

Sexton, Daniel

From: Amanda Randall <arandall2005@icloud.com>
Sent: Tuesday, July 19, 2016 3:05 PM
To: Sexton, Daniel
Subject: Forest Meadows resident

Hi there,

My name is Amanda and my husband is Josh. We live at 7901 lightwood way. We both are concerned about the plans for the apartments complexes near by. We will not be able to attend tonight but please let us know how we can voice our concerns because this makes us very uncomfortable. Thank you for all you're doing to help our neighborhood.

Respectfully,

Amanda Randall-Boyle
Sent from my iPhone

Sexton, Daniel

From: Andrew Laderman <westia@aol.com>
Sent: Thursday, July 14, 2016 6:59 PM
To: Sexton, Daniel
Cc: westia@aol.com
Subject: Concerns!

I was just made aware of a serious concern myself and the surrounding neighborhoods have. I know I am not the first one and won't be the last.

I live in The Trails At Forrest Meadows off Vollmer near Black Forrest and Woodmen. I heard they want to build apartments next to my brand new home! I am completely against it and want more information on how to stop this! My house, my value, my future resale if ever will go down the drain. Please stop this chance for them to build! We need them stopped!!

Please reply if you need more information. I don't support them building apartments! Build the school we were told about or if not even better a park!

This is my dream home I built in here. I've only lived in it for 6 months. We don't need apartments bringing down all of our values. Please stop the idea at all! Please!

Sent from my Verizon iPhone 6s

Sexton, Daniel

From: Angie Bell <angiebell30@hotmail.com>
Sent: Tuesday, July 19, 2016 5:19 PM
To: Sexton, Daniel
Subject: Forrest Meadows Community

To whom it may concern,

This letter is regarding the recent notice that was provided to me regarding the potential apartment complex to be built on Forrest Meadows. I just purchased my dream home in this neighborhood and had I known of these plan prior to the purchase of this home, I WOULD NOT have purchased this home. I am both concerned and frustrated at the idea of these apartments being built and the impact it will have on traffic, crime, and property values. The space is best used as a park, open space, trails, or addition of retention/detention ponds; considering this is a flood zone and the fires from Black Forrest increasing run off. Should the apartment buildings be approved, I will begin preparing my home for resale to move as this is not what I dreamed of blocking my view of the mountains and open space when I purchase my dream home. Additionally, it is unfortunate that you are not taking into consideration the impact this will have on people who have spent their hard earned money on living in a community free of apartment living. I chose this neighborhood because there was nothing but homes. Please hear that this should not happen in this neighborhood or anywhere near it!!!

Sincerely,
Angie Bell
8306 Hardwood Circle
Colorado Springs, CO 80908

Sexton, Daniel

From: Beth Benson <beth719@gmail.com>
Sent: Tuesday, July 19, 2016 6:37 PM
To: Sexton, Daniel
Subject: Forest Meadows

Hi,

My husband and I been a home owners in Forest Meadows since 2008. When we first looked at this neighborhood as a place to buy a home we were told that this was an up and coming neighborhood. That there would be shops and restaurants and a very desirable place to buy. We were very happy to have found our home in this neighborhood. Like we were part of a secret that no one knew about yet. We bought our house in September of 2008. When we had the house appraised before we closed it appraised for \$30K over what we were buying it for. We were beyond excited. Within 3 weeks the housing market crashed. In a matter of 2 months our house was worth \$30K less than what we bought it for. We lost over \$60K in 2 months. We were now stuck here, as we were upside down in our home just until a few years ago. We've death with the developer not holding up his end of the bargain with perimeter landscaping and taking 8 years to put it in. For 8 years all we had to look at was weeds. Most of the landscaping is in but you really can't tell as it is full of weeds, no one takes care of it. We've dealt with the stone fence that borders our perimeters being changed from stone to vinyl. We've dealt with a storage facility built across the street from us. We continue hue to deal with paying one of the highest mill rates in the county for property taxes. All of these things drag down the property values.

I honestly don't know how much more were supposed to deal with. We would leave but we don't have enough equity built up to sell it and walk away with a down payment for another house. We are stuck.

I beg of you to reconsider the apartments complexes that are being planned in our neighborhood. I don't want to live in a neighborhood that's just going to keep depreciating because of all the things the city allows.

We've dealt with enough. It's time that we had some good.

Thank You
Beth and Joe Benson
7234 Pearly Heath Rd.

Sexton, Daniel

From: Briana Wilmott <briana.wilmott@yahoo.com>
Sent: Wednesday, July 13, 2016 3:52 PM
To: Sexton, Daniel
Subject: Proposed land development on Forest Meadows

Mr Sexton,

As a resident of the Forest Meadows community I am in complete and utter disbelief that a future development of an Apartment building is even up for discussion.

This is a well established single home community. To add a large apartment complex on the open space between Forest Meadows and Woodmen Rd causes a multitude of issues. I am not aware if you have visited or are a resident of said area but if you were and have you would see the massive negativity that structure will have on that area. Putting an apartment complex next to single family residential homes will greatly increase the amount of traffic on what many consider a residential street. Forest Meadows Ave. currently has 4 access points from the Forest Meadows neighborhoods not even counting the Storage Facility that was placed in the open space.

It is a community filled with children, families, and pets who frequently visit that open space for walks. With Pioneer Sand company backing Cow Poke Rd already limits the amount of space families have to get out. There are not parks within the community, and although you may not be responsible for the development of those homes, to place a large apartment structure drastically limits the open space and what should be a future park for those families.

That area is also considered a flood zone. Logically it would be best to use that space for drainage/flood ponds to avoid and future damage a heavy rain could do to the current homes. Putting in apartments doesn't help that situation but rather harms the drainage of such heavy rains in an area that already last year some residents experienced multiple flooding threats.

I will be attending this meeting on July 19, 2016 as I will make sure that all of the Forest Meadows Community is aware of. Please take into consideration the fact that these families purchased and or built their homes in what they expected to be a great family oriented neighborhood not to be bombarded with a large apartment building.

Thank you,

Briana Wilmott

Sexton, Daniel

From: Chantal Lapicola <clapicola81@gmail.com>
Sent: Thursday, July 14, 2016 7:33 PM
To: Sexton, Daniel
Subject: Forest meadows

Please no apartment complex at Forest meadows. Something like a splash pad would be awesome!!

Sexton, Daniel

From: Connie Edwards <connieshomezone@gmail.com>
Sent: Wednesday, July 20, 2016 2:04 PM
To: Sexton, Daniel
Subject: Meeting

I found a flyer about a meeting about the proposed multiunit development near Woodmen and Vollmer. It says there's a meeting at 6 PM at banning Lewis. But it does not say what day. Can you provide me that information? If it has taken place already, can you notify me of further meetings?

Sent from my iPhone

Sexton, Daniel

From: Dan Spotts <danlor2000@msn.com>
Sent: Monday, July 18, 2016 5:01 PM
To: Sexton, Daniel
Subject: Proposed Apartments at Woodmen and Forest Meadows

Mr. Sexton,

My wife and I must protest the proposed apartments at Woodmen and Forest Meadows. We live just a block away on Red Cardinal Loop. The traffic at Forest Meadows and Vollmer is already so bad that a traffic light is needed at that intersection. Adding the additional traffic from an apartment complex would make a bad situation even worse. In addition, our community is a Single Family Home neighborhood. Apartments so close to our homes would have a negative effect on the value of our entire neighborhood. As you probably already know, the area is a flood area. That is why flood ponds already exist there. We do not believe the ground could support apartment buildings, and there would be no place for the water to go. Please reconsider this proposal. Thank you for your time.

Dan and Loretta Spotts

Sexton, Daniel

From: Danny Compton <dcompton621@gmail.com>
Sent: Tuesday, July 19, 2016 6:47 PM
To: Sexton, Daniel
Subject: Apartment complexes near Forest Meadows

Hello Dan,

Unfortunately I could not attend the public meeting tonight, but as a resident of Forest Meadows subdivision, I'd like to voice my opinion against the apartment complexes being proposed to be put in off Vollmer Road and off Forest Meadows Avenue. My concerns with either complex were already highlighted during the public comments time a few months back, and were shared with the public documents submitted thereafter.

Thanks,

Danny Compton
7707 Forest Valley Loop
719-357-0490

Sexton, Daniel

From: Dianne Lamendola <lamendolad@att.net>
Sent: Friday, July 15, 2016 2:33 PM
To: Sexton, Daniel
Cc: Joe ICE Lamendola
Subject: Apartments in Forest Meadows neighborhood

Hello Daniel,

I recently received a postcard in the mail regarding a filing that would allow apartments to be built near our home. I have a lot of concern of this actually happening. Here are some of the concerns I have:

1. I purchased my home brand new three years ago in a **single-family home** neighborhood
2. Traffic at the intersection of Black Forest and Vollmer is already congested and with the addition of a multi-family apartment complex, it would only get worse. In addition, getting on to Vollmer from Forest Meadows is also a challenge.
3. I also have a concern of the effect of my home value should I desire to sell in the future.

Out of all of these, the main concern is the traffic already being congested, if you add several more families to the mix, it will be very difficult getting in and out of the neighborhood. If there is a traffic study done, please make sure it is done during the school year when you will see the traffic is even more heavier

Unfortunately, due to having out of state guests arriving Tuesday evening, I will not be able to attend the meeting. Otherwise, I would make every effort to being there.

Let me know if there are other ways I can express my concerns. I would like to see the city I have lived in for 26 years to consider not just the bottom line, but also the consequences building something like this in our neighborhood will have.

Thank you,
Dianne Lamendola
719-351-2994

Sexton, Daniel

From: George Hall <gnhall73@hotmail.com>
Sent: Tuesday, July 19, 2016 5:16 PM
To: Sexton, Daniel
Subject: Apartment Complexes at Forest Meadows & Woodmen Road

Mr. Sexton,

My name is George Hall, I live at 7305 Pearly Heath Road in Forest Meadows. I received notification from the Planning And Development Department of a proposal to build an apartment building between Woodmen Road and Forest Meadows Road. Today, July 19, 2016, I was informed that there plans for the second apartment building as well. I have never received notification of this second building.

I want to go on record as being opposed to the building of both of these apartment building. First, the traffic at both the intersections of Forest Meadows Road / Vollmer Road and Vollmer Road / Black Forest Road is already extremely heavy. The building of these buildings would only make these intersections become more dangerous than they already are.

Second, my wife Nancy and I purchased our home in October 2012 in what we considered a quite, growing single family neighborhood and so far we have enjoyed our area. We both feel that these apartment complexes would take away from this area and would reduce the value of our home.

Please take not consideration of these before approving any type apartment building in our area. Thank you.

George Hall

Sent from my iPad

Sexton, Daniel

From: Soto, Jason CIV CENTCOM USFOR-A (US) <jason.soto3.civ@mail.mil>
Sent: Tuesday, July 19, 2016 9:02 PM
To: Sexton, Daniel
Subject: Apt Complex Proposal

Hello.

I am currently deployed in Afghanistan and could not attend the meeting yesterday evening. I would like to express my disappointment in the projects that are being proposed for the corner of Woodmen and Black Forest. I purchased a home in this neighborhood because of the area, the school district, and the possibility of growth as a community over the next few years. The housing projects in the area were for homes in the upper \$200-Mid \$300s. This area was to begin having more amenities and conveniences added which would continue to improve our property value along with bringing a sense of community to all the neighbors. We have begun to start having events in the parks such as bbq's and water balloon fights. As corny as that may sound, it brings everyone together for a day to hang out and meet each other which is something that many neighborhoods in America are lacking these days. People are coming together to take care of outlying areas because the developer has apparently dropped the ball and is no longer taking care of things such as weeds. But we united and have taken care of that. The sense of pride in the area is very strong and growing as we continue to draw the type of neighbors that are up to doing things like this. This kind of unity allows for us to feel safe with our children in the neighborhood. When you bring a mass housing project such as an apt complex, this will not improve the value of our homes. The people currently living in them will move to neighborhoods that are more established and will sell the homes for a low price to get rid of them quickly. This will begin the erosion of the quality of life here. I feel that when I purchased the home I was told that one thing was being done, but as the days go by I am finding out that less and less was factual and now the major home purchase was a mistake if projects like this continue to get approved by the city without the concern of the neighbors. (*See the water project on woodmen/marksheffel) Please take this all into consideration as I am another citizen that is not content with an apt complex being put next to my home. Thanks.

Jason Soto
AMCOM SSTR
AFSBn Afghanistan
401st Army Field Support Brigade
DSN: 318-481-9469
Cell: 079-618-2077
State side: 011-93-79-618-2077
Jason.soto3.civ@mail.mil
CENTRIX:
Jason.soto@afg.centcom.isaf.cmil.mil
SIPR:
Jason.soto@afghan.swa.army.smil.mil
If you send to CENTRIX/SIPR, please notify via .CIV

Sexton, Daniel

From: Ellsworth, Jennifer <jellsworth@graebel.com>
Sent: Wednesday, July 20, 2016 2:25 PM
To: Sexton, Daniel
Subject: Woodmen/Black Forest Area

Hello,

I'm emailing as a concerned citizen of the Forest Meadows neighborhood off Black Forest and Vollmer. I understand there are 2 separate multi-unit complexes being planned to be added to this area off Vollmer. My concern is traffic and the lack of outlets from this area other than Black Forest to Woodmen.

I have been here 3 years and have watched the city grow, as well as the traffic. I'm a native of Long Island, NY, and also spent 10 years in Denver. The lack of road infrastructure in Colorado Springs is appalling. Will there be additional outlets to main roads if all of these planned developments are added? And if so, will the roads at least come BEFORE the housing?

I understand it's a growing city and I also understand the need for housing, especially rentals, but these needs should not come at the cost to the city itself by resulting in an unsustainable infrastructure to support the traffic. There are major roads that should be connected before adding to this growing population to help keep traffic flowing. For example, extending roads like Research to continue east to Black Forest Road.

This neighborhood is surrounded by new developments going in (Black Forest and Cowpoke, for example) and it's going to create a serious safety issue with regard to traffic during rush hour when we run into a mini-gridlock because there are just too many people and not enough main roads.

Please let me know if there is anyone else I should contact regarding this matter.

Thank you,

Jennifer Ellsworth
Resident on Red Cardinal Loop, Colorado Springs, CO 80908

Jennifer Ellsworth, CRP, GMS
Director, Proposal Services

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registered to ISO 14001:2004 ** Graebel Movers International offices in Denver and Houston are registered to ISO 9001:2008 > Please consider the environment before you print this email.

Sexton, Daniel

From: Jeremy Jacobs <jeremyjacobs@acts.global>
Sent: Tuesday, July 19, 2016 8:15 PM
To: Sexton, Daniel
Subject: 305 unit apartment development

Hello,
My wife and I live at 7747 Forest Valley Loop and are in opposition to the development of this property.

I'm emailing as per the communication that went out this evening to the Forest Meadows community.

Thank You

--
Jeremy Jacobs
Director of Development
ACTS
Office: 719 785 8482
Cell: 803 372 1532

Sexton, Daniel

From: kirkloveskelly@yahoo.com
Sent: Tuesday, July 19, 2016 6:23 PM
To: Sexton, Daniel
Subject: Apartment Complex at Black Forest & Vollmer

To whom it may concern,
I live in Forest Meadows and strongly object to apartment complexes (multi-family dwellings) being constructed in proximity to our subdivision. This will most certainly have a negative effect on our property value.

Kind regards,
Kirk and Kelly Shaffer
7226 Red Cardinal Loop
Colorado Springs, CO 80908
[\(719\)494-4092](tel:(719)494-4092)

Sent from my Verizon 4G LTE Smartphone

Sexton, Daniel

From: Lacey Giaffoglione <laceygiaffoglione@me.com>
Sent: Tuesday, July 19, 2016 8:22 PM
To: Sexton, Daniel
Subject: Proposed Multi-Family Development in Forest Meadows

My name is Lacey Giaffoglione and I live in the Forest Meadows neighborhood. I am writing about the multi-family development that has been proposed to be built by the storage unit. My husband and I do not think this is a good idea. There is already an apartment complex going in on the corner of Black Forest and Vollmer. This stretch of road is already very crowded, and in my opinion very dangerous as it is. Especially turning onto Black Forest from Vollmer. We were under the impression when we bought our house, that the land would be commercial businesses. I understand that would bring along its own problems and added traffic issues, but we feel this would be better than having the proposed town homes. I had heard the town homes would be a lower cost town home. That would hurt our neighborhoods property values. I do not think it is right to lower our property values, while increasing the developers. We are having enough issues as it is with getting someone to take responsibility for the perimeter landscaping, adding this type of development would only hurt the neighborhood. We do not want those town homes on that stretch of land. We also do not want the apartments, but I think that is already a done deal. Thank you for taking time to read my concerns.

Lacey Giaffoglione
Resident of Forest Meadows

Sexton, Daniel

From: Mary <mja1848@comcast.net>
Sent: Monday, July 18, 2016 1:16 PM
To: Sexton, Daniel
Subject: Application request for apartments

I am not in support of the rezoning for apartments in Forest Meadows

Sent from my iPad
Mary Anderson

Sexton, Daniel

From: Matt Smelker <smelkermatt@aol.com>
Sent: Friday, July 15, 2016 3:17 PM
To: Sexton, Daniel
Subject: Forest meadow apartments

I do not like the idea of apartments going up in the forest meadows sub division. There will be a major increase in traffic, which our subdivision is not able to handle. A park or something a little more neighborhood friendly would be a nice change.

Thanks,
Matthew V. Smelker

Sent from my iPhone

Sexton, Daniel

From: Brandon Young <bmichael.young1@gmail.com>
Sent: Tuesday, July 19, 2016 7:30 AM
To: Sexton, Daniel
Cc: Shayneh@diversifiedprop.com; tiffanyh@diversifiedprop.com;
briana@thedistinctivegroup.com
Subject: Conceded Resident @ Forest Meadows

Good morning,

I understand there are plans to build an apartment complex in the Forest Meadows subdivision. My wife and I just moved into a single family home with our 2 year old daughter. We oppose the build of multi family housing so close. The primary concern at this time is the certain increase in traffic that would be a result of a densely populated area. A secondary concern is property values decreasing as a result of said proposed complex.

We understand there are benefits of apartment complexes; many of these benefits are to already developed areas. For example they can revitalize a neighborhood; but this neighborhood is already new and doesn't require an apartment building to spruce up the area. Another benefit is to provide family's with lower cost of living. This can attract a lower demographic in regards to income, class, and education of residents to the area. While one can argue that diversity is beneficial for a community, it can hinder as well. Our neighborhood is already home to diverse individuals and families.

Since hearing about the proposed complex I have spoken to many neighbors who share the same view points and strongly oppose the plan to add an apartment complex so close to our brand new single family homes.

I plan on making it to the meeting tonight but please make sure this is shared with council.

Proud homeowners and conceded residents,

Brandon and Katie Young
7742 Camille Ct

--

B. Michael Young
(719) 439-2456

Sexton, Daniel

From: Miranda Bridgeford <miranda.bridgeford@yahoo.com>
Sent: Wednesday, July 20, 2016 7:58 PM
To: Sexton, Daniel
Subject: Apartments

I live in Forest Meadows and to keep it short and sweet.. My husband and I are very against the apartments planned. It would be far better to put up a park with a splash pad or something similar than crowding an already crowded area. It's already a nightmare in the morning because There needs to be a light on Vollmer and Black Forest and that will not happen as well as the volume on Black Forest needs to be addressed first, that road needs widened. Apartments bring down the value of our houses also.

Miranda Bridgeford

Sexton, Daniel

From: sean.santiago.ss <sean.santiago.ss@gmail.com>
Sent: Tuesday, July 19, 2016 10:59 PM
To: Sexton, Daniel
Subject: multi-unit development next to the storage unit on Forest Meadows.

Completely against this and will be joining others in the neighborhood to stop this. Morley can't maintain what he has now, look at all the weeds in the neighborhood along with the cheap vinyl fence that he put up, when are you guys going to get it. Obviously this project is going to affect the values of our homes. Call it what you want, but Morley doesn't care about the residents in this community nor does he care about how the neighborhood looks, by the way thought he was to broke to fix anything or maintain the community?

Sent from my T-Mobile 4G LTE Tablet

Sexton, Daniel

From: Shalene <smsmelker@aol.com>
Sent: Thursday, July 14, 2016 2:52 PM
To: Sexton, Daniel
Subject: Forest Meadows

I am a resident of Forest Meadows and vote No on apartment complexes. They will bring to many people to the neighborhood causing traffic and noise and just ruin the neighborhood community it should be. We NEED a park/rec area instead!

Sent from my iPhone

Sexton, Daniel

From: Amanda Randall <arandall2005@icloud.com>
Sent: Tuesday, July 19, 2016 3:05 PM
To: Sexton, Daniel
Subject: Forest Meadows resident

Hi there,

My name is Amanda and my husband is Josh. We live at 7901 lightwood way. We both are concerned about the plans for the apartments complexes near by. We will not be able to attend tonight but please let us know how we can voice our concerns because this makes us very uncomfortable. Thank you for all you're doing to help our neighborhood.

Respectfully,

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Subject: Proposed Apartments at Woodmen and Forest Meadows

Mr. Sexton,

My wife and I must protest the proposed apartments at Woodmen and Forest Meadows. We live just a block away on Red Cardinal Loop. The traffic at Forest Meadows and Vollmer is already so bad that a traffic light is needed at that intersection. Adding the additional traffic from an apartment complex would make a bad situation even worse. In addition, our community is a Single Family Home neighborhood. Apartments so close to our homes would have a negative effect on the value of our entire neighborhood. As you probably already know, the area is a flood area. That is why flood ponds already exist there. We do not believe the ground could support apartment buildings, and there would be no place for the water to go. Please reconsider this proposal. Thank you for your time.

Dan and Loretta Spotts

Sexton, Daniel

From: Danny Compton <dcompton621@gmail.com>
Sent: Tuesday, July 19, 2016 6:47 PM
To: Sexton, Daniel
Subject: Apartment complexes near Forest Meadows

Hello Dan,

Unfortunately I could not attend the public meeting tonight, but as a resident of Forest Meadows subdivision, I'd like to voice my opinion against the apartment complexes being proposed to be put in off Vollmer Road and off Forest Meadows Avenue. My concerns with either complex were already highlighted during the public comments time a few months back, and were shared with the public documents submitted thereafter.

Thanks,

Danny Compton
7707 Forest Valley Loop
719-357-0490

Sexton, Daniel

From: Dianne Lamendola <lamendolad@att.net>
Sent: Friday, July 15, 2016 2:33 PM
To: Sexton, Daniel
Cc: Joe ICE Lamendola
Subject: Apartments in Forest Meadows neighborhood

Hello Daniel,

I recently received a postcard in the mail regarding a filing that would allow apartments to be built near our home. I have a lot of concern of this actually happening. Here are some of the concerns I have:

1. I purchased my home brand new three years ago in a **single-family home** neighborhood
2. Traffic at the intersection of Black Forest and Vollmer is already congested and with the addition of a multi-family apartment complex, it would only get worse. In addition, getting on to Vollmer from Forest Meadows is also a challenge.
3. I also have a concern of the effect of my home value should I desire to sell in the future.

Out of all of these, the main concern is the traffic already being congested, if you add several more families to the mix, it will be very difficult getting in and out of the neighborhood. If there is a traffic study done, please make sure it is done during the school year when you will see the traffic is even more heavier

Unfortunately, due to having out of state guests arriving Tuesday evening, I will not be able to attend the meeting. Otherwise, I would make every effort to being there.

Let me know if there are other ways I can express my concerns. I would like to see the city I have lived in for 26 years to consider not just the bottom line, but also the consequences building something like this in our neighborhood will have.

Thank you,
Dianne Lamendola
719-351-2994

Sexton, Daniel

From: George Hall <gnhall73@hotmail.com>
Sent: Tuesday, July 19, 2016 5:16 PM
To: Sexton, Daniel
Subject: Apartment Complexes at Forest Meadows & Woodmen Road

Mr. Sexton,

My name is George Hall, I live at 7305 Pearly Heath Road in Forest Meadows. I received notification from the Planning And Development Department of a proposal to build an apartment building between Woodmen Road and Forest Meadows Road. Today, July 19, 2016, I was informed that there plans for the second apartment building as well. I have never received notification of this second building.

I want to go on record as being opposed to the building of both of these apartment building. First, the traffic at both the intersections of Forest Meadows Road / Vollmer Road and Vollmer Road / Black Forest Road is already extremely heavy. The building of these buildings would only make these intersections become more dangerous than they already are.

Second, my wife Nancy and I purchased our home in October 2012 in what we considered a quite, growing single family neighborhood and so far we have enjoyed our area. We both feel that these apartment complexes would take away from this area and would reduce the value of our home.

Please take not consideration of these before approving any type apartment building in our area. Thank you.

George Hall

Sent from my iPad

Sexton, Daniel

From: Soto, Jason CIV CENTCOM USFOR-A (US) <jason.soto3.civ@mail.mil>
Sent: Tuesday, July 19, 2016 9:02 PM
To: Sexton, Daniel
Subject: Apt Complex Proposal

Hello.

I am currently deployed in Afghanistan and could not attend the meeting yesterday evening. I would like to express my disappointment in the projects that are being proposed for the corner of Woodmen and Black Forest. I purchased a home in this neighborhood because of the area, the school district, and the possibility of growth as a community over the next few years. The housing projects in the area were for homes in the upper \$200-Mid \$300s. This area was to begin having more amenities and conveniences added which would continue to improve our property value along with bringing a sense of community to all the neighbors. We have begun to start having events in the parks such as bbq's and water balloon fights. As corny as that may sound, it brings everyone together for a day to hang out and meet each other which is something that many neighborhoods in America are lacking these days. People are coming together to take care of outlying areas because the developer has apparently dropped the ball and is no longer taking care of things such as weeds. But we united and have taken care of that. The sense of pride in the area is very strong and growing as we continue to draw the type of neighbors that are up to doing things like this. This kind of unity allows for us to feel safe with our children in the neighborhood. When you bring a mass housing project such as an apt complex, this will not improve the value of our homes. The people currently living in them will move to neighborhoods that are more established and will sell the homes for a low price to get rid of them quickly. This will begin the erosion of the quality of life here. I feel that when I purchased the home I was told that one thing was being done, but as the days go by I am finding out that less and less was factual and now the major home purchase was a mistake if projects like this continue to get approved by the city without the concern of the neighbors. (*See the water project on woodmen/marksheffel) Please take this all into consideration as I am another citizen that is not content with an apt complex being put next to my home. Thanks.

Jason Soto
AMCOM SSTR
AFSBn Afghanistan
401st Army Field Support Brigade
DSN: 318-481-9469
Cell: 079-618-2077
State side: 011-93-79-618-2077
Jason.soto3.civ@mail.mil
CENTRIX:
Jason.soto@afg.centcom.isaf.cmil.mil
SIPR:
Jason.soto@afghan.swa.army.smil.mil
If you send to CENTRIX/SIPR, please notify via .CIV

Sexton, Daniel

From: Ellsworth, Jennifer <jellsworth@graebel.com>
Sent: Wednesday, July 20, 2016 2:25 PM
To: Sexton, Daniel
Subject: Woodmen/Black Forest Area

Hello,

I'm emailing as a concerned citizen of the Forest Meadows neighborhood off Black Forest and Vollmer. I understand there are 2 separate multi-unit complexes being planned to be added to this area off Vollmer. My concern is traffic and the lack of outlets from this area other than Black Forest to Woodmen.

I have been here 3 years and have watched the city grow, as well as the traffic. I'm a native of Long Island, NY, and also spent 10 years in Denver. The lack of road infrastructure in Colorado Springs is appalling. Will there be additional outlets to main roads if all of these planned developments are added? And if so, will the roads at least come BEFORE the housing?

I understand it's a growing city and I also understand the need for housing, especially rentals, but these needs should not come at the cost to the city itself by resulting in an unsustainable infrastructure to support the traffic. There are major roads that should be connected before adding to this growing population to help keep traffic flowing. For example, extending roads like Research to continue east to Black Forest Road.

This neighborhood is surrounded by new developments going in (Black Forest and Cowpoke, for example) and it's going to create a serious safety issue with regard to traffic during rush hour when we run into a mini-gridlock because there are just too many people and not enough main roads.

Please let me know if there is anyone else I should contact regarding this matter.

Thank you,

Jennifer Ellsworth
Resident on Red Cardinal Loop, Colorado Springs, CO 80908

Jennifer Ellsworth, CRP, GMS
Director, Proposal Services

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registered to ISO 14001:2004 ** Graebel Movers International offices in Denver and Houston are registered to ISO 9001:2008 > Please consider the environment before you print this email.

Sexton, Daniel

From: Jeremy Jacobs <jeremyjacobs@acts.global>
Sent: Tuesday, July 19, 2016 8:15 PM
To: Sexton, Daniel
Subject: 305 unit apartment development

Hello,
My wife and I live at 7747 Forest Valley Loop and are in opposition to the development of this property.

I'm emailing as per the communication that went out this evening to the Forest Meadows community.

Thank You

--
Jeremy Jacobs
Director of Development
ACTS
Office: 719 785 8482
Cell: 803 372 1532

Sexton, Daniel

From: kirkloveskelly@yahoo.com
Sent: Tuesday, July 19, 2016 6:23 PM
To: Sexton, Daniel
Subject: Apartment Complex at Black Forest & Vollmer

To whom it may concern,

I live in Forest Meadows and strongly object to apartment complexes (multi-family dwellings) being constructed in proximity to our subdivision. This will most certainly have a negative effect on our property value.

Kind regards,

Kirk and Kelly Shaffer
7226 Red Cardinal Loop
Colorado Springs, CO 80908
[\(719\)494-4092](tel:(719)494-4092)

Sent from my Verizon 4G LTE Smartphone

Sexton, Daniel

From: Lacey Giaffoglione <laceygiaffoglione@me.com>
Sent: Tuesday, July 19, 2016 8:22 PM
To: Sexton, Daniel
Subject: Proposed Multi-Family Development in Forest Meadows

My name is Lacey Giaffoglione and I live in the Forest Meadows neighborhood. I am writing about the multi-family development that has been proposed to be built by the storage unit. My husband and I do not think this is a good idea. There is already an apartment complex going in on the corner of Black Forest and Vollmer. This stretch of road is already very crowded, and in my opinion very dangerous as it is. Especially turning onto Black Forest from Vollmer. We were under the impression when we bought our house, that the land would be commercial businesses. I understand that would bring along its own problems and added traffic issues, but we feel this would be better than having the proposed town homes. I had heard the town homes would be a lower cost town home. That would hurt our neighborhoods property values. I do not think it is right to lower our property values, while increasing the developers. We are having enough issues as it is with getting someone to take responsibility for the perimeter landscaping, adding this type of development would only hurt the neighborhood. We do not want those town homes on that stretch of land. We also do not want the apartments, but I think that is already a done deal. Thank you for taking time to read my concerns.

Lacey Giaffoglione
Resident of Forest Meadows

Sexton, Daniel

From: Mary <mja1848@comcast.net>
Sent: Monday, July 18, 2016 1:16 PM
To: Sexton, Daniel
Subject: Application request for apartments

I am not in support of the rezoning for apartments in Forest Meadows

Sent from my iPad
Mary Anderson

Sexton, Daniel

From: Matt Smelker <smelkermatt@aol.com>
Sent: Friday, July 15, 2016 3:17 PM
To: Sexton, Daniel
Subject: Forest meadow apartments

I do not like the idea of apartments going up in the forest meadows sub division. There will be a major increase in traffic, which our subdivision is not able to handle. A park or something a little more neighborhood friendly would be a nice change.

Thanks,
Matthew V. Smelker

Sent from my iPhone

Sexton, Daniel

From: Brandon Young <bmichael.young1@gmail.com>
Sent: Tuesday, July 19, 2016 7:30 AM
To: Sexton, Daniel
Cc: Shayneh@diversifiedprop.com; tiffanyh@diversifiedprop.com;
briana@thedistinctivegroup.com
Subject: Conceded Resident @ Forest Meadows

Good morning,

I understand there are plans to build an apartment complex in the Forest Meadows subdivision. My wife and I just moved into a single family home with our 2 year old daughter. We oppose the build of multi family housing so close. The primary concern at this time is the certain increase in traffic that would be a result of a densely populated area. A secondary concern is property values decreasing as a result of said proposed complex.

We understand there are benefits of apartment complexes; many of these benefits are to already developed areas. For example they can revitalize a neighborhood; but this neighborhood is already new and doesn't require an apartment building to spruce up the area. Another benefit is to provide family's with lower cost of living. This can attract a lower demographic in regards to income, class, and education of residents to the area. While one can argue that diversity is beneficial for a community, it can hinder as well. Our neighborhood is already home to diverse individuals and families.

Since hearing about the proposed complex I have spoken to many neighbors who share the same view points and strongly oppose the plan to add an apartment complex so close to our brand new single family homes.

I plan on making it to the meeting tonight but please make sure this is shared with council.

Proud homeowners and conceded residents,

Brandon and Katie Young
7742 Camille Ct

--

B. Michael Young
(719) 439-2456

Sexton, Daniel

From: Miranda Bridgeford <miranda.bridgeford@yahoo.com>
Sent: Wednesday, July 20, 2016 7:58 PM
To: Sexton, Daniel
Subject: Apartments

I live in Forest Meadows and to keep it short and sweet.. My husband and I are very against the apartments planned. It would be far better to put up a park with a splash pad or something similar than crowding an already crowded area. It's already a nightmare in the morning because There needs to be a light on Vollmer and Black Forest and that will not happen as well as the volume on Black Forest needs to be addressed first, that road needs widened. Apartments bring down the value of our houses also.

Miranda Bridgeford

Sexton, Daniel

From: sean.santiago.ss <sean.santiago.ss@gmail.com>
Sent: Tuesday, July 19, 2016 10:59 PM
To: Sexton, Daniel
Subject: multi-unit development next to the storage unit on Forest Meadows.

Completely against this and will be joining others in the neighborhood to stop this. Morley can't maintain what he has now, look at all the weeds in the neighborhood along with the cheap vinyl fence that he put up, when are you guys going to get it. Obviously this project is going to affect the values of our homes. Call it what you want, but Morley doesn't care about the residents in this community nor does he care about how the neighborhood looks, by the way thought he was to broke to fix anything or maintain the community?

Sent from my T-Mobile 4G LTE Tablet

Sexton, Daniel

From: Shalene <smsmelker@aol.com>
Sent: Thursday, July 14, 2016 2:52 PM
To: Sexton, Daniel
Subject: Forest Meadows

I am a resident of Forest Meadows and vote No on apartment complexes. They will bring to many people to the neighborhood causing traffic and noise and just ruin the neighborhood community it should be. We NEED a park/rec area instead!

Sent from my iPhone

Sexton, Daniel

From: Tyson Harrop <tysonharrop@yahoo.com>
Sent: Friday, July 15, 2016 10:05 AM
To: Sexton, Daniel
Subject: Residential Zoning on Forest Meadows

Mr. Sexton,

Please add my name to those who oppose the residential project on Forest Meadows just north of Woodmen Rd. My family was sold a home just months ago in this Forest Meadows division with the understanding that the surrounding areas would soon be commercial/business, not apartments. The addition of apartment complexes will only hurt our neighborhood, appearance, and property values. I know my opinion is shared by my neighbors as this has become a hot topic.

Is there a more proper venue to contest this? Is this already a firm decision?

Any help is appreciated.

Re,

Tyson Harrop
7862 Wagonwood Pl / COS, CO
303-517-6897

Sexton, Daniel

From: Shalene <smsmelker@aol.com>
Sent: Tuesday, July 19, 2016 8:57 PM
To: Sexton, Daniel
Subject: Forest Meadows

Hello,

I would like to see a nice community park go up in this neighborhood. I live on Hardwood Circle, farthest east in the neighborhood and we have nothing. Is there any chance to get the city to put in a nice park/rec center with something like a splash pad in this part of town? Also, wondering about commercial building in this part of town like restaurants. Thank you

Sent from my iPhone

Sexton, Daniel

From: Shanna Cameron <shannacameron18@gmail.com>
Sent: Tuesday, July 19, 2016 9:49 PM
To: Sexton, Daniel
Subject: Apt complex

I own a home in forest meadows. Ease accept this email as formal notice of opposition to the proposed apt complex on woodmen and vollmer. Please let me know what else you need from me in order to formally oppose this project

Shanna Cameron

Sent via the Samsung Galaxy S®6 active, an AT&T 4G LTE smartphone

Sexton, Daniel

From: Shayne Hall <shayneh@diversifiedprop.com>
Sent: Tuesday, July 19, 2016 7:38 AM
To: Brandon Young
Cc: Sexton, Daniel; Tiffany Harclerode; briana@thedistinctivegroup.com
Subject: Re: Conceded Resident @ Forest Meadows

Hi Brandon,

Thank you for contacting me. Please plan on attending the meeting tonight and sharing your concerns. This is a homeowner issue and, per the Board of Directors, will not be dealt with through the HOA. If there are many that attend the meeting with the same views that you share, along with your neighbors, I would hope the council will take note. I will not be in attendance as I do not live in your community.

Enjoy your day!

Respectfully,

Shayne Hall, CAM, CMCA®
Community Manager

Diversified Association Management, LLC
4325 N Nevada Ave #100 Colorado Springs, CO 80907 - Colorado Springs Office
7887 East Belleview Ave, Suite 1100 Denver, CO 80111 - Denver Office
Tele: 719-314-4506 (cos) 303.586.5564 (den) - Fax: 719-578-9140

****Please note my new email address: shayneh@diversifiedprop.com****

Your satisfaction is important to us! Please click [here](#) to give us your feedback.

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On Tue, Jul 19, 2016 at 7:29 AM, Brandon Young <bmichael.young1@gmail.com> wrote:
Good morning,

I understand there are plans to build an apartment complex in the Forest Meadows subdivision. My wife and I just moved into a single family home with our 2 year old daughter. We oppose the build of multi family housing so close. The primary concern at this time is the certain increase in traffic that would be a result of a densely populated area. A secondary concern is property values decreasing as a result of said proposed complex.

We understand there are benefits of apartment complexes; many of these benefits are to already developed areas. For example they can revitalize a neighborhood; but this neighborhood is already new and doesn't require an apartment building to spruce up the area. Another benefit is to provide family's with lower cost of living. This can attract a lower demographic in regards to income, class, and education of residents to the area. While

one can argue that diversity is beneficial for a community, it can hinder as well. Our neighborhood is already home to diverse individuals and families.

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Proud homeowners and conceded residents,

Brandon and Katie Young
7742 Camille Ct

--

B. Michael Young
[\(719\) 439-2456](tel:(719)439-2456)

Sexton, Daniel

From: Stacy Wood <stacywd13@gmail.com>
Sent: Tuesday, July 19, 2016 4:41 PM
To: Sexton, Daniel
Subject: Forest Meadows

Hello Danielle,

I received a notice that indicated apartments buildings being built between Forest Meadows Rd and Woodmen. I have just built a brand new house and this would completely decrease the value of my home. This would also obstruct the view from my house (a big reason why I bought it). Apartment buildings also bring in a different crowd that I do not want near my house. This land should be used towards flood ponds or a great park, trails or open space for the surrounding neighborhoods. People have built out here to be in family communities and away from these type of buildings. There are other apartments that have already been built off of Woodmen and Tutt so there is need for apartments in this area.

Thank you,

Stacy Wood

Sexton, Daniel

From: Shalene <smsmelker@aol.com>
Sent: Tuesday, July 19, 2016 8:57 PM
To: Sexton, Daniel
Subject: Forest Meadows

Hello,

I would like to see a nice community park go up in this neighborhood. I live on Hardwood Circle, farthest east in the neighborhood and we have nothing. Is there any chance to get the city to put in a nice park/rec center with something like a splash pad in this part of town? Also, wondering about commercial building in this part of town like restaurants. Thank you

Sent from my iPhone

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Sent via the Samsung Galaxy S®6 active, an AT&T 4G LTE smartphone

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Community Manager

Diversified Association Management, LLC
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7887 East Belleview Ave, Suite 1100 Denver, CO 80111 - Denver Office
Tele: 719-314-4506 (cos) 303.586.5564 (den) - Fax: 719-578-9140

****Please note my new email address: shayneh@diversifiedprop.com****

Your satisfaction is important to us! Please click [here](#) to give us your feedback.

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Proud homeowners and conceded residents,

Brandon and Katie Young
7742 Camille Ct

--

B. Michael Young
[\(719\) 439-2456](tel:(719)439-2456)

Sexton, Daniel

From: Stacy Wood <stacywd13@gmail.com>
Sent: Tuesday, July 19, 2016 4:41 PM
To: Sexton, Daniel
Subject: Forest Meadows

Hello Danielle,

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To: Sexton, Daniel
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Tyson Harrop
7862 Wagonwood Pl / COS, CO
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