

Thelen, Lonna

From: ANTHONY VACCA <puppy406@comcast.net>
Sent: Wednesday, March 13, 2019 4:36 PM
To: puppy406@comcast.net; Thelen, Lonna
Subject: Development Proposal CPC PUP 19-00026
Attachments: Scan0008.pdf; Scan0009.pdf

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!

Anthony Vacca

P.O Box 1123 Col/Spr.CO. 80901

719-310-1699

Development planning File # (CPC PUP 19-00026)

Dear lonna and mike

1.) Traffic.

A.) RIGHT AWAY LANE EXITING EAST ON FILMORE..

with Approximate 250 new units currently under construction at they intersection of Grand Vista Circle and Fillmore and A current built development of Approx 240 Apt. and a projected 426 new Town-homes / Apt .all entering Fillmore from Vista Circle .Two issues TOTAL approximate 2000- 3000 cars a day.

1.) turning east with the flow off traffic from Gran Visa Cir. .there needs to be a right away traffic lane going east connecting with fillmore to keep the traffic being able access freely to Fillmore. Now is the time to install.

B.) SIGN ON VAN BURAN WEST OF CENTENNIAL facing east..ALL TRAFFIC NORTH AND SOUTH I -25 I (ARROW FACING SOUTH ON CENTENNIAL.directing everyone to the fastest ,easiest and best for all to the new fontinaro freeway entrance.Even the cars interested in going north.it will be a cluster screwup if they were to go down the residential Van Buran St, with a school and and backing up chestnut.

To elevate all the traffic up to 1200 and more cars/trucks going through residential Van Buran St. with a grammar school on the street. and to elevate all the back up that will occur on chestnut and elevate the rush our back up on fillmore going east of I.25.

.***There is a concern that cars going north on I-25 will " not take " the longer route of going north on centennial to fillmore but rather the shorter route of going down Van Buran a 2 lane residential ST. with a public grade school.

Option 1. To keep Van Buran closed, and having the wider /open street north Mesa Valley Rd. no school be the Route . (READ HIGHLIGHTED PAGE THREE OF TRAFFIC REPORT

Option -2 that all north and south I- 25 entrance signs to be posted on Van Buran east of centennial intersection on to centennial also . Elevating all Traffic going north to fillmore and the congested fillmore I-25 intersection and also elevating the large amount of traffic on van Buran and Mesa Valley Rd.

C.) Speed limit be know high than 35 miles per hour on this portion of Centennial..

2.) Parking.

Being that 95% of homes have 2 or more cars. Being the code is 1 .75 parking per unit 2 bedroom and 2. per 3 bedroom. building 20 through 34 approximately 60 town-homes .seems to be only one parking spot per unit.there drive way. there seems to be no added spaces like they other buildings along the RD.Way. nor guest parking .

I do not understand according to a study by the national Experian automotive which specializes in collecting and analyzing automotive data and there research and two other firms come up with 2.28 car per unit household.that builders cant even meet code of 1.75 plus add for guest and handicap. . We have to go above and beyond and request guest parking .one for every four homes.leading it to be 37 guest parking. What happens if two units in a group of four homes to a building have guest.and there is no were to park ? not even one spot ?

. It is obvious that they homes will sell better and be more attractive with the features that are part of ones life.

3.) Apartment.complex

Parking.

One of the major issues in Apt complex is parking. This development included. 300 2- Bed units 1.75 per unit is 525 parking spots. I counted a lot less. and again guest parking .

Plus handicap and guest parking. Not including any separate parking at the club house. No doubt they will be using Van buran as a parking lot. Its a proven fact .No parking will degrade they character of they existing surroundings. that Colorado springs Hillside Development Guidelines manual.

3.) Hight Issues

the two building furthest east. one backs to Van Buran they other furthest east building needs a further set back not giving they towering affect in a residential aria and also in preserving the unique and special nature of this aria. IT towers the main RD. as well as take away the hillside aesthetic qualities of the hillside area. they only way i see in correcting the intrusive aspects of they development and to elevate part of the parking issues is to bring they building down to a three story from a 4- story.

More aggressive landscape in they southern portion of this development north of Van buran giving some screening of the compact asphalt and building congested together.

Thank you Call me any time if you can share my concerns.

Anthony Vacca 719-310-1699

THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

LAND USE REVIEW DIVISION



March 18

Dear Property Owner,

WHY YOU RECEIVED THIS LETTER

You have received this letter because we want to let you know about a neighborhood meeting to discuss a potential development project near your property. More information can be found to the right and on the back of this letter. We invite you to take part in the planning process by attending the neighborhood meeting, emailing, or mailing us your thoughts, concerns, support, or ideas in relation to this project. Residents' written comments will be included as part of the public record and forwarded to the applicant for review and consideration as their design process moves forward.

*6AS 6/13/19
JC-668-5618
Bob Green - Cell-338-7501*

HOW WE NOTIFY CITIZENS

This notice has been sent to you because the El Paso County Assessor's Office indicated that you own property near the proposed development site. Because of outdated records, vicinity to the project site, or rental situations, some neighbors might not have received this letter. Please talk to your neighbors and/or tenants regarding this potential project and invite them to submit their feedback.

ADDITIONAL INFORMATION FOR THIS PROJECT

Additional information, including the application and plans, can be found on our database located at www.coloradosprings.gov/LDRS. Use the file number(s) on the right of this page to search for this project. You can also review the application and plans in our office at 30 S. Nevada, Suite 105, Colorado Springs, CO 80903. We are open Monday-Friday from 8am to 5pm. If you have any questions, please contact the planner listed on the right. After a decision has been made regarding this project, any person may appeal that decision.

We look forward to hearing from you,

Peter Wysocki, AICP - Director of Planning & Community Development

A DECISION HAS NOT BEEN MADE ON THIS DEVELOPMENT. ANY PERSON HAS THE RIGHT TO APPEAL A DECISION that is made administratively, by the City Planning Commission, the Downtown Review Board, or the Historic Preservation Board. A \$176 fee, an appeal statement, and a completed appeal application must be filed no later than ten days after the decision from which the appeal is taken. Refer to chapter 7 article 5 of the City Code for further information (www.coloradosprings.gov/citycode). Questions regarding appeals can be answered through our website, by coming into our office, or by contacting Katie Sunderlin at sunderka@springsgov.com or 719-385-5773.

DEVELOPMENT PROPOSAL

Fillmore South – Sentinel Ridge South
South of the intersection of Fillmore and Grand Vista Circle
Colorado Springs, CO 80904
Please see the back of this letter for a project location map.

NEIGHBORHOOD MEETING

March 18, 2019 at 5:30 PM
Holmes Middle School
2455 Mesa Rd
Colorado Springs, CO 80904

PROJECT DESCRIPTION

- This project proposes a master plan amendment, zone change and concept plan.
- If approved the change would allow for 135-150 townhomes, 279-350 apartment units and open space.

FILE NUMBER(S)

CPC MPA 04-00043-A5MJ19 J
CPC PUZ 19-00025
CPC PUP 19-00026

CITY PLANNER

Lonna Thelen
Lonna.Thelen@coloradosprings.gov
(719) 385-5383

WE NEED YOUR COMMENTS BY

March 25, 2019

Please submit your comments in written format, either by email or mail.

FIGURE 4

CITY PLANNING COMMISSION AGENDA

ITEM NO(s): 6, 7, 8 & 9

STAFF: LARRY LARSEN

City Planner

FILE NO: CPC PUD 03-00176 - QUASI-JUDICIAL
FILE NO: CPC DP 03-00177 - QUASI-JUDICIAL
FILE NO: CPC PFP 03-00243 - QUASI-JUDICIAL
FILE NO: CPC V 04-00111 - QUASI-JUDICIAL

*Larry Became an
advocate of Parking
Eliminating Units
for adding Parking
best 2 min
1.70 for Each
2-Bed
Unit.*

PROJECT: INDIAN HILLS VILLAGE
APPLICANT: THOMAS & THOMAS AND DREXEL, BARRELL & COMPANY
OWNER: CENTENNIAL DIVISIONS, LLC.

PROJECT DESCRIPTION:

This is request for approval of a zone change from "R/HS" Residential - Estate with Hillside Overlay and "PUD/HS" Planned Unit Development with Hillside Overlay to "PUD" Planned Unit Development, for the Indian Hills Village Development Plan, the Indian Hills Village Preliminary & Final Subdivision Plats, and the vacation of all right-of-ways as previously approved and dedicated streets within the antiquated of Indian Hills Addition No.1 Plat. The parcel consisting of 29.628 acres and located west of Brewster Street and between Mesa Valley Road and Van Buren Street.

Phase II

*Tandem
Parking
considered
1-slot*

STAFF'S RECOMMENDATION:

ITEM No. 6: CPC PUD 03-00176 - PUD CHANGE OF ZONING

Approve the zone change from "PUD/HS & "R/HS" to "PUD", based upon the findings that the Change of Zoning request complies with the three (3) criteria for granting of zone changes as set forth in Chapter 7, Article 5, Section 603 and with the criteria for the establishment of a PUD zone as set forth in Chapter 7, Article 3, Section 603, of the City Zoning Code.

This recommendation for approval is subject to the following Conditions of Record:

1. In conjunction with the PUD zone district establishment and the PUD Development Plan, the applicant shall construct all public streets, including Van Buren Street, Mesa Valley Road and Centennial Boulevard within the Phase I PUD area.
2. This portion of Centennial Boulevard shall not be connected to other Centennial segments until the full reach between Fillmore on the north and Fontanero on the south is fully constructed and connected.

ITEM No 7: CPC DP 03-00177 - PUD DEVELOPMENT PLAN

Approve the Indian Hills Village PUD Development Plan, based upon the findings that the Development Plan meets the review criteria for PUD development plans as set forth on Chapter 7, Article 3, Section 607 of the City Zoning Code. (Refer to Figure 1). This recommendation for approval is subject to compliance with the changes to the Indian Hills Village Development Plan as set forth in the PUD Development Plan Analysis portion (page 135) of the CPC agenda.

Zone Change:

1. City Planning supports the zone change from "R/HS" and "PUD/HS" to "PUD" with removal of the Hillside Overlay.
2. Provide a revised legal description and application to change the zoning from "R/HS" and "PUD/HS" to "PUD" for the entire 28.815-acre property. Modify the proposed maximum density to 7.26 dwelling units / acre.

Development Plan:

1. Remove the street profile sheets, they are not necessary for a non-hillside development plan.
2. Include the Van Buren right-of-way area as part of this development plan.
3. Maintain Sheet One as a cover sheet to include all plan notes and to provide for the general plan overall drawing.
4. Show all other sheets at the uniform scale of 1" = 40'. This will require creating a two-sheet development site plan and grading plan.
5. Show the City Planning File Number, "CPC PUD 03-176" and CPC DP 03-177", in the lower right corner of each plan sheet.
6. Existing and proposed contours are not easily determined on the grading plan. Increase scale to 1" to 40'.
7. Add the following General Site Notes: "For information regarding the dimensions and the size of the proposed lots consult the approved Indian Hills Final Subdivision Plat".
8. Show the proposed Centennial right-of-way width at 128'.
9. Modify General Site Note #1 to include the FEMA Community Map Number and date. Refer to plat.
10. Identify Tract B (Phase 1-B), located in the northeast corner, as a "No-Build / Preservation Area".
11. Add a note under General Site Notes regarding the ownership, maintenance and use of all tracts.
12. Create a separate tract for all private streets & visitor parking areas and for all other common areas and designate as such.
13. Create a separate tract for the center recreational common area.
14. Show the proposed private street right-of-way widths and pavement widths where less than 28'. Specifically at entryways off of Mesa Springs.
15. The proposed private street right-of-way extends into the adjoining southeast property, located in the southeast corner. Modify design to remove it from this property or provide property owner's approval to maintain it its shown location.
16. Add the following note under General Site Notes: "Building setbacks are as shown on the development plan drawing and are identified as building envelopes, no portions of any structure shall extent beyond the building envelope, except for at grade patios."
17. Modify the building setback / envelope to 30' adjacent to Centennial right-of-way.
18. Show a typical four-plex lot layout to demonstrate building footprint, lot lines, building envelopes, patio, private outdoor space, and driveway locations.
19. Under the Site Data Table, modify the Land Use to read: "Residential / Attached Townhomes".
20. The plan only indicates eight (8) visitor parking spaces, with "No On-Street Parking" being restricted per Fire Department standards, this would cause a significant inconvenience to occur to the future resident's visitors. City parking standards can be satisfied for two spaces per unit, but I encourage adding additional visitor spaces.
21. Show the number of visitor parking spaces as part of the parking space requirement information.
22. Show the mesa landform in the northeast corner as a significant natural feature.
23. Show zoning and land uses to the north and northeast.
24. Under Site data, show the name of the master plan in which this property is located within. "Master Plan: Mesa Springs Community Plan: Residential Low-Medium Density (4 to 8 dwelling units per acre)".
25. Under Site Data, show both the existing and proposed zoning districts.
26. Under Site Data, show the parking patio, number of spaces required and to be provided. See note regarding visitor spaces.
27. Add a plan sheet indicating the typical building elevations indicating the design, and the colours and types of all materials.
28. Show the required pedestrian ramps at all public sidewalks at intersections.

No!
Guest Parking
is a Right.
Mesa
Town Home
Town Home
1-guest for
Every 4 Unit
Buildings
APP
1-guest
for Every 6
Units
Apartment
240 = 40
Spaces

FIGURE 4

Design Guidelines

OVERVIEW:

LIVING AND BUILDING HOMES IN THE HILLSIDES

So you decided to build a home in the City's hillside areas. You probably made this decision based on a lot of factors. The hills are where you can actually feel like you have moved to the Colorado mountains. There are trees and nature and views that can mellow even the most stressful of workdays. This is where the City meets the forest.

There is a cost to hillside living, however. Beyond the price of the real estate homeowners must contend with a delicate ecosystem, slippery steep hills in the winter, wind conditions and wildlife. Because the foothills are such a special area, there are a set of rules that apply to everyone who chooses to live there. Whether building a new home or you are in a house that has been around for 20 years, there are strictly enforced guidelines that regulate how you may treat your lot. These requirements are covered in the following pages.

BEFORE YOU BUILD... The question of how to build in the hillsides should be addressed by starting miles from your proposed home site. Looking toward the mountains it is easy to see how the ecotones change as you head up the sides of the foothills. Prairie gives way to Scrub Oak and this in turn is replaced by Ponderosas, Cedars and other trees. It is not a smooth ascendance, rather hills top out in ridgelines and small peaks reach toward higher ones. Around here, all is ultimately capped by the grandeur of our most famous landmark, Pikes Peak. There is, however, an important factor to keep in mind, when placing a dwelling to maximize these views. When a house is sited for a breathtaking view, perhaps high on a hilltop or ridgeline, the folks down below have a breathtaking view of your house. With such prime real estate comes some important responsibilities.

Homes in prominent locations must be sited and designed with the following in mind:

- Homes need to be setback a far enough distance from cliffs or hilltops so that the structure does not appear to be perched on the edge.
- A mountain or other landform should act as the backdrop to the home. This is highly preferable to having the building project into a blue sky background like the parapet along the top of a castle. If the house does break the plane of the natural backdrop, it should be designed to mimic the natural lines of the hillsides.
- Existing and new vegetation should be placed to soften the mass of the home from off site. An effective vegetative cover will veil most of the lower level of the house.
- Dark or earthtone colors should be used to make the home less conspicuous as seen from off site. White and other light colors should be avoided.

✓ Go To Next Page

- Outside lighting should be muted and directed so that it does not spill over on to neighboring properties.
- Dwellings should be placed far enough apart to reveal views of the Front Range and other significant ridgelines from the street and from the houses downhill.
- Dwellings sited to maximize views at the expense of vegetation will be denied.

As you approach the site, the potential house location should be viewed from a number of perspectives. Before placing a house on a lot there are many questions to be asked. Are the soil types suitable for drainage and have you addressed any geotechnical hazards? Is the slope appropriate for the style of the house and will it allow you to take advantage of the solar orientation while minimizing the impacts of the wind. Is the house set high enough to drain into the sewer system, yet low enough to allow you to make it up the driveway on a wintry day? Although these are all very important considerations, many are secondary to the need to save the natural features of the site and incorporate them into the site design.

The right to live in the City's hillside areas goes hand in hand with the responsibility to build in an environmentally sensitive manner. If the street you have chosen had a woody feel when you selected the site, it is your obligation to see that this feel still exists when you are finished. The house will need to appear as if it was designed for the site when viewed from all sides, but particularly so from the street. This goal can be accomplished by incorporating the following:

- The driveway should not be the predominant feature of the front yard. Paved and structural areas must be softened by preserving the pre-existing vegetation.
- Setbacks should be staggered to avoid a canyon effect.
- Shared driveways are encouraged, when appropriate.
- Cuts and fills are to be minimized and vegetation is to be preserved.

BUILDING MULTI-FAMILY, OFFICE, INDUSTRIAL AND COMMERCIAL PROJECTS IN THE HILLSIDES

Single-Family homes are not the only projects built in the Hillside areas. Multi-family, commercial, office and industrial projects can also be appropriate if care is taken in the design of these projects to insure that important hillside characteristics are maintained.

The following is a list of design standards and guidelines which should be addressed in siting multi-family, commercial, office or industrial projects within Hillside Areas:

** Next Page*

- Multi-family buildings should be designed in such a manner to provide the greatest degree of privacy possible for the individual structures as well as to adjacent properties.



- Buildings placed upon downslope lots should be sufficiently screened by vegetation to avoid degrading views from off-site. *along Van Buran & around The Woods*
- Existing vegetation, especially mature trees and groves of Scrub Oak should be integrated into the project design.



- For building sites in proximity to ridgelines, additional height restrictions may be necessary to insure that rooflines will be located below the natural ridgeline. *Mesa Ridgeline 3 Story - 4 Story intrudes into The Ridgeline*
- Large expanses of flat areas for parking that require cuts, fills or the removal of existing significant vegetation or natural landforms should be avoided.

- Buildings should be sited with different floor elevations to achieve height variation.
- At site perimeters with high off-site visibility, buildings should be sited with a staggered arrangement and screened with mature vegetation to minimize the "wall effect".
- For multi-family projects, stagger alignments of buildings both horizontally and vertically to create unit identity, privacy at entry and private outdoor space, and to share common open space.



- Building sites should be selected so that construction occurs below the ridgeline. *Ridgeline Mesa!*
- The roofline, based upon maximum permitted height, should not extend above the line of sight between a ridgeline and any public right-of-way, whether the ridgeline is above or below the right-of-way.
- The slope of the roof should be oriented in the same direction as the natural slope of the lot.



- Significant views of the natural ridge silhouette from public rights-of-way and other public spaces should be retained.
- When a major building elevation will be visible from off-site, appropriate combinations of screening and design treatment should be taken to reduce the bulk of the structure.

ANTHONY VACCA <puppy406@comcast.net>

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Development Proposal CPC PUP 19-00026

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FIGURE 4

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FIGURE 4

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ITEM NO(s): 6, 7, 8 & 9

STAFF: LARRY LARSEN

City Planner

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FILE NO: CPC PFP 03-00243 – QUASI-JUDICIAL
FILE NO: CPC V 04- 00111 – QUASI-JUDICIAL

PROJECT: INDIAN HILLS VILLAGE
APPLICANT: THOMAS & THOMAS AND DREXEL, BARRELL & COMPANY
OWNER: CENTENNIAL DIVISIONS, LLC.

PROJECT DESCRIPTION:

This is request for approval of a zone change from "R/HS" Residential – Estate with Hillside Overlay and "PUD/HS" Planned Unit Development with Hillside Overlay to "PUD" Planned Unit Development, for the Indian Hills Village Development Plan, the Indian Hills Village Preliminary & Final Subdivision Plats, and the vacation of all right-of-ways as previously approved and dedicated streets within the antiquated of Indian Hills Addition No.1 Plat. The parcel consisting of 29.628 acres and located west of Brewster Street and between Mesa Valley Road and Van Buren Street.

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8. Show the proposed Centennial right-of-way width at 128'.
9. Modify General Site Note #1 to include the FEMA Community Map Number and date. Refer to plat.
10. Identify Tract B (Phase 1-B), located in the northeast corner, as a "No-Build / Preservation Area".
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23. Show zoning and land uses to the north and northeast.
24. Under Site data, show the name of the master plan in which this property is located within. "Master Plan: Mesa Springs Community Plan: Residential Low-Medium Density (4 to 8 dwelling units per acre)".
25. Under Site Data, show both the existing and proposed zoning districts.
26. Under Site Data, show the parking patio, number of spaces required and to be provided. See note regarding visitor spaces.
27. Add a plan sheet indicating the typical building elevations indicating the design, and the colours and types of all materials.
28. Show the required pedestrian ramps at all public sidewalks at intersections.

1.5g 4 unit
- 20 -

Hillside Development Guidelines Manual

Preservation



**City of Colorado Springs
HILLSIDE DEVELOPMENT DESIGN MANUAL**

PREPARED BY:
PLANNING, DEVELOPMENT, AND FINANCE DEPARTMENT DEVELOPMENT SERVICES ZONING
ADMINISTRATION

PROJECT TEAM
PAUL R. TICE II, CITY ZONING ADMINISTRATOR, BRETT U. VELTMAN, PLANNER BONNIE L.
OLSON, PLANNING TECHNICIAN LARRY C. LARSEN, PLANNING TECHNICIAN

JUNE 7, 1996

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FIGURE 4

Intent/Purpose

The purpose of the Manual is to provide all of the instructions and information necessary to allow developers, contractors, homeowners and other interested persons to effectively and conscientiously develop hillside properties. The Manual incorporates code requirements with recommended guidelines. The user of the Manual will hopefully find it useful to understand the City's objectives for regulating hillside development.

The City of Colorado Springs desires to have development that occurs within the hillside areas adhere to specified review procedures, performance standards, and design guidelines which implement the following design objectives:

- 1.) To enhance the quality of life of existing and future residents by the preservation and protection of the City's most significant natural feature.
- 2.) To contribute to the natural hillside character of the existing neighborhoods and developments in the area by limiting the alteration to topography and natural drainageways.
- 3.) To preserve and protect the unique and special natural features and aesthetic qualities of the hillside areas.
- 4.) To ensure that new development is sensitive to the existing natural setting and that the protection design minimizes the removal of significant vegetation and natural features to the greatest extent possible.
- 5.) To preserve and protect wildlife habitat.
- 6.) To integrate natural features into project design.
- 7.) To respect the existing views to the mountains and foothills, and privacy of the adjacent homes.
- 8.) To avoid geologic conditions which may pose a threat to property and life.
- 9.) To encourage the use of innovative design techniques and solutions which minimize disturbance and protect sensitive areas.
- 10.) To recognize community concerns related to development and its impact upon visually significant hillsides, ridgelines, bluffs, and landforms.

characteristics, promoting the urban design qualities of specifically designated areas, and defining unifying design elements within the community.

Recommendation 16.1.R2: The City should initiate a process to identify unique areas of the community based on physical features and the character of existing development, and should examine methods to protect, preserve, and promote those areas.

Recommendation 16.1.R6: The City should use the results of the Natural Features Inventory to identify significant landforms and develop appropriate design guidelines to preserve the physical character of those features.

Goal 16.4: Ensure the continued protection, availability and accessibility of those distinctive natural, archaeological, paleontological and historic features which contribute to and reflect the City's character and heritage.

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Policy 16.4.1: Ensure that any development of the City's mountain backdrop and significant landforms such as ridgelines is conducted in a manner which protects the physical character of those features.

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Policy 16.4.2: Preserve and provide appropriate access to the existing landscape, archeological, paleontological and historic features of the City through sensitive development and construction practices, and determination of preferred ownership."

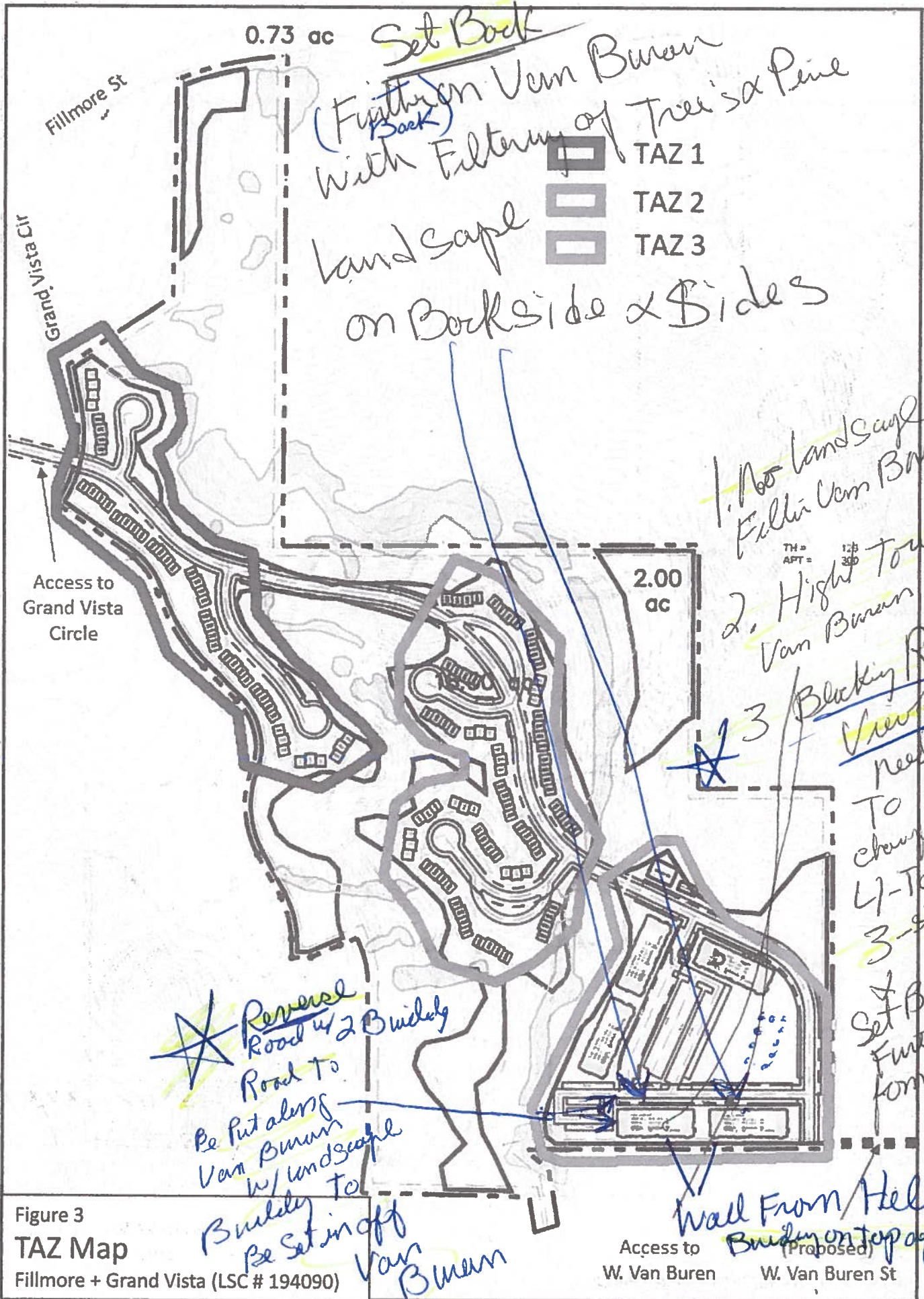


Figure 3

TAZ Map

Fillmore + Grand Vista (LSC # 194090)

FIGURE 4

From: Thelen, Lonna
Sent: Sunday, September 22, 2019 8:57 AM
To: Lobato, Elena
Subject: FW: Development Proposal Public Hearing Meeting Today - Fillmore South

Follow Up Flag: Follow up
Flag Status: Flagged

Elena,

Please include the comments below in the Fillmore South CC packet.

Lonna

Lonna Thelen, AICP, LEED AP BD&C

Principal Planner | South Team

Phone: (719) 385-5383

Email: lthelen@springsgov.com

From: Debra Wynn [<mailto:wynndf@yahoo.com>]
Sent: Thursday, September 19, 2019 7:43 AM
To: Thelen, Lonna
Subject: Development Proposal Public Hearing Meeting Today - Fillmore South

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 Lonna,

Good Morning,

Unfortunately, I am unable to attend the meeting this morning at 8:30 as I had planned. However, I would like to submit my input. I am a current homeowner in the old Broadview Ranch/Mesa Street area. I live on Broadview Pl. which is just north of 19th Street off of Mesa Road which intersects with Mesa Rd./Fontnero/Fillmore Streets. We have lived on Broadview Pl. as well as most of the families have since the early 1970s. Throughout all these years, until this past April, we have been afforded the beauty of the vast open space area. Currently, in this area (south of the VA Complex) development has now begun.

As with myself and others on this street, one of the major concerns is the potential traffic flow which will create additional major traffic flow problems. Mesa Rd. to Fillmore is currently a major traffic route which connects travelers to Fontnero, Fillmore, Centennial Blvd., 30th St., Garden of the Gods Rd. , Holmes Middle School and Coronado High School (not to mention the VA Complex and other businesses in this area and homeowners). With this route being an increasingly congested major route, the homeowners on Mesa Rd. and Broadview Place are now experiencing with more difficulty trying to get off of our streets onto Mesa Rd.

THE FOLLOWING IS THE ISSUE:

A church is being planned on the corner of Fillmore and Mesa Road. The VA Complex is on Centennial and Fillmore. Olson Plumbing Company and another company relocated from the downtown future Olympic Complex area to the area South of Centennial and Fillmore intersection

southwest of the VA Complex. AND in April, 2019, a major land development is currently going on south of the VA and Olson's in the once upon a time vast open space area. I also failed to mention, in addition, the major apartment development which is near completion across from the Health Resort Facility- just west of the VA on Grand Vista Circle.

HOW IS THE CITY PLANNING TO ADDRESS THE FUTURE POTENTIAL TRAFFIC DIASTER?

With the state of the current traffic flow problems now, how is the city going to address the thousands of additional cars generated in the above mentioned paragraph if this additional development proposal goes through? Mesa Road is a 2 -lane rd. When Holmes Middle school is in session, it becomes stalled at times. The road space on Fillmore is limited (especially in the Coronado High School area). Mesa Rd. through to the Garden of the Gods Country Club and Housing area and on to 30th street is limited. Centennial is limited. How is it possible for this area to accommodate more traffic? In addition and most importantly, all of the new development in this area will have a negative effect on homeowners and their property value. For all the reasons stated above, we are NOT in favor of additional development in this corridor area.

Thank you for the opportunity to provide our input.

Ronald J and Debra F Wynn
Broadview Place Homeowners