

Lu Ann May  
4114 Happy Jack Drive  
Colorado Springs, CO 80922

April 6, 2025

Re: Hearing Appeal April 9<sup>th</sup> at 9am. Proposal to Build: Flats at Sand Creek Apartments  
144 units/3 stories tall/six buildings/282 parking spaces at the corner of Peterson Rd and N. Carefree

To Whom It May Concern:

I don't know when the building of Apartments will stop in the City of Colorado Springs. We are losing the beautiful scenery and views of the mountains and losing the comfort of our homes with too many people stacked on top of each other with every apartment complex built in this City.

The people running the City will be known for "The Downfall of Colorado Springs" because of where you are leading us down the road. The apartment building in this City has gotten way out of hand!!!! Every slice of land that is available in the City is being built up with Apartment buildings. I cannot believe how you have all allowed this to happen. The style and looks of the buildings already built in the City look awful and have no appeal whatsoever. They are all cramped tight on each piece of land. You can hardly drive a block, but see another Apartment Building.

This is affecting the whole Community in Colorado Springs and not only in this area now located at Peterson and North Carefree. How many apartment buildings will it take for people to realize how you have taken our City down in too many levels. It will be too late by the time you realize this or maybe you just don't care.

This will only add to the traffic issues, which are already ridiculous, too many people will cause chaos, and increased crime and disruption which has already occurred. This has caused people to move East and North, and now it will even continue more. People will leave the City to live a comfortable life on how they once lived here.

Our City has been moving from the downtown and South to North and East to escape the way of living, which is obvious. People have lived here or moved here because of the way the City was at "One time". It was laid out very nicely at one time and now it has totally changed. It is not like it once was and this has increased tremendously over the last few years.

You are bringing property values down with the increase of apartment buildings and more commercial buildings. The apartment buildings are not even appealing. The buildings will soon change to another lower level within a few years. This seems to be what you want?! The City is being greedy by trying to increase taxes for the City with apartment buildings. The City is not looking at the beauty of the City and living conditions at all.

**Will you please stop the building of the apartments at the intersection stated above!!!!**

Thank you for taking the time to consider the above. I hope you will stop this continued Apartment Building!!!!

Lu Ann May

## Cooper, Austin P

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**From:** Curtis Sawyer <curtandlisa7@gmail.com>  
**Sent:** Sunday, April 6, 2025 6:16 AM  
**To:** Cooper, Austin P  
**Cc:** Curtis Sawyer; cameroloverz@yahoo.com; mbork110@gmail.com  
**Subject:** Flats at Sand Creek appeal

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Dear Austin,

We wish to voice our concern referencing the proposed apartment development at the corner of Peterson and North Carefree. While the vacant land itself is a charming piece of property and clearly attractive for development, we don't believe it is large enough to adequately support a development of this size. Parking will overflow onto the public streets including the main entranceway to Springs Ranch, and not only will this mar the aesthetics but will create safety issues. Our police department will be forced to allocate their resources to these issues when they should rightfully concentrate on greater public safety issues. I ask for reconsideration of this project, to either size it more appropriately or locate it elsewhere.

Sincerely,

Curt and Lisa Sawyer  
Springs Ranch homeowners

## Cooper, Austin P

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**From:** Michael Solis <m.asm\_159@yahoo.com>  
**Sent:** Monday, March 31, 2025 9:44 AM  
**To:** Cooper, Austin P  
**Subject:** Flats at Sand Creek apartments

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Greetings Austin,

My name is Michael Solis.

This email is regarding the apartments they are trying to build in our community. I am a resident of this community as well. I am a real estate broker and not only do I believe is going to absolutely negatively affect our home values but it is going to be a safety issue as well. People in this community including my self have worked very hard to pay top dollar for our homes to have a sense of safety for our family and especially our children. I went to college for 6 years to keep my family away from bad neighborhoods. Do I believe low income housing is necessary? Absolutely, but there are other sides of town they can build those on. Having those apartments here is going to attract violence, theft and many other kinds of crimes in our community. We absolutely DO NOT need that for our families.

Thank you.

**From:** Dana Day <danaday814@yahoo.com>  
**Sent:** Monday, March 31, 2025 9:06 PM  
**To:** Cooper, Austin P  
**Subject:** regarding APPL-25-0003

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Mr. Cooper,

I reside across the street facing the proposed development. i am totally against this development for the following reasons and concerns:

1. The **traffic** is already heavy on both North Carefree and Peterson at this location. Adding many residences and accompanying motor traffic would NOT be a positive addition to this current busy area.
2. Traffic **noise** is already disturbing to home owners. Loud exhausts from autos, heavy semi-trailer, dump truck, and other heavy truck traffic, and drag racing motorcycles on Peterson are extremely common detracting from the value of our homes and of living in the Hillsboro area.
3. **Air quality** has suffered considerably since my family moved here in 2017. The recent rampant development as evidenced by the turning the golf course into dense housing and the loss of nearby open space to dense housing has negatively impacted this area. This dense housing proposal would cause the further demise of our quality of life here.
4. The **safety** of our high school children is another serious factor in refusing this development. The location of this development is immediately across from our high school. North Carefree is already a busy street due in no small part to the unchecked development of Marksheffel Road. Adding numerous cars and light trucks from this development will result in adding to the possibility or

probability of injury or death to one or more of the students as a result of this traffic pattern. Where there are fast moving vehicles, several close traffic lights, and pedestrians accidents are certain to occur sooner or later.

*Since business and construction interests rule the city to the detriment of the majority of our citizens, these issues are likely to be ignored as we have been in the past. Still, although I am aware that this development will proceed without further delay to the developer I still believe enough in our laws, democracy, and the integrity of elected officials who has pledged to represent we the people, that I am taking this effort and time to construct this email. I hope you respect just one measly citizen and voter enough to read these lines.*

respectfully,

Yancey E. Day and family

3975 Riviera Grove #203

Colorado Springs (South Denver), CO. 80922

Yancey and Dana

The City tries to portray these projects as providing “affordable housing” for families and perhaps single adults who are working and trying to “put a roof over their head”. This may represent a small percentage of the residents; however the City is also trying to deal with the homeless population and clear them out of the downtown area so the City can maintain its “image”. The City collaborates with this developer to do just that....dispersing and then concentrating “very low income” individuals into the neighborhoods where people have WORKED to pay for our homes. The City is also playing a “smoke and mirrors” game regarding rental rates, household sizes, and maximum annual household income limits for Sec 42 housing. Household income limits are based on both EARNED AND UNEARNED income, which can include Social Security, child support, and payments for foster care. ALTOGETHER, this MAXIMUM ANNUAL INCOME must be 60% BELOW the AREA MEDIAN INCOME to qualify for Sec 42 apartments.

According to the most recent data that I could gather, I will use a 2 bedroom unit with rounded-off numbers as an example:

For a 2 person household , in a 2 BR apartment, with a rent of \$1450/month, the COMBINED income limit is \$50K. 2 roommates, working in a typical fastfood scenario of \$20/hr x 30 hours/wk would earn about \$30K each, thus DISQUALIFYING them because they earn too much!

The same 2 BR apartment COULD BE rented to a family of 5, with 1 or 2 adults having a combined income of \$68K. This scenario represents a family “trying to get by”, cramming 3 children into a bedroom, and paying \$1450/month in rent.

However, an equally legal scenario is that the 2 BR can be rented to, and occupied by 5 adults over the age of 18, whose COMBINED household income cannot exceed \$68K per year, or about \$13K each! They would each be paying about \$300/month in rent. This is a completely different, but equally plausible picture, meaning that this apartment complex could legally be filled with as many as 864 people who are well below poverty level.

In order for the developer to receive their tax credit for their apartment complex project, they must keep it as “affordable housing” for 15-40 years, depending on the agreement. Seeing what has happened with Interquest Ridge in just a couple of years makes this project a “NO GO” for our neighborhood! Last but not least, according to Sec 42 guidelines, I quote, “Immigration status requirements may vary”! WE don’t need another Aurora, CO story in our neighborhood. WE WOULD APPRECIATE IT, AS TAX-PAYING CITIZENS OF COLORADO, THAT OUR QUALITY OF LIFE BE CONSIDERED AS WELL. We are tired of bearing the brunt of the poor decisions of our city’s “managers”, whether City Council, City planning, etc. The legalization of marijuana contributed greatly to the decline of our city, creating more crime, more homelessness, more stress on our resources, higher insurance rates and more wear and tear on the parks, creeks and other spaces that used to be enjoyable! And now YOU are asking US to absorb the problems you helped create by building this project in our neighborhood where neither the structure nor the occupants are compatible or connected to our area.

## Cooper, Austin P

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**From:** Warren Aoki <warrenaoki@live.com>  
**Sent:** Sunday, March 30, 2025 11:01 AM  
**To:** Cooper, Austin P  
**Subject:** Support for Flats at Sands Creek

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I want to express support for this project to build more affordable homes for our community. While there may be some inconveniences to neighboring homes it is important to think of the big picture. I think some in our community are spreading false rumors meant to create fear by characterizing this project as a homeless shelter. We need to be open and supportive of opportunities for young families to be able to have an affordable place to live in a nice community like ours.

I live in the falcon terrace subdivision. Warren Aoki Sent from my iPhone

## Cooper, Austin P

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**From:** jenny rodriguez <jenny5683071@hotmail.com>  
**Sent:** Tuesday, April 8, 2025 8:32 AM  
**To:** Cooper, Austin P

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Greetings Austin.

My name is Janeth Rodriguez and I live on Heathmoor Dr, part of the Knolls at Springs Ranch association. I just have to say that I absolutely do not agree with the low income apartment building that they are trying to build on Pony Tracks corner. I spent a lot of money for my house to move my family to a safe neighborhood. That is going out the window the minute they build the this apartment building in our neighborhood. Not to mention, what is going to happen to the value of our homes? Please build these somewhere else.

Thank you  
Sent from my iPhone

Dear Mr. Copper,

This project will no doubt be pushed through even with any amount of community pushback. One of the main issues for neighbors is the long term maintenance and upkeep of the development.

My suggestion would be for the developer to set up a maintenance trust with \$500,000 in it for future maintenance. This trust would be administered by community volunteers who are not occupants of the development or related to the developer or current owner of the property if ownership is transferred at some point in the future. Related party affiliation would be determined in the same manner as IRS Code section 267. This in no way would relieve the current owner of upkeep responsibilities, it is only a backstop measure after all city or county building codes have been enforced and related fines or penalties have been levied.

At the end of 25 years the developer or current owner would get the original \$500,000 returned to them and the trust would keep all earnings for future maintenance. This should leave enough funds for the remaining life of the project. The trust would need to be funded in cash, not a bond, and be fully funded before the city would issue the Certificate of Occupancy. When the development is at some point in the future raised or converted to some other use the remaining funds in the trust would be donated to the city parks department.

I believe this would be a fair way for the community to be assured that the development would not deteriorate over time.

I would be a willing volunteer to be a Trustee/Director at the initial creation of the trust.

Sincerely,

Dan Held

March 28, 2025

Dear Mr. Austin Cooper,

We are writing today to express our concerns over the possible new development called The Flats at Sand Creek. We feel that this development should not be built at the corner of Peterson Rd. and N. Carefree Circle for the following reasons:

- The development is for low-income housing and will bring home prices down.
- It is too close to a coveted neighborhood that pays dues. Within the coveted neighborhood there are walking trails that are for the neighborhood and not an apartment complex. We live along one of the trails and I can't imagine giving access to approximately 500 more people. I would feel very un-safe.
- The developers mentioned that some may not have cars and it is not along a bus route.
- It is too close to an already very congested intersection and would put students at risk. As Markshuffell gets busier, North Carefree has gotten much more congested. I travel by this area when Sand Creek High School students are let out for the day and it is very busy with students crossing at that intersection and a large volume of cars. With the added cars and driveways this area would become increasingly unsafe.
- It does not fit with the overall look and feel of the community as well. All of the houses and condos are 2 stories tall and something like this would dramatically stand out against the landscape instead of fitting in with the long-standing established community.
- There is a pathway that has great views of Pikes Peak that the entire community can use for their health and wellbeing. With this proposal it would impact that view and make the area much less peaceful and more boxed in and crowded. Open spaces are needed for communities to thrive and feel connected to nature.
- Mountain views would be blocked for home owners. Many people bought their homes with that view believing it would always be there.
- The schools in this area are already overcrowded with too many students. The schools already utilize extra modular buildings.
- We understand there is a need for affordable housing but this is not the best location for it. Many jobs are in the central and western parts of the city.
- Just because something is approved to be built by how it is zoned doesn't mean it should be built and that it is what is best for the entire community.

We request for this new apartment complex to be built somewhere else.

Sincerely,

*Nancy Stoltenberg    McKayla Stoltenberg*

Nancy & McKayla Stoltenberg

Phone: 719-380-7762

Email: [stoltenberg38@q.com](mailto:stoltenberg38@q.com)

## Cooper, Austin P

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**From:** Florida0374 <florida0374@yahoo.com>  
**Sent:** Friday, March 28, 2025 8:40 PM  
**To:** Cooper, Austin P  
**Cc:** mbork110@gmail.com  
**Subject:** Appeal for apartment building off N carefree and pony tracks

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Hi,

I live in the Springs Ranch community near the location of the proposed apartment building. I have several concerns with a 3 story apartment building going up.

- it doesn't fit the design of our community which is primarily single family homes no more than two stories
- There isn't adequate parking for the number of individuals who could live in these apartments which will force them onto streets causing roadway blocking and potential safety issues.
- The light pollution alone caused by these 6 large buildings is going to take away from the current calm we have at night. For example today I can go outside and see stars as there isn't a lot of light pollution in our neighborhood
- this corner lot isn't designed for this type of build and therefore will cause congestion while those living in the apartments attempt to enter and exit the area.
- pedestrian safety as there will be increased foot traffic in the area
- water restrictions are already in place, adding 240+ apartments where 2 to 6 individuals could live in each apartment will put more strain on our existing limited water. Not to mention the additional waste from this many residents
- home values will be impacted negatively and houses will sit on market longer
- schools in the area are already at capacity and this will put additional unnecessary strain on the school, teachers, and existing students
- Large developments like these apartments can alter the character of a neighborhood, reducing privacy and changing aesthetics.
- This will also impact those living in the houses next to the lot for all the reasons listed above

- our existing neighborhood all pay HOAs to maintain our community, trails, and parks. Those living in apartments will not be contributing to the community for maintenance yet they will be able to take full advantage of those amenities

The above are just a few reasons of 1000s of reasons this is a bad idea for our community.

Thank you

April Turner  
Resident and home owner in Springs Ranch community

[Yahoo Mail: Search, Organize, Conquer](#)

## Cooper, Austin P

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**From:** Calina Hodges <calina\_791@hotmail.com>  
**Sent:** Friday, April 4, 2025 4:08 AM  
**To:** Cooper, Austin P  
**Subject:** Building low income housing

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Dear Austin Cooper.

Please continue to build low income housing so that we can have more homeless off the street. I appreciate the efforts to help those in need for this housing project. Thank you and have a great day

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## Cooper, Austin P

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**From:** Francisca <pfz747@gmail.com>  
**Sent:** Thursday, April 3, 2025 1:42 PM  
**To:** Cooper, Austin P  
**Subject:** 3min Appeal comments for Flats at Sand Creek

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Hello,

I am unable to attend the appeal hearing. I was told to email this email to have the concern brought up?

I am a licensed insurance agent and am concerned about my rates going up because of this project. Not many folks realize that rates are set by a few factors. One of the factors is your zip code. Having a complex with this many units on the corner of a busy street with little space is a horrible plan. This would increase the risk of auto accidents thus raising everyone's rates in this area. This also increases the potential of uninsured/underinsured individuals which in return raises everyone's rates as well. I've witness a few accidents on that very corner where the complex is going up. The Starbucks across the street also closes it's doors when the students get out of school for a few hours due to safety concerns. Adding so many more housing units will only make the situation worse. We also do real estate and fear this will only DECREASE the value of our homes. The local school in the neighborhood had to lock down the school recently because a staff member saw an individual with a rifle at a local complex nearby. These shutdowns will only increase with more people thus disrupting school operations for kids. Please find another area with more land to build such community.

Respectfully,

## Cooper, Austin P

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**From:** Chris Corcoran <reg+fscappeal@intermailzone.com>  
**Sent:** Tuesday, April 8, 2025 3:49 PM  
**To:** Cooper, Austin P  
**Cc:** cameroloverz@yahoo.com; mbork110@gmail.com  
**Subject:** Flats at Sand Creek Appeal

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Mr Austin Cooper,

I'd like to express my concerns over the plan to add yet another high-density housing complex to our overburdened local community. It seems like another one goes up every few months, while the infrastructure of the neighborhood continues to decline. I've lived here over 20 years and have seen zero repairs to the roads, right next to this proposed development, while open areas and the golf course are all removed from us. But the worst part is, instead of the smiles and hellos, I used to receive, walking along the nearby sidewalk (closer to where the other high-density housing has gone in), I now get angry looks or drugged out vacant expressions, from the newer neighbors moving in. Not to mention more crime, which has been steadily increasing.

It's time for a pause to let people assimilate and to properly upgrade the infrastructure of the surrounding neighborhood to support all the new traffic that you'll be introducing. We should be building proper homes instead. Please vote in favor of the appeal and against this proposed development project.

Thank you,  
Chris Corcoran  
Springs Ranch Neighbor

## Cooper, Austin P

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**From:** hjenkins88 <hjenkins88@aol.com>  
**Sent:** Tuesday, April 1, 2025 3:52 PM  
**To:** Cooper, Austin P  
**Subject:** 144-Unit Multifamily Residential Development

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Dear Mr. Cooper,

I hope this letter finds you well. My name is Heather, and I have been a proud homeowner in this community for 5 years. When my family and I chose to settle here, it was because of the peaceful atmosphere, the strong sense of community, and the thoughtful balance between development and open spaces. However, I am deeply concerned about the proposed 144-unit multifamily residential development at North Carefree Circle and Peterson Road and the potential negative effects it could have on our neighborhood.

### **The Daily Realities of Traffic Congestion**

Heavy traffic is already an issue in this area. The intersections near Peterson and North Carefree can be a nightmare, with long wait times and drivers getting frustrated. Just the other day, I saw a near-miss between a car and a bicyclist trying to cross. With the addition of potentially hundreds more vehicles from this development, I can only imagine how much worse it will get.

### **Will Our Schools Be Overwhelmed?**

I've spoken with parents in the neighborhood who are already worried about overcrowding in our local schools. Teachers are doing their best, but classrooms are filling up fast. If this development moves forward, where will these new families send their children? Are there plans to expand schools or allocate resources to support increased enrollment? I don't want our kids to suffer because of a lack of planning for educational infrastructure. Safety for our children and all the traffic this apartment building being built in the middle of a community will bring is a major concern also.

### **What Will Happen to Property Values and Community Character?**

This neighborhood is built on homeownership and a shared sense of responsibility. We also pay monthly HOA fees to maintain our beautiful neighborhood. When you own your home, you take care of it, and you care about the people around you. Large apartment complexes often bring more transient residents, and while I welcome new neighbors, I worry that a high-density development might not foster the same level of investment in our community. Additionally, studies have shown that sudden increases in rental units can sometimes lead to declining property values for existing homeowners. We worked hard to purchase our homes, and many of us have made significant investments in improving our properties. How will the city ensure that this development does not negatively impact our home values or the long-term stability of our community? Will the apartment renters be paying HOA fee's as well?

### **Light Pollution and It's Impact on Our Neighborhood**

One of the things I love about living here is the ability to see the stars at night. Right now, we enjoy relatively low levels of light pollution, which makes for peaceful evenings and a great view of the night sky. A large multifamily development being built in the middle of houses and a community not meant for apartments will undoubtedly bring more streetlights, security lights, and vehicle headlights that could significantly brighten the area, making it harder to enjoy the natural beauty of our surroundings.

### **Put Yourself in Our Shoes**

I ask you to consider this situation from our perspective. If you were in our position, would you want a three-story apartment complex built in the middle of your community? Would you be comfortable with the increased traffic, the strain on local schools, the loss of open space, and the impact on property values? Addition development should be responsible, well-planned, and considerate of the residents who already call this area home.

### **Final thoughts**

I understand that growth is part of a city's future, and I'm not against building more houses in the community. But this development of a three story apartment building, raises too many concerns that haven't been adequately addressed. I ask that the City Planning Commission take a closer look at the real impacts this will have on traffic, schools, and our overall quality of life for us and our children.

I sincerely appreciate your time and your role in shaping the future of our community. I urge you to listen to the voices of the people who live here and take our concerns seriously.

Thank you for your time and consideration. I look forward to hearing from you soon.

Sincerely,  
Heather & family