

Carleo, Katie

From: Alvin Swanson <akswan1969@comcast.net>
Sent: Tuesday, July 05, 2016 9:36 PM
To: Carleo, Katie
Subject: Proposed zoning change, Corder0a

Categories: REMINDER

I have not received a formal notification of the zoning change proposal in our neighborhood to convert commercial zones to apartment complexes. However, I have been made aware that this is being proposed, and, unfortunately I will not be in town to be able to be present at the town meeting to present my objections to this proposal. We are new residents to Estancia, having just built our home and moved in in February of this year. We decided to build here for several reasons but one of them was that the area now in question for apartment development was already zoned for commercial. Our intention was to live out our retirement in this residential, single-family dwelling community. Recognizing the large number of apartments already being built within a mile radius of this area, we were glad that the area in question was zoned commercial. Now we understand there is a move to convert this to multifamily dwellings and we oppose it most vigorously. We are retired and moved here specifically to avoid the massive congestion and traffic that will be created by apartment dwellings. This proposal is most distressing to us. We object to it vigorously and cannot be more emphatic in our opposition. With the enormous apartment complexes being developed along Briargate Boulevard below Powers Boulevard and along Research Parkway near Highway 83, congestion will be increased enough in this area. There are ample real estate opportunities for apartments elsewhere, perhaps in northern parts of El Paso County. Including more multifamily dwellings in the proposed area will just create massive problems in the future. Again, we purchased here because the zoning was already established. Changes to that zoning is just extremely problematic for us and we cannot be stronger in our objections to it.

*Al & Kathy Swanson
4404 Portillo Place*

Carleo, Katie

From: Bill Helbig <mrbill757@gmail.com>
Sent: Wednesday, July 06, 2016 10:45 AM
To: Carleo, Katie
Subject: Zoning Change Comments

Categories: REMINDER

Katie,
Here are our concerns, remarks, and objections to the request for rezoning of the 11 acre property located northeast of Union Blvd and Continental Hts. I'll follow up with a separate email with an attached file if that would be more preferable.
Bill Helbig

7 July 2016

City of Colorado Springs Planning Development,

We just received in the mail today a rezoning notice for the undeveloped land kiddle corner from Estancia, a neighborhood development inside of Cordera. The land at issue is just east of the SuperTarget adjacent to Powers. Our understanding is that the owner of this parcel wishes to change the current zoning of retail/business to multifamily residences, i.e. apartment buildings, consisting of 243 apartments in three buildings which I believe to be 4 or 5 stories high. It is also my understanding that the past zoning would allow for box store type retail outlets up to 40 some feet while the new apartment buildings would be 50 some feet in height, and thus further block the views that several homeowners have. While the increased height of the proposed buildings merits some consideration, the change of zoning which would result in multifamily housing is of primary importance.

Current homeowners in the Cordera Community, especially ones in Estancia, including myself and my wife are quite upset over the proposed change with regard to locating high density apartment buildings kiddle corner from Estancia. It was the understanding of Estancia owners in particular, when buying their homes in Cordera that the parcel of land in question would be retail and restaurants primarily, amenities that make living in this particular community quite appealing. This benefit of having nearby amenities probably more than any other, has weighed the heaviest for residents wishing to locate in this part of Cordera, including ourselves, since Estancia was designed to accommodate people nearing retirement or already there. Distance to shopping and restaurants is a major consideration for people in this season of life who wish to live in a location such as ours.

Estancia is one of only perhaps two other communities in all of Colorado Springs that were developed with the amenities that we can enjoy.

It also was our understanding that this area would consist of single residential units and not more apartments. Having even more apartments than what currently exist will definitely adversely affect the quality of life where we live. The current apartments already impact the community with the issue of dogs and their owner's unwillingness to use dog waste containers. There's also the consideration of pride of ownership. Home owners have a vested interest in maintaining if not improving their real estate holdings while those who rent do not have this same vested interest and motivation to care for something they do not own. The negatives of hundreds of apartment residents, many who will be transient, cannot bode well for the value of adjacent single family homes. While I understand the need for more apartments in the Springs area, placing them in an area already designated for something else and residents already having made decisions to locate here, based on the zoning plan at the time, is simply not right.

It appears that the land in question has been slow to be developed with minimal interest of potential future retail tenants, and thus quite costly to those owning this land. However, the need to build additional apartments has recently become quite financially attractive since demand for this type of housing has significantly increased during the past few years.

That being said, it appears that we are being faced with a change of zoning that would financially benefit a developer while at the same time adversely current homeowners' quality of life and quite possibly diminish the value of their homes. Changing the current zoning is much akin to changing the rules in the middle of the game. I come from the old school of life where a man's word is his honor. I am hoping that the the past arrangement will not be welshed upon, leaving Estancia residents holding the bag while others involved in real estate business benefit from a more attractive zoning change which will result in a financial windfall for them because of the changing market conditions and conversely at great cost to us.

Therefore, we are requesting that the city planners not approve this request for a change in zoning for the above forementioned reasons. We will unfortunately be unable to attend the public comment meeting since we have already made plans many weeks ago for travel out of the area for that entire week.

Bill and Janet Helbig

(W & J Living Trust,

Carleo, Katie

From: DAVID n MARLENE MCCULLUM <mccullumdm@msn.com>
Sent: Sunday, July 10, 2016 5:10 PM
To: Carleo, Katie
Subject: Objections to change in Zoning

Importance: High

Categories: REMINDER

Katie Carleo-Reviewing Planner

I have been informed by several Cordera residents they have received a rezoning notice for the undeveloped land West of the current apartment complex Vue 21 on Union and East of the Super Target. It is our understanding that the owner of this parcel of land wishes to change the current zoning from retail to high rise multi-family apartments. My wife and I recently purchased a luxury home in Estancia which is under construction with a completion date of August 11, 2016. It was the understanding of Estancia owners when buying their homes in Cordera, that the parcel of land in question would be retail stores and restaurants, amenities that make living in the area appealing and worth the extra money we paid for the homes. The amenities would be of great benefit to the Cordera residents and enhance the area. Additionally, we were lead to believe, based on the current zoning plan, the area where we purchased our home would consist of single family residential units, not additional multiple apartment complexes. We made the decision to invest in our home based on Master Plans that showed single story retail shops and restaurants in the area and to change the zoning after the fact is misleading and very disappointing.

Additionally, another high rise multi-family apartment in the area will negatively affect the value of adjacent single family homes and the quality of life of the Cordera residents. Estancia / Cordera was planned as single family homes, it was not planned to be an area of multiple apartment complexes were residents to do share the vested interest as a homeowner. I urge you to consider the concerns of the existing residents and disapprove the request to rezone the commercial properties located along Cordera Crest multi-family apartments.

David and Marlene McCullum
4664 Portillo Place
Colorado Springs, Colorado 80924
719-229-9532

Carleo, Katie

From: Kimball Family <public@kimballs.co>
Sent: Monday, July 11, 2016 1:06 PM
To: Carleo, Katie
Subject: Zoning Meeting on July 13th

Categories: REMINDER

Hi Katie,

My name is Nathaniel Kimball and I am a homeowner in the Cordera neighborhood. I was informed by a neighbor via the neighborhood Facebook group of the following meeting:

"The owner of the property between Vue 21 Apartments and Target at Union and Cordera Crest is requesting the city rezone the land so that he can build 243 high rise apartments instead of retail shops. A meeting hosted by the city will be held July 13th at Colorado Springs Fire Station 19, Community Room, 2490 Research Pkwy at 6PM. Emails with questions or objections can be sent to Katie Carleo at kcarleo@springsgov.com. If you can, please plan to attend the meeting and represent Cordera's concerns."

Could you please confirm the time and location of this meeting and give any additional details you feel might be helpful (e.g. is this informational? is there a published agenda? is this the proper time for homeowners to voice concerns? etc.)?

Best Regards,
Nathaniel Kimball

Carleo, Katie

From: Paul F Schmidt Jr <pschmidtjr@gmail.com>
Sent: Tuesday, July 12, 2016 12:49 AM
To: Carleo, Katie
Subject: Regarding the Proposed Zoning Request for change in Cordera

Categories: REMINDER

Ms. Carleo,

Unfortunately my wife and I will be out of town for the meeting on July 13th to discuss the request for a zoning change for the property which is zoned commercial south of Union and east of target. We understand that the owner of that property wants a zoning change so that they can put in a 300 high rise apartment complex. My wife and I are vehemently against this for the following reasons.

- 1) We based our decision to move into cordera that there would be no added congestion caused by large apartment complexes that would impact traffic along Briargate Parkway as we back up to it.
- 2) We have major concerns as many others that by having a second major apartment complex in Cordera will have a negative impact on property values.
- 3) As Cordera was designed originally for approximately 1,500 homes we would not like to see the Chinook Elementary school overburded with children from the 300 additional apartments.
- 4) The park system for Cordera was never designed for the additional number of people that 300 apartments would bring. We have heard a number complaints from neighbors that the current apartment dwellers in Cordera walk their animals in our parks and don't clean up after them.
- 5) The builders in Cordera and residents have had to follow strict building codes that were put down when Cordera was first plotted to maintain a high quality of life. It just is not fair that present owner who wants the zoning change to be allowed to do so to make a few extra bucks and in the process changing the whole environment that was originally envisioned for Cordera.

Sincerely,
Paul and Shelly Schmidt
pschmidtjr@gmail.com
5219 Monarch Crest Way
Colorado Springs, CO 80924

Carleo, Katie

From: Beth <bethhays@earthlink.net>
Sent: Wednesday, July 13, 2016 12:11 AM
To: Carleo, Katie
Subject: Proposed rezoning

Categories: REMINDER

Ms. Carleo –

We would like to voice our strong opposition to rezoning of the land near Union and Cordera Crest (from commercial to apartments). We are unable to attend the city's meeting tomorrow. We believe it would hurt our property values in Cordera and impact the already over capacity Chinook Trail elementary school. There is already Vue 21, a large apartment complex, nearby, which we understand has the ability to expand. When we purchased our home (as the hundreds of other Cordera residents), it was our understanding these 11 acres would be used for commercial property. While we aren't fans of the Vue 21 complex being so close, we certainly are not fans of two apartment complexes right next to each other, right next to Cordera. Cordera had an issue with Vue 21 residents coming into our neighborhood and allowing their dogs to go to the bathroom and the residents not picking it up. It was significant in the area that bordered Vue 21. It became such a large issue we (Cordera) had to pay a company to come regularly and clean it up. Although this apartment complex does not border Cordera, it is only a block away and is well landscaped so it is a concern this will happen again. An apartment complex would also significantly increase the traffic.

We respectfully request the city deny the request for rezoning.

Thank you.
Byron and Elizabeth Hays
9965 San Luis Park Ct
Colorado Springs, CO 80924

Carleo, Katie

From: Donna Moore <donnalynnmoore@gmail.com>
Sent: Wednesday, July 13, 2016 4:58 PM
To: Carleo, Katie
Cc: greyner@laplatallc.com
Subject: Briargate Crossing at Cordera

Categories: REMINDER

Dear Katie,

My husband and I are not happy to hear about the possibility of high rise complex apartment buildings rather than commercial space in Briargate Crossing area and open land currently proposed for rezoning.

With the \$12M being put into the development of Till, which Briargate Citizens are very happy about, the time is now for La Plata to lock into building a central hub for the citizen of Briargate. Many of us are quite upset how Arby's snuck into our community and felt we had no notice of it going in.

Adding a high rise apartment complex would bring additional people into the area to the already overcrowded school and limiting space for those already in the community to have places to congregate.

My husband and I have thought since we move in that the land should be turned into town center complex with restaurants, shops, and places to gather. Even with Till (which was a good step) and the new strip across, we still don't have the variety of places to be able to walk, bike, and congregate. We are missing the variety of shops and eateries.

If done right perhaps the town center concept could provide some higher end apt living options on second floor above the retail that we need to make this a community --- coffee shop, breakfast place, wine bar, deli, as well as shops.

With Children's Hospital building the new facility by Memorial North in ~2018 there will be growth in the area, but we need places to eat, socialize, gather, and enjoy community events.

We have all this grassy/weedy land and really nothing except Till in walking distance to eat. (Yes, I know Arby's but I don't really count fast food as I don't eat it nor do I feel it fits in the community vibe).

There still is time to allow for a concept that allows our community to come together, whether walking or driving, and get away from the Strip Mall feel that cheapens the area.

If your team would pull together developers and citizens of the surrounding neighborhoods, I'm sure you will see that this is something that will pay off in spades and make the development of Briargate strive as a desirable, high-end area for families to live.

There are already some nice apartments already in place more nearby being built. Now is the time to attract the communities to come together and walk around a vibrant small town center in Briargate.

Carleo, Katie

From: Ryan Moore <rjmoore17@gmail.com>
Sent: Wednesday, July 13, 2016 5:33 PM
To: Carleo, Katie
Subject: Zoning Changes to Briargate Crossing

Categories: REMINDER

Good Evening Ms Carleo,

I was forwarded a recent article in the Colorado Springs Gazette and wanted to briefly reach out regarding Watermark as the land under consideration has the potential to be developed properly with the interaction of the surrounding community.

Our community in Briargate has been trying to get away from Big Box "strip mall" areas and are hopeful that the right, responsible developer could bring a mixed-use concept that could lead towards a small town center with retail businesses on the first floor and upscale apartment/condo living (or even small business/professional offices) on the above ground floors. We feel that the right developer could spark further growth and increase demand on the surrounding Briargate community as one of the best locations in Colorado Springs.

The demand for housing in Colorado Springs has grown tremendously over the past few years as Colorado Springs ranks among as the #5 Top Place to live according to the US News & World Report.

By 2018 Children's Hospital of Colorado will have a new hospital just around the corner from the area you are considering and the area also has several high end communities surrounding it as well. Further Till, a multi-million dollar farm-to-table restaurant and mercantile just opened in Briargate Crossing. We seriously hope that Colorado Springs Planning Commission takes this into consideration and uses this opportunity to put its stamp on the future of the Briargate community.

We look forward to hearing more on what a developer plans to bring since the land is currently zoned for commercial. Should there be a push to solely switch to residential, the community will speak out. We know additional residential is needed, but not at the cost of taking away an opportunity to build a "hub" for the surrounding Briargate community. A true town center concept would be the best of both worlds!

We thank you for your time!

Sincerely,
Major Ryan Moore, USAF
Proud Cordera and Colorado Springs Resident

Carleo, Katie

From: David Saydak <davesaydak@gmail.com>
Sent: Wednesday, July 13, 2016 8:49 PM
To: Carleo, Katie
Subject: zone change meeting tonight.

Categories: REMINDER

Hi Katie, I was glad to attend the meeting tonight although Cordera needs better communication rather than the over 50 group gossip. I moved into this community about 9 months ago from California. Does this project need an EIR (environmental impact report)? And if so, when is that completed. Quite frankly, I had expected Colorado to be a green state similar to California, but I find that Colorado is color blind when it comes to environmental and recycle issues. Please keep me informed at meetings develop since I cannot always trust the over 50 route. Again, thanks. David Saydak

Carleo, Katie

From: Leann Morgan <lmorgan7@uccs.edu>
Sent: Wednesday, July 13, 2016 11:20 PM
To: Carleo, Katie
Cc: bmorgan6_96@yahoo.com
Subject: Proposed Watermark Apartments near Cordera

Categories: REMINDER

Hi Katie!

I was not able to attend the meeting tonight, but I feel compelled to email you regarding the proposed purchase of land near Cordera by Watermark to build a 240 unit apartment building on the land by Target and Vue 21. I am totally AGAINST this proposed purchase and consequent construction project! We have children that attend Chinook Trail Elementary School in Cordera and are already upset that the school is SO OVER-CROWDED that our twins have to complete their 4th grade year in PORTABLE classrooms behind the school because there isn't enough room to house the children we already have in our neighborhood! Given the 240 new units that this would bring, in addition to the already planned additional single-family homes that will be built in the next year, I am baffled that they plan to send more students to a school that already can't handle the large numbers of children of CURRENT residents!

Please pass on our (mine and my husband, Ben Morgan's) frustration with this proposed Watermark plan, and let the City Council know that stuffing a neighborhood school with too many kids only brings the quality of the education down. We don't need another apartment complex in our neighborhood, and we certainly don't appreciate our kids already having to spend a year of their education out in a portable classroom. It's unacceptable and NOT what was planned for that property when we purchased our home in 2012. We want them to hear that the residents DO NOT WANT this change in zoning for this property!

Thank you for you time!

Leann

Leann M. Morgan, Ph.D., LPC, MCC
AOC Counseling & Leadership Program Coordinator
Associate Professor
Department of Counseling & Human Services
University of Colorado Colorado Springs
(719) 255-3112
lmorgan7@uccs.edu
<http://www.uccs.edu/coe/people/faculty/leann-morgan.html>
***Adaptability*Communication*Empathy*Relator*Strategic**

Carleo, Katie

From: Lisa Otto <clgotto@yahoo.com>
Sent: Thursday, July 14, 2016 7:59 AM
To: Carleo, Katie
Subject: Zoning change in Cordera - Cordera Resident concern

Categories: REMINDER

Good morning Katie,

I am writing in regards to the Watermark Company interested in rezoning the area in Cordera for apartments. We built our house in this neighborhood specifically for the school for our children and I do not feel this area should be rezoned. As a parent of a 4th grader (who will have to use the portable classrooms because of attendance) and a 1st grader, I do not feel Chinook can accommodate these new units or the children who plan to attend Chinook. Not only are there more single-family residences being built that filter into Chinook Trail Elementary, increasing attendance, but there are an increasing number of families trying to choice their children in. Cordera and Chinook Trail cannot continue this growth without taking spaces from families who have built homes in Cordera for this purpose, and there are already apartments being built on Briargate and Powers.

Cordera has a need for more retail so the residents who have built their homes here can walk or bike to use these retail stores. Any retailer here will do well and I have been pleased with the addition of Till, however, Arby's doesn't really suffice as another option. Please consider leaving this retail space and do not add additional apartments to this area.

Thank you for the consideration,

Lisa and Craig Otto, Cordera residents

Carleo, Katie

From: Daniel Lee <dblee21@gmail.com>
Sent: Thursday, July 14, 2016 8:02 AM
To: Carleo, Katie
Subject: Planned Zoning Changes for Cordera

Categories: REMINDER

Hello Katie,

I was told by my neighbors in Cordera that there is a planned proposal to change the zoning near Target on Prominent Point to allow an apartment complex. Can you please send me information on the next meeting?

I am against adding additional apartments to the area that feeds into Chinook Trails Elementary because CTE is almost filled and Cordera is still building out. Since my kids are already enrolled, I'm concerned for the future residents. On my street, we turn-over 2-4 houses every year and the new families have all had elementary aged kids. Those who've moved-in during the school year already have to enroll their kids in other schools since CTE was at capacity. CTE is already one of the largest elementary schools in ASD 20 and has already added portables. Changing the master plan to add more apartments will only exacerbate the problem.

Thank you for your time and consideration.

-Daniel Lee
4818 Turquoise Lake Ct

Carleo, Katie

From: Ryan Moore <rjmoore17@gmail.com>
Sent: Wednesday, July 13, 2016 5:33 PM
To: Carleo, Katie
Subject: Zoning Changes to Briargate Crossing

Categories: REMINDER

Good Evening Ms Carleo,

I was forwarded a recent article in the Colorado Springs Gazette and wanted to briefly reach out regarding Watermark as the land under consideration has the potential to be developed properly with the interaction of the surrounding community.

Our community in Briargate has been trying to get away from Big Box "strip mall" areas and are hopeful that the right, responsible developer could bring a mixed-use concept that could lead towards a small town center with retail businesses on the first floor and upscale apartment/condo living (or even small business/professional offices) on the above ground floors. We feel that the right developer could spark further growth and increase demand on the surrounding Briargate community as one of the best locations in Colorado Springs.

The demand for housing in Colorado Springs has grown tremendously over the past few years as Colorado Springs ranks among as the #5 Top Place to live according to the US News & World Report.

By 2018 Children's Hospital of Colorado will have a new hospital just around the corner from the area you are considering and the area also has several high end communities surrounding it as well. Further Till, a multi-million dollar farm-to-table restaurant and mercantile just opened in Briargate Crossing. We seriously hope that Colorado Springs Planning Commission takes this into consideration and uses this opportunity to put its stamp on the future of the Briargate community.

We look forward to hearing more on what a developer plans to bring since the land is currently zoned for commercial. Should there be a push to solely switch to residential, the community will speak out. We know additional residential is needed, but not at the cost of taking away an opportunity to build a "hub" for the surrounding Briargate community. A true town center concept would be the best of both worlds!

We thank you for your time!

Sincerely,
Major Ryan Moore, USAF
Proud Cordera and Colorado Springs Resident

Carleo, Katie

From: Amanda Burton <mandymoodles@me.com>
Sent: Thursday, July 14, 2016 12:21 PM
To: Carleo, Katie
Subject: Cordera resident against the rezoning of land for use by Watermark

Categories: REMINDER

Hi Katie,

We are Cordera residents, we moved here in 2006 and have really enjoyed living here. However, the growth explosion over the last couple of years is concerning us deeply.

We have two children who attend Chinook Trail and Challenger and the Schools are struggling to keep up. We are frustrated that even more kids will be allowed to attend Chinook from the proposed 240 units when we can't even accommodate the kids we currently have in Cordera. We simply can't accommodate additional, unplanned growth at this time. We are therefore asking you not to rezone this area for residential use.

Thank you.

William and Amanda Burton

4923 Rabbit Mountain Ct, Colorado Springs, CO 80924

Carleo, Katie

From: Matt Wilder <mattwilder97@gmail.com>
Sent: Thursday, July 14, 2016 2:24 PM
To: Carleo, Katie
Subject: Union and Cordera Crest zoning

Categories: REMINDER

Katie, I am sorry this did not get to you prior to the re-zoning meeting. I have been out of town without email. I do have several concerns about the decision to re-zone the property between Union and Cordera Crest:

1. Property value. I believe the addition of high-rise apartments will block existing mountain views and negatively affect property values for existing home/land owners. Any structure built on this site should be limited to two stories.
2. What is D20's assessment of projected student to teacher ratio once all homes in Cordera, the apartments at Briargate and Powers, and the newly proposed apartments are complete? How will the addition of so many people affect D20's ability to maintain the high level of education they currently offer? For example, Chinook Trail is already the second largest elementary school in the district and has at least four portables. Cordera neighborhood is only about 50% built out.
3. There are, at present, nine traffic lights on Briargate Pkwy in the 3.5 mile stretch between I-25 and Powers Blvd. How will the addition of (presumably) several hundred additional residential drivers affect traffic? How will that change when the 1000 student (estimated) middle school is built in Cordera? How will it change Cordera and Wolf Ranch when Briargate Pkwy is extended to Falcon? This is the current plan for Briargate Pkwy according to Kathleen Krager.
4. Is it perceived that there are enough retail choices already in this "planned" community? The longevity and overwhelming success of the Shops at Briargate, Marcos, Back East, Till, etc lead me to believe additional retail could be highly successful in this location. My personal preference would be for some designated open space - something severely lacking in Colorado Springs; but I recognize that is highly unlikely.

I'm not sure if any of these topics were discussed at yesterday's meeting? But I think they are topics which need to be considered before approving more housing of any kind in the immediate area.

I am happy to discuss any of these, or other, topics any time. Thank you.

Matt Wilder
719-439-3610

Sent from my iPhone

Carleo, Katie

From: thebefforts <thebefforts@yahoo.com>
Sent: Thursday, July 14, 2016 6:38 PM
To: Carleo, Katie
Subject: Rezoning in Cordera

Categories: REMINDER

Ms Carleo,

We have just been informed of a possible rezoning in the Cordera area next to Target and Petco from light commercial to an apartment complex with approximately 240 units. As a homeowner in Cordera we do not support a rezoning to add even more apartments in Cordera area. Our schools are already over crowded and current homeowners are on a waiting list to attend the schools in the neighborhood.

Regards,
Steve & Julie Beffort

Carleo, Katie

From: Jackie Lesh <martig42@yahoo.com>
Sent: Thursday, July 14, 2016 8:53 PM
To: Carleo, Katie
Subject: Possible Cordera Apartments

Categories: REMINDER

Dear Katie Carleo,

I heard that there is a possibility of having a retail area rezoned as residential in Cordera. My husband and I are strongly against this idea. When we built our home in 2007 we were told that area would be retail space. Adding more apartments will put too much stress on our already full elementary school. We currently have a first and fourth grader at Chinook Trail and a third child that will attend there in a few more years. We really don't want to put anymore strain on the school by adding more students. The school is already at capacity with four of each grade level.

Please keep the space retail only.

Sincerely,

Jackie & Jason Lesh
5186 Chimney Gulch Way

Carleo, Katie

From: Abbie Wood <abbiewood15@hotmail.com>
Sent: Thursday, July 14, 2016 10:15 PM
To: Carleo, Katie
Subject: Cordera

Categories: REMINDER

I am a resident of Cordera as well as a realtor. I think the planned rezoning from commercial to build apartments is a terrible idea. For one we don't have the infrastructure to support that amount of additional traffic, there are already, soon to be 2 large apartment complexes within a 1/2 mile of Cordera so I am not seeing the need for a third. As well as the concern at Chinook Elementary as we are already busting at the seams. We need places for people to gather around...sandwich shop, ice cream, coffee, not an apartment building which could reduce the value of our homes in the future.

I am 100% against this rezoning.

Thank you!



Associate Broker, Military Relocation Professional (MRP)
Sellstate Alliance Realty
9475 Briar Village Pt. Ste. 215
Colorado Springs, CO. 80920
Cell: 719-314-8516
Office: 719-358-8515
Email: abbiewood15@hotmail.com
Website: <http://www.abbiewoodsellsco.com>



The best compliment is a referral from my clients!

Carleo, Katie

From: Brian Watt <bkwatt@msn.com>
Sent: Friday, July 15, 2016 1:33 PM
To: Carleo, Katie
Subject: Cordera Zone Change CPC ZC 16-00082 and CPC ZC 16-00083

Categories: REMINDER

Good Afternoon Katie,

Thank you for hosting the neighborhood information meeting Wednesday night. It looks like the proposed apartments will be very nice, however that does not change my opinion that they would be a negative overall for our community. We would very much like to keep the zoning as it is and have retail businesses there. There are numerous other areas designated for multi family dwellings in the Briargate master plan. The La Bella Vita apartments, just across powers and less than a half a mile away from the proposed apartments, are almost the exact product. So combined with those apartments the proposed apartments and all the zoning for future apartments now our resources will be depleted in Cordera. A business will probably be coming to you looking for a zoning change so they can build retail on multi family zoned plot!

Thank you again for your time and I look forward to seeing you again at the planning meeting.

Brian Watt
4684 Portillo Place
COS, CO. 80924

Carleo, Katie

From: Ronda Watt <rbwatt@msn.com>
Sent: Friday, July 15, 2016 6:03 PM
To: Carleo, Katie
Subject: oppose rezoning for apartments and height increase

Categories: REMINDER

Hi Ms Carleo,

I live in the Estancia neighborhood of Cordera. I attended the info meeting at the fire station regarding the rezoning for apartments in the area near Target and the existing apartments. I am saddened to learn of the possibility of apartments being built there. We purchased our home a year ago. There are several areas already label or zoned for apartments. I don't understand why there is a desire to rezone that area, when there are several other locations within a mile radius. With the existing apartment complex, it is already one of the densest populated areas in Colorado Springs. Why not build on one of the already multi-family zoned areas and spread it out.

Also, when we built our home, we looked forward to a future of walking to shops and restaurants. Most of us have a half million dollars or more invested into our homes. The amenities of nearby retail shops and restaurant, etc. were a big factor.

Please do not approve this zoning request. Please keep the area zoned for retail. Home builders are working daily, as Cordera grows and grows. Soon the need for the retail will be stronger. It would be a shame if meanwhile, a prime retail location was rezoned for apartments.

Please put me on record as being opposed to the rezoning and building of apartments, and additionally opposed to approving a height increase. I hope our word is heard.

Thank you,
ronda watt
4684 Portillo Pl

Carleo, Katie

From: Patrick Sheridan <psheridan050@gmail.com>
Sent: Monday, July 18, 2016 10:24 AM
To: Carleo, Katie
Subject: Watermark Company apartments near Cordera

Categories: REMINDER

I just wanted to voice my opinion that I would be opposed to rezoning commercial land into apartments near Cordera. As a parent my biggest concern is the increased overcrowding of Chinook Trail Elementary where one of my children currently attends. I have a 3 year old who is also supposed to attend this school in the future and I worry that there will not be enough room for her with the increased overcrowding. Thank you.

Respectfully,

Patrick J. Sheridan
719-387-8520
4830 Preachers Hollow Trail
Colorado Springs CO 80924

Carleo, Katie

From: W J HOLCOMBE <jennwesjosh@msn.com>
Sent: Monday, July 18, 2016 11:49 PM
To: Carleo, Katie
Subject: Proposed Rezoning for Watermark at Briargate

Categories: REMINDER

Dear Ms. Carleo,

As a resident of the Cordera neighborhood, I am concerned about the Watermark at Briargate proposal for a zoning change for the land located between Union and Cordera Crest.

My first concern is property value, we bought our home for the views, high-rise apartments will block mountain views. While I am not opposed to more housing to address housing needs, those structures should be limited in height 1-2 stories at most. This will help protect property values for existing and future property owners in the Cordera neighborhood.

My second concern are the schools, our local elementary school Chinook Trail is already maxed out with a third portable being put in to meet existing student population requirements. This school was supposed to meet the expected student population of Cordera, when fully complete, but has already met max capacity and with many homes still under construction. Has District 20 and the city assessed and/or made plans to address the increase in student population a 243-unit Watermark complex, not to mention the 276-unit Crowne at Cordera development would bring? What about middle school and high school availability? The planned middle school for Cordera hasn't even broken ground yet.

My third concern is traffic flow, what type of studies/plans have been made to address the addition of 500+ apartments? Briargate Parkway already has 9 traffic lights between Powers and I-25, how does the city plan to cope with the additional traffic flow this type of development would bring?

As a concerned citizen, I am against the proposed rezoning the land for apartments, due to the negative impact on property values, the added stress on our schools, and the increased traffic it would bring. I would like to see more retail choices or open space i.e. parks etc. developed on this land. The retail part of this community is just beginning to take off and it would be great to see it continue in the tasteful direction restaurants like the Till have added to our neighborhood. Another park would also be a great addition especially with the great walking trails a neighborhood like Cordera provides.

Thank you for your consideration, please let me know if you have any questions.

Sincerely,

Jennifer Holcombe

Carleo, Katie

From: Aidan Kolbe <rnaurora@gmail.com>
Sent: Tuesday, July 19, 2016 9:49 AM
To: Carleo, Katie
Subject: Opposition to new apt complex re-zoning

Categories: REMINDER

Dear Ma'am,

I am a tax paying member of CS currently living in Cordera. I am writing in opposition to the proposed re-zoning of the land adjacent to Target for 240 apt units. I do not feel that adequate study has been done to assess the impact on local traffic, road use, and the availability of proximal quality education. I understand that the almighty dollar often impacts these decisions more than anything else, but we might want to consider the impact on property tax revenue when we are unable to keep people living in the cordera community.

-Aidan Kolbe
9124 Lizard Rock Trail
CS, CO.

Carleo, Katie

From: Jennifer Herberg <jherberg4@yahoo.com>
Sent: Tuesday, July 19, 2016 9:51 AM
To: Carleo, Katie
Subject: Proposed Watermark Apartments

Categories: REMINDER

Good Morning,

I am sending this email to express my concerns with rezoning the property in between Vue 1 and Target for the Watermark multifamily development project.

I am a Cordera resident who lives on Coyote Song Terrace. I am against the rezoning and this project. I would like to keep the property zoned for light commercial use. My concerns are listed below:

1. Decreased property value
2. Devalue Cordera and its image
3. Cordera has several empty lots for sale. Those need to be sold before more apts go up.
4. There are already plans to build Crowne at Cordera Apartment Homes between Brairgate and Research. There are apartments being built at Powers and Briargate that aren't complete yet. Our community will be saturated with apartments. This would make 3 apartments buildings within 1/2 mile from the Chinook which is already overcrowded.
5. There are several Vue 1 residents who walk their dogs in Cordera and do not pick up their dog waste.
6. More traffic/infrastructure issues
7. Restricted views
8. Overcrowding at Chinook Trail and Challenger 9. Not part of the master plan 10. Increased Crime

I feel as though I am being betrayed by La Plata. I do not feel that this project is for the greater good. We need responsible development. Let's keep the property zoned for light commercial use. Please consider these concerns when making your final decision. I want to protect my investment and I hope you will help me to do that.

Thank you for your time.

Jennifer Herberg

Carleo, Katie

From: Jean Carlson <js868@comcast.net>
Sent: Tuesday, July 19, 2016 11:10 AM
To: Carleo, Katie
Subject: Cordera Apartments

Categories: REMINDER

Ms Carleo

I would express my opposition and my concerns with more apartments being built in Cordera area .
As is stands now we have speed and traffic problems within the community now . Should the developers add more apartment the developer and city are going to address more traffic lights , speed bumps and traffic circles .
Pedestrian & driver safety will need to be addressed .

The master plan has changed serval times already , in which we lost the access to park and open space to 72 more homes.

I do not support the building of more high rise apartments in the Cordera area .

Thank you for your time

Jean Carlson
9106 Rock Pond Way
Colorado Springs ,CO 80924

Sent from my iPhone

Carleo, Katie

From: Thomas Herberg <thomasherberg@yahoo.com>
Sent: Tuesday, July 19, 2016 11:50 AM
To: Carleo, Katie
Subject: Proposed Watermark Apartments

Categories: REMINDER

Good Morning,

I am sending this email to object the rezoning of the property in between Vue 1 and Target for the Watermark multifamily development project.

I am a resident of Cordera and feel that it is one, if not the best communities within Colorado Springs. However, if this current proposal is approved and the Watermark apartments are built, Cordera will lose its luster and its claim of being "Colorado Springs Premier Master Planned Community".

The simple definition of Premier, based on Merriam-Webster is, "most important or best." My wife and I decided to purchase in Cordera because we believed that it was the best in the Springs and that it offered a difference that other communities didn't. We also understood that with that difference, there was a higher price we would pay. We believed that with the higher price came higher and sustained value. But as we continue to see the adjustments being proposed to our community, and by setting the rezoning proposal forward, we believe that the value of the community is starting to diminished, and the value that we paid for, is going to suffer. An approval of this proposal will drop Cordera down from a premier community to a "Like all the others" community. Adding little difference or added value to its residence. This is why I am against this proposal and ask for your assistance in stopping it.

Let me leave you with one last thought. As I look through the information provide by Cordera's website, there is one thing that really sticks out to me. "Cordera Makes Community Sense", and how this is defined...

We define "*Community Sense*"

as the act of working towards an overall better quality of life. Like most developers, we focus on things like infrastructure, utilities, and roadways, but, we take it one step further by focusing on lifestyles, too. Why? Because we know that quality of life means much more than living in a great home. It also means providing extra value through environmentally conscious designs, thoughtfully designed amenities and community activities that promote social interaction and community involvement. Here are just some of the reasons why Cordera makes *Community Sense.*" Cordera.com

There are a few key words that I would like to focus on, which align to my initial statement. Lifestyle, Value, and Quality of Life. All reasons I chose to live in Cordera. At no point in the reasons that follow the above statement does it talk about the abundance of apartment or multifamily offerings. At no point does it reference the affordability to renters. It makes claim to a community amenities and award winning home builders, not award winning apartment builders.

Carleo, Katie

From: Marc Babcock <mbabcock123@centurylink.net>
Sent: Tuesday, July 19, 2016 12:27 PM
To: Carleo, Katie
Subject: Zoning of Codera area Apartments

Categories: REMINDER

Sincerely,
Marc Babcock
Sent from my iPhone
Be kind, delete my email address before sending.

Begin forwarded message:

From: Marc Babcock <mbabcock123@centurylink.net>
Date: July 19, 2016 at 11:49:17 AM MDT
To: kcarleo@springs.com
Subject: Zoning of Codera Apartments

Dear council and members,
It has one to my understanding that you are planning on building more apartments around the Codera neighborhood. My family are opposed to more commercial real estate apartments affecting our schools, traffic, and our property values. We live in a community that deserves less apartment impact. We have three complexes already in this area.
Please respectfully consider impact of our community that was sold on local area business and excellent living.

Sincerely,
Marc Babcock and Renee Babcock
Sent from my iPhone