acre.

Bella Springs, just south on Voyager is 364 units on 18 acres. That's 20 units an acre, almost half the density. That seems more typical for an apartment complex in our area. 37 units an acre seems more typical of an urban area, like in a downtown development.

We are already dealing with increasing traffic issues due to the growing business developments and the new Voyager exit. We have two ways in and out of our community and that specific corner would become a nightmare for our hundreds of drivers coming in and out of our neighborhood, especially after learning from the proposal that 446-800 new drivers would be having to enter/exit on Spectrum Loop to get in and out of the complex. The proposal also doesn't have enough parking spaces and we are seeing the residents may use Spectrum Loop to park.

Aside from the issues already mentioned, there isn't a mainstream grocery store close by, the schools are already packed and stretched thin, we worry about housing values and a potential rise in crime with more people around and being that close to a major freeway interchange. With the amphitheater nearby using DCC as a parking lot, and Spectrum Loop to park (another major issue we have with that project) the congestion is going to get even worse.

The homes it would be built next to had a height requirement as well, and now we are confused as to why the apartments could be five stories tall. This project seems more like a downtown/urban type development and not something fitting for a neighborhood like ours.

We understand that land is very valuable and will be used for something but we cannot support this project as it is proposed. If it was a smaller townhome community or a commercial build we may be willing to support, but as this stands it sounds like an absolute nightmare for our neighborhood and we truly hope the City will take our input into serious consideration.

Thank you for taking the time to read this letter. We will continue to pay close attention to this project and the plans and hope you will do what is right for our community.

Thanks and Regards,

Raguraman

M: [719 237 7456](tel:7192377456) | V: [719 357 5150](tel:7193575150) | H: [719 219 9531](tel:7192199531) | Mail: nram_gold@yahoo.com

"The Lord will be with you, He will not leave you nor forsake you -Deuteronomy 31:8"

From: Steve Wheeler <bigwheel315@gmail.com>
Sent: Wednesday, August 10, 2022 7:59 AM
To: Gray, William E
Subject: Against Zone Change- CPC PUZ 22-00057

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 City Planning Committee Members,

I am Steve Wheeler, and my wife Stephanie and I who live in the Greyhawk neighborhood, are writing in strong opposition to the proposed zone change for: Spectrum Loop Multi-Family PUD Zone Change- CPC PUZ 22-00057.

This will add a massive five-story multi-family apartment complex on the southeast corner of Voyager Pkwy and Spectrum Loop. It is disappointing that the City would even consider allowing this dense project next to a single-family neighborhood.

The property has been zoned agriculture. We need a transition zone between single-family residential homes and a dense multi-family community. The site is 12 acres and the most recent proposal we have seen is 446 units. That's 37 units an acre. Way too dense for that location next to single-family homes at 5.5 units per acre.

Bella Springs just south of Voyager is 364 units on 18 acres. That's 20 units an acre, almost half the density. That seems more typical for an apartment complex in our area. 37 units an acre appears more typical of an urban area, like in downtown development.

We are already dealing with increasing traffic issues due to the growing business developments and the new Voyager exit. We have two ways in and out of our community and that specific corner would become a nightmare for our hundreds of drivers coming in and out of our neighborhood, especially after

learning from the proposal that 446-800 new drivers would be having to enter/exit on Spectrum Loop to get in and out of the complex. The proposal also doesn't have enough parking spaces and we are seeing the residents may use Spectrum Loop to park.

Aside from the issues already mentioned, there isn't a mainstream grocery store close by, the schools are already packed and stretched thin, and we worry about housing values and a potential rise in crime with more people around and being that close to a major freeway interchange. With the amphitheater nearby using DCC as a parking lot and Spectrum Loop to park (another major issue we have with that project), the congestion is going to get even worse.

The homes it would be built next to had a height requirement as well, and now we are confused as to why the apartments could be five stories tall. This project seems more like a downtown/urban type development and not something fitting for a neighborhood like ours.

We understand that land is very valuable and will be used for something but we cannot support this project as it is proposed. If it was a smaller townhome community or a commercial build we may be willing to support it, but as this stands it sounds like an absolute nightmare for our neighborhood and we truly hope the City will take our input into serious consideration.

Thank you for taking the time to read this letter. We will continue to pay close attention to this project and the plans and hope you will do what is right for our community.

Thank you,

Steve Wheeler

“Performance = Ability x Motivation.” (Maier, 1967) “If you have both talent and desire, you’ll do well.”
(Bolman and Deal, 2017)

From: Dana Williams <danajowilliams@yahoo.com>
Sent: Tuesday, August 9, 2022 6:51 PM
To: Gray, William E
Subject: Spectrum Loop Multi-Family PUD Zone Change- CPC PUZ 22-0005

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 City Planning Committee Members,

I am Dana Williams, and my husband Greg and I are writing in strong opposition of the proposed zone change for: Spectrum Loop Multi-Family PUD Zone Change- CPC PUZ 22-00057.

This will add a massive five-story multi-family apartment complex on the southeast corner of Voyager Pkwy and Spectrum Loop.

When we purchased our house 13 years ago we were made aware of everything that would be coming in and we are so excited that our kids can grow up in a great area with awesome entertainment, food, etc around us that they won't have to drive far, but adding more apartments is the last thing we need.

This year district 20 decided that all kids in our neighborhood are within walking distance of the DCC-this will create already added traffic to the morning traffic problems we have with TCA also not having a bus system and their traffic being back up on Voyager before and after school.

Also when we had to evacuate for the Black Forest fire-as our entire neighborhood and Flying Horse were mandatory we only have 2 ways in and out, there is no way in an emergency adding that many more cars/people that will be safe. Having them enter and exit through the same street we enter and exit will be very difficult.

The property has been zoned agriculture and while I don't disagree it won't stay that I was always hopeful for more commercial-restaurants, shops, etc, but housing is the last thing this area of town can handle right now.

The homes it would be built next to had a height requirement as well, and now we are confused as to why the apartments could be five stories tall. This project seems more like a downtown/urban type development and not something fitting for a neighborhood like ours.

We understand that land is very valuable and will be used for something but we cannot support this project as it is proposed. If it was a smaller townhome community or a commercial build we may be willing to support, but as this stands it sounds like an absolute nightmare for our neighborhood and we truly hope the City will take our input into serious consideration.

Thank you for taking the time to read this letter. We will continue to pay close attention to this project and the plans and hope you will do what is right for our community.

Thank you,

Dana and Greg Williams
Sent from my iPhone