

Stromberg, Chelsea

From: Lloyd Gregg <L.JasonGregg@gmail.com>
Sent: Friday, January 28, 2022 11:02 AM
To: Stromberg, Chelsea
Subject: CPC MP 02-00254-A4MJ22 Feedback

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Hello Chelsea,

I am submitting feedback for CPC MP 02-00254-A4MJ22. This area is currently being slammed with townhomes and apartments. There are currently 4 new developments being built around the hospital on Woodmen and Tutt.

I don't understand the reasoning for covering each inch of the land with more and more apartments filling every inch of Colorado Springs. This likely will obstruct the views of everyone in Cumbre Vista 1/2, create an even worse view from the Cumbre Vista Park, and will leave only paying apartment customers with mountain views.

This will put incredible stress on the road infrastructure at Woodmen and Tutt. This intersection gets bogged down because it's one of the main exiting points from the city and that's before anyone is even living in the apartments being built.

I implore you not to allow the building of more large apartments that will just become a nuisance to everyone living near Woodmen after Tutt.

Thank you for your time,

Jason Gregg

Stromberg, Chelsea

From: Dayna Zdenahlik <daynazdenahlik@yahoo.com>
Sent: Friday, February 4, 2022 9:09 PM
To: Stromberg, Chelsea
Subject: CPC MP 02-00254-A4MJ22

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I am writing to express my concerns and extreme anger for a potential rezoning of land that is being looked at off of Tutt Blvd.

We purchased our home and paid the high lot premium for a mountain view knowing what was zoned in front of us, which was for no more than 30 ft. Height homes. This rezoning for the builders pocket book would obstruct our views and lower our property value, especially if the rezoning is even closer to Tutt Blvd than originally planned. This is extremely unfair to the homeowners who were told one thing to buy the property and lot premiums, just to be told it may turn into something completely different today that affects us aesthetically and financially.

The traffic is already a big issue with the neighboring apartments, that are not even filled yet. After a long day of work, sitting through multiple stop lights is not something that working families want to do. And then to add more townhomes with even more people is unfair and ridiculous to the people who live here.

My entire family is against this rezoning and would like this noted and taken into consideration to stop this rezoning from taking place.

Thank you,

Dayna Zdenahlik

[Sent from Yahoo Mail for iPhone](#)

Stromberg, Chelsea

From: Kerry Lowery <kfessenden@gmail.com>
Sent: Friday, January 28, 2022 12:47 PM
To: Stromberg, Chelsea
Subject: Proposed change to zoning CPC MP 02-00254-A4MJ22

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Hello,

We would like to express our concern over the changing the zoning on the subject land. There are a significant number of multi family homes already going in on Tutt, Woodmen and Sorpresa. The infrastructure including schools, roads, crosswalks, etc is insufficient for the current number of residents. Please keep that land for single family homes.

Thank you,
Kerry

Stromberg, Chelsea

From: Jeff Hartsough <hartsough5278@gmail.com>
Sent: Thursday, January 27, 2022 10:14 PM
To: Stromberg, Chelsea
Subject: Proposed Tutt Blvd Townhomes

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Dear Ms. Stromberg.

My name is Jeff Hartsough. I live in the Cumbre Vista neighborhood adjacent to the parcel of land proposed for the Tutt Boulevard Townhomes project you are currently planning.

My family and i live at 6018 Cumbre Vista Way. We bought this home roughly 6 years ago with the intent of this being our forever home. It was quite literally my late wife's dream home. Not only because of the beautiful home. But because of the view from our deck. She loved the view and loved Pikes Peak so much that, that is where she wanted her ashes spread. That is now her final resting place, and with that, that view is even more valuable to myself and our two children.

Im sure many of my neighbors bought here because of the view as well. When we bought here, the parcel of land that this Tutt Boulevard Townhomes project is proposed for, was zoned for residential and with a build height restriction put in place to protect the amazing view, as well as the property value's for the cumbre vista neighborhood. With the proposed Townhome's proximity to our houses, and the height of those structures, it will most definitely block the view many of us paid for.

Myself and many of my neighbors are concerned that the city has profit prioritized over quality for many of these neighborhoods.. this parcel of land we speak of was previously an open "Z" shaped strip of natural open area that reached all the way to black forest and was home to pronghorn antelope, coyotes, jack rabbits, Owls, and many other types of wild life, and was part of what made this neighborhood so special. Now those animals are being cut off and being surrounded by development, and our beautiful view is slowly becoming a view of multi story apartments and townhomes. Our property values in the end will suffer when our houses are surrounded and outnumbered by apartments and Townhomes, and families that were guaranteed un-obstructed views when they bought their homes will have been betrayed by the very city they chose to call home, all for profit.

Numerous homes in cumbre vista have already been sold and/or become rentals due to this sort of betrayal when the adjacent lot to the north was re-zoned for the apartments, currently under construction, and the height restriction was raised with almost none of the residents in Cumbre Vista being aware of the hearing and amendments to the zoning. In my opinion, this is how prosperous family communities get turned into downward spiraling neighborhoods. Of course this is just the early stages.. but im betting 5-8 years from now, if these projects continue, with the way Cumbre Vista is now vs where it will be then, im confident you would agree im not wrong..

Please, I urge you to reconsider the proposed changes to the master plan in this area. Many of us are not happy with the direction the city is taking with developments in this area, and want nothing more than to preserve this beautiful neighborhood.

Thank you for your time.

Sincerely,

SFC Jeffrey D Hartsough
Senior Survival Instructor
Winter Warfare Detachment
10th Special Forces Group (Airborne)

Stromberg, Chelsea

From: Brandon Wagner <brandon_l_wagner@yahoo.com>
Sent: Friday, January 28, 2022 2:01 PM
To: Stromberg, Chelsea
Subject: Tutt Boulevard Town Homes

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Hey there Chelsea.

I hope your week is going well. It has come to my attention that Tutt Boulevard Town Homes is being considered for development on Tutt. I reside in Cumbre Vista subdivision on De Anza Peak Trl. I have concerns about this approval. One of the main considerations for us moving here last year in July of 2021 was the amazing views of the mountain range. With this proposal and the building height of 40ft it will most definitely become an obstruction for my beautiful views. I work from home and this is a huge asset for me and many in our neighborhood. Due to the obstruction it will also bring down the value of our homes. Raising a family in Colorado Springs is tough due to the high level of income it takes to be able to live here. Please consider the neighborhood and the affects it will have on hard working families from a financial aspect and taking in the beauty of Colorado Springs mountain range when determining this approval of Tutt Boulevard Town Homes. I think there can be a middle ground if the height was reduced. I hope you'll take us into consideration. Have a great weekend.

Brandon Wagner

Stromberg, Chelsea

From: Cherie <cherie.griffin@gmail.com>
Sent: Thursday, February 3, 2022 2:59 PM
To: Stromberg, Chelsea
Subject: Tutt Boulevard Townhomes

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Ma'am,

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- > Please accept our objection to the rezoning of the parcels west of Tutt blvd across from Sopresa Lane. File numbers CPC MP 02-00254-A4MJ22, CPC ZC 22-00011, CPC CP 22-00012.
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- > Our issues involve overall population density, devaluation of current residential property, and traffic and public safety.
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- > Currently one project has been completed (the Lodge at Black Forest) and three are under construction (Skyline Ridge, The Townes, and Creek at Cottonwood apartments) in the relatively small area that we live in. The 3 under construction have been started after we purchased our property in Cumbre Vista. The increase in traffic from Woodman to Tutt and Black Forest to Cowpoke has increased greatly since we moved in in 2019. These are the only access points for the neighborhood and the delays and frustration due to vehicle and construction traffic will increase greatly at the 3 projects reach completion. Adding another high density living development would exacerbate the extreme increase in population density in our neighborhood. I could not determine how many of the previously mentioned projects were rezoned to allow for increased population density but I am guessing a few. Skyline Ridge was approved for the high density narrow but tall houses that increased the population density despite being a single family home development. These approvals benefit the builders and potentially the buyers but not those legacy homeowners who had built or bought previously.
- >
- > Although property values have steadily risen in the last few years in our neighborhood, our neighborhood has not increased as much as those who has maintained a mainly single family home master plan. Our neighborhood borders multiple multi-family neighborhoods all added since all of the homes in Cumbre Vista 1 were completed. The rezoning allowed by the city from single family or commercial to multi-family and stunted our valuation already and adding another multi-family neighborhood would exacerbate the situation. Also there is concern of an increase in the maximum building height. The rumor is that the maximum is currently 30 feet and rezoning could allow for an increase to 40 feet. This increase would block part or all of the view of many of the houses that are in close proximity to Tutt Blvd. It specifically this would block some of my view of pikes peak significantly more than a 30 foot building would. The approval to rezone would increase the value of this parcel (and it's few owners) while devaluing the entire Cumbre Vista neighborhood through real property value and enjoyment value.
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- > Lastly, traffic and personal safety and great concerns with all of these additional residential properties. Adding a neighborhood of single-family homes or a commercial property would increase traffic but not nearly as much as a multi-home residential property. The same is true for crime rates, adding a multi-family home would likely increase crime in the area more than the other property types.
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- > Thank you for your consideration.
- >
- > Cherie Clark
- > Homeowner at 7906 Mount Hayden Drive
- >

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