

Van Nimwegen, Hannah

From: Cindy Grover-Updyke <updykec@gmail.com>
Sent: Tuesday, June 22, 2021 9:10 PM
To: Van Nimwegen, Hannah
Subject: Application CPC MP 06-00219-A10MJ21

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Dear Ms. Nimwegen-McGuire,

I received notification of the application CPC MP 06-00219-A10MJ21 and would like to object to the change requested by the developer. The justification for the change states that "the action will not be detrimental to the public interest, health, safety, convenience, or general welfare." I adamantly disagree that putting in an unnecessary 10-12 story hotel, along with additional apartments, restaurants and bars will not adversely affect the safety and general welfare of our local neighborhood, and to say otherwise is absolutely ridiculous. The addition of the new hotels and apartment complexes along Voyager and Interquest has already changed the climate of our neighborhood for the worse. The transient residential nature of hotels and apartments makes them a prime target for criminal activity, and there has been no justification or planning to include additional police or fire services for our Wildwood neighborhood.

Along this line, the application provides no real data-backed justification for the review criteria. The review criteria as stated is qualitative not quantitative, and is incredibly one sided and not fact based. To be frank, this area should never be "urban based" with "flagship hotels." This is a middle-class neighborhood. It should be filled with open spaces for our children to play, single family residences, and parks. The Northgate area should never be "urban-based" or "inner city" mixed commercial development. The fact is, Colorado Springs residential neighborhoods are being destroyed with this continued greed-based urban development concept.

I also strenuously object to the developers assertion that review criteria #6 does not apply. This is not an "isolated property" as stated. In fact, previous review criteria justification states that this will create an "interconnected neighborhood." How can the property be isolated and interconnected at the same time? It is obvious that the developer will say anything to get what they want, even contradicting themselves in their justification.

Regarding the development being in line with review criteria #7, the response by the developer is an outright lie. This commercial use is adjacent to the new single family homes on New Life and Wildwood 1, which are all single-family homes. I guess our middle-class neighborhood homes do not count as worthy of notice of this developer or mitigation as required. The only way they could possibly mitigate this is to leave lot 28 on their plan as open space, never to be developed. That is the only way they would even meet criteria #7.

Frankly, this proposal as presented will ruin the original Wildwood 1 neighborhood. It will blot out our views, bring traffic, excessive inner-city noise, and crime to our neighborhood without a real need statement or data-based justification. With 7 "flagship" hotels within 10 minutes driving distance to Interquest, three of which are on Interquest, this proposal justification is ludicrous. If this application is not rejected, it will be a clear signal to the residents in our area that we are being subjected to socio-economic discriminatory land-development practices.

Sincerely,

Cindy Grover-Updyke
2263 Shady Aspen Drive

Colorado Springs, CO 80921

Van Nimwegen, Hannah

From: Courtney Gilmore <courtney@springshomes.com>
Sent: Monday, June 21, 2021 12:08 PM
To: Van Nimwegen, Hannah
Subject: CONO Land Use Notice - CPC MP 06-00219-A10MJ21 - Flying Horse Master Plan Major Amendment - Downtown Flying Horse

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Good morning, Hannah!

I am writing to you today to share with you my opposition to this most recently proposed change to the Flying Horse Master plan. A few reasons why are outlined below.

A. It is appalling to me that so many homeowners in the communities of College Creek, Deer Creek, Flying Horse, Reserve at North Creek, and Wildwood I, were once again not given the courtesy of a postcard being mailed to them, so that they can express what would likely be their opposition as well. Their voices deserve to be heard and most do not even know that these recent changes are even being considered. As homeowners and taxpayers, this type of lack of transparency is unacceptable.

B. I have owned my home in Wildwood I for 16 years now. Our HOA has had to fight each step of the way to maintain safety and security of our 156 home development. The changes outlined in the application are also appalling and will certainly negatively affect resale values of these homes. (I have been selling residential real estate in El Paso County for 23 years now, so I am writing to you not only as a concerned homeowner, but as an experienced real estate professional, who has witnessed, firsthand, the devastating effects that these types of the proposed commercial changes can have on neighboring residential real estate developments).

C. What, if any, type of analysis, has been completed on the potential negative economic impact that these neighborhoods will certainly suffer as a result of poor decision making by the developer? What, if any, analysis has been completed on the potential negative impact that these neighborhoods will likely suffer with no known increases for additional fire and/or police services that will certainly be needed and required with these ludicrous changes that the developer wants to make?

I will look out for your reply as well as get this information out to as many neighbors and neighborhoods as possible. All voices deserve to be heard and all homeowners deserve to be fairly treated.

Warmest,

Courtney



Courtney Gilmore, Broker
Associate
o: 719-388-4000 c: 719-232-3281



Buy. Sell. Rent.

Van Nimwegen, Hannah

From: Don & Ruth Pape <PAPES5@COMCAST.NET>
Sent: Saturday, January 16, 2021 7:18 AM
To: Van Nimwegen, Hannah
Subject: Re: Development Proposal Downtown Flying Horse CPC PUZ 19-00153

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Dear Hannah

We are watching with great interest the various proposals for the parcel of land owned by Flying Horse between New Life Drive and Interquest Parkway.

It is very important to note that there are a herd of antelope that have made this open space their home so I would ask that developers be very respectful in considering these wildlife in this midst of building yet more homes.

Thanks again for all you are doing.

A Very Happy New to you.

Please reply that you received this email.

Thank you

Ruth and Don Pape

Papes5@comcast.net

719-684-6343

Van Nimwegen, Hannah

From: SR Moore <RNC-Also@outlook.com>
Sent: Monday, January 4, 2021 7:54 PM
To: Van Nimwegen, Hannah
Subject: Downtown Flying Horse Project

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Having received notification of the proposed Downtown Flying Horse development, I have concerns about the impact of this project on our community "The Reserve at North Creek", and individual properties.

There is no consideration for our community:

** Per your question 6... does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?

Developers response... This criterion does not apply. This is a very isolated property that will create its own neighborhood. !!!

** A planned Detention Pond across from our community? This is unacceptable! I do not want this (nor its effects) to be my view when I turn onto Running Water Dr. whether driving or walking.

** Multi-level housing will decrease privacy of properties along Running Water Dr.

** The volume of traffic will increase substantially as the development grows, along with the noise level.

During peak hours the heavy flow of traffic on New Life Dr. inhibits our access to/from Running Water Dr. The recent traffic study in November 2020 (during Covid-19 restrictions) could not give true indications of current, or future traffic woes. Also, traffic from the proposed multi-family homes may hinder access to/from our community, Rill Pt. onto Running Water Dr.

Thank You.

SD Moore

Van Nimwegen, Hannah

From: Cindy Grover-Updyke <updykec@gmail.com>
Sent: Sunday, January 3, 2021 9:18 AM
To: Van Nimwegen, Hannah
Subject: Comments on CPC PUZ 19-00153 and CPC PUP 19-00154

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Dear Ms. Van Nimwegen and Mr. Peter Wysocki,

I am emailing in regards to the notification sent out for comments on the proposed "DownTown Flying Horse" (CPC PUZ 19-00153 and CPC PUP 19-00154), and would like to relay some relevant community facts and my disagreement with the proposed Flying Horse Developments in the area of New Life Drive and HWY 83.

First, did the developers ever do an endangered species habitat assessment? If they had, it would have provided that the open space area behind Wildwood 1 is the habitat and migrating path for several endangered (both Federally and State) bird species. It was my understanding that you could not develop on land that is known habitat for endangered species without doing very cost-prohibitive mitigations for those species. I did not see anything in the documents on the website that noted that any assessments had been made or mitigations had been accomplished. Many residents in our area understand that this is a home and migration path for endangered bird species and do everything we can to ensure their survival. The open space behind Wildwood 1 must remain open space for the continued welfare of these species.

Second, the proposal for 19-00153 states that they plan on putting a hotel (please note there are four hotels in the area already, so the area is saturated with hotels that have rooms that are not filled), along with more office, commercial and residential space that will filter traffic onto New Life Drive. Right now, New Life is a traffic nightmare, and the so-called independent traffic report did not even take impacts to Jet Stream into consideration. Our children cannot cross New Life from Jet Stream to get over to the TCA or PPCC without getting hit by oncoming traffic, and school busses cannot turn off of Jet Stream due to the amount of traffic. Jet Stream has also become a nightmare due to traffic from New Life cutting through to Voyager and the new Volta apartments that were put in with zero regard as to what it would do to the existing neighborhoods. The traffic study that was done states, "Daily external trip generation for the site would be about 18,142 vehicle-trips on the average 24-hour weekday, including the adjacent single-family developments." This is more than quadruple what is currently going across New Life, and without further assessment as to how this affects the rest of the neighborhood and risk mediation, this proposal should not be approved. Frankly, either Flying Horses developers or the city need to create a pedestrian and wild life bridge across New Life so that the children can get to school and to the college without endangering their lives; a traffic light should also be put in at both ends of Jet Stream so that mission critical and front line employed residents can actually get out into traffic and get to work. Also, please keep in mind that New Life is rarely plowed during snow storms, and Jet Stream not at all. Because of this, there are numerous accidents near the college entrance and exits. Adding additional traffic will only exacerbate this issue.

Third, was a noise assessment ever completed by the developer prior to this proposal being submitted? Since Flying Horse has continued their "Tiny Town" development north of New Life, the area has turned into a noisy urban center, wherein the only peaceful time is between midnight and 5:30 a.m. in the morning on Sundays (and that's mostly due to COVID restrictions). The addition of this unneeded urban center will make life in the lower North End unlivable due to constant noise and increased pollution.

Lastly, I disagree that the City's plan for development at New Life is in line with its vision statements. The area in question has zero at land height views to Pikes Peak or any other "connection with and orientation to the outdoors,

parks, public plazas, streets and views to important natural features." The lower north end of Colorado Springs is turning into another downtown and bringing with it copious amounts of traffic and crime. Where is your proposed new lower north end Colorado Springs police station? How about your lower north end Fire Department? How about a food market? What about a real park for the current residents? What about a dog park for all of the apartment people to walk their dogs in lieu of them walking them in our subdivisions so that residents have to pay out of their own pockets to clean up their dog poo? Frankly, there are enough patio homes, fast food restaurants, apartments, hotels and gas stations off of Interquest to support the entire north end. The plan for this site doesn't make sense when you look at the total picture of the residential area, and goes against the City planners vision statement.

Thank you for your time and consideration. I do hope you will take these facts into consideration when making any determinations regarding development in the lower north end at New Life, HWY 83, and Voyager.

Sincerely,

Cindy Grover-Updyke
2263 Shady Aspen Drive
Colorado Springs, CO 80921
850-240-4168

Van Nimwegen, Hannah

From: Don & Ruth Pape <PAPES5@COMCAST.NET>
Sent: Wednesday, December 30, 2020 7:43 AM
To: Van Nimwegen, Hannah
Cc: Don & Ruth Pape
Subject: Development Proposal Downtown Flying Horse CPC PUZ 19-00153

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Dear Hannah

We are watching with great interest the various proposals for the parcel of land owned by Flying Horse between New Life Drive and Interquest Parkway.

It is very important to note that there are a herd of antelope that have made this open space their home so I would ask that developers be very respectful in considering these wildlife in this midst of building yet more homes.

Thanks again for all you are doing.

A Very Happy New to you.

Ruth and Don Pape

Papes5@comcast.net

719-684-6343

Van Nimwegen, Hannah

From: Bill Farrell <herrzeus@gmail.com>
Sent: Tuesday, December 22, 2020 1:23 PM
To: Van Nimwegen, Hannah
Subject: Development Proposal

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Downtown Flying Horse Project
File Numbers: CPC PUZ 19-00153 CPC PUP 19-00154

Planning & Community Development Department
Peter Wysocki

We are residents in The Reserve at North Creek which is located on the south west corner of the proposed development. We have concerns about the projected traffic flow and the building of commercial property which will impact us. The traffic now is over stressed on Interquest and much more on New Life Road. I have contacted the Traffic Department and their answer was "it hopes the problems we are incurring now, will be relieved when Powers Blvd. Rt. 21 is completed. We have trucks with air brakes speeding with their heavy loads, cars dropping off kids at school, church service at New Life Church and at times it takes 20 to 30 minutes to exit Running River onto New Life Road. This proposed project will increase truck use, taking short cuts as they do now to Voyager. With the build up surrounding "In N Out Burger" this causes more stress on the community residents, traffic department, police department, safety and emergency services and security of our community safety.

I am not against progress, but the cost of the quality of life for our community is more important. We can not even sit outside, open our windows, because of the noise, traffic, trucks uncovered and blowing sand and dust, road damage from the impact. With the commercial building on Voyager and Interquest, including apartments on both sides of New Life and Voyager intersection we will eventually be surrounded by commercial activity and that will negatively impact our resale values and quality of Life.

Please review this project with concerns for all residents

Thank You
Bill & Pam Farrell
11467 Rill Point
Colorado Springs, CO 80921

Van Nimwegen, Hannah

From: Bill Farrell <herrzeus@gmail.com>
Sent: Saturday, November 30, 2019 2:57 PM
To: Van Nimwegen, Hannah
Subject: Flying Horse Parcel #17

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As a resident of The Reserve at North Creek, I am totally against the construction of a Hotel and Commercial Buildings being proposed. The original proposal was for apartments of three levels, then it went to patio homes similar to ours, and then to single family homes with no commercial land use in the picture. I have contacted the City of Colorado Springs on several occasions complaining about the speeding, high volume of traffic along New Life Road. They set speed traps, and speed warning monitors but it continues. I don't understand how New Life Road can handle the additional traffic volumes when the new proposal is passed. Our taxes have increased considerably and yet the traffic issue remains and trying to cross New Life to either walk to The CC Campus or to attend school or church at New Life Church is risky to say the least.

There are times when it takes 15 to 20 minutes to exit from Running River and turning onto New Life Road. In Winter it is even more risky as the road is not maintained.

How is the city going to deal with these infrastructure issues? Our City is growing to fast and is truly effecting the quality of life and health of residents.

Please do not grant this development until further studies are made. Powers needs to be built first! The area at the intersection of Voyager and New Life (to the north of New Life and east Voyager was initial approved for a commercial restaurant and we wound up with multi family apartments. New Life Road can not handle the traffic flow now especially with the number of construction trucks, and tractor trailers using New Life as a short cut to Voyager. They are polluting or air, noise level is high to the point we can not even open a door or window for fresh air because of their exhaust and noise.

Thank You
Bill & Pam Farrell
11467 Rill Point
Colorado Springs, CO 80921
719-330-0889