

Baxter, Tamara

From: Marcia Wick <marciajwick@gmail.com>
Sent: Friday, June 24, 2022 7:14 PM
To: Baxter, Tamara
Subject: RE: Centennial Blvd Townhome project

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Tamara,
Pasted below is my list of concerns.

FYI, even though I can't see, I detected a typo in your signature line that you might want to correct.
Planning and Development *Development* – Land Use Review

FILE #: CPC CU 22-00106

Attn: Tamara Baxter

RE: The proposed Conditional Use Development Plan for the Centennial Boulevard Townhomes project at 4113 Centennial Blvd.

My name is Marcia Wick. I am a 30-year homeowner at 1149 Tulip Place, Colorado Springs, 80907. My property is directly due east from the proposed multi-family development site on Centennial Blvd. Below, I will address my questions and concerns, including a brief recounting of historical relevance.

My property lies at a lower grade to the proposed development site. A commercial strip to the north currently houses a church and BBQ restaurant. Further north is an even larger business strip including Ace Hardware, Walgreens, and Safeway. When I purchased my home in 1993, the larger business complex was non-existent. Ever since the undeveloped land at Centennial and Garden of the Gods was developed, my property has been subject to flooding from the water that drains across the pavement to its lowest point – my back yard.

When I bought my home, the field behind me was documented to be in a flood plain. I knew there was a calculated risk of future development behind me, but assumed it was mitigated by the flood risk factor. When the commercial complex at Centennial and Garden of the Gods was built (originally with a Long's Drugs and Albertsons), the flood plain was "moved" on paper at least from the field to Centennial Blvd. However, after the undeveloped field was paved, the runoff from rain and snow melt began gravitating from Garden of the Gods and Centennial down the asphalt to the lowest point where the pavement ends in the corner behind the church. There, the excess water jumps the curb and floods into my back yard. I've had water in my crawl space, and a bed of mushrooms in my yard isn't uncommon following a heavy rain storm.

Historically, where the water jumps the curb, it previously flowed into a natural drainage ditch in the field, carved out over time by the water which eventually found its way into the drainage creek to the south. When the town home complex along the creek was built (about a decade ago?), the planners and engineers "in their wisdom" filled in the ditch. At the time, city representatives explained that "you don't want to let water go wherever it wants to..." pardon my skepticism in believing that additional development behind my property won't exacerbate the drainage situation.

You may also hear from my neighbor, Alice Miller. When the town homes were built and they filled in the ditch, they "inadvertently" capped off her sewer line resulting in her basement flooding with "shit."

In addition, automobiles currently cut through the driveway behind the church, and their headlights hit my bedroom. With the heightened number of vehicles coming and going from the proposed town homes, this invasion of my privacy will worsen. Also increased foot traffic with easy access to my property increases my security concerns. Strangers already cut through my yard to avoid walking the long way around.

I understand that some kind of buffer would be required between the proposed multi-family development and my single family home. I currently have a chain link fence on my property line along the east side of an easement and assume a new fence of some type would be built along the west side of the easement creating a “no man’s” land that will allure trash, weeds, and trespassers. If the town homes are built, I suggest that only a solid stone or brick privacy wall with a security gate for access to the easement by utilities and me would be required to stop runoff water from spilling into my backyard, cut the noise pollution from the activities of 20 families, and prevent headlights from cars invading my house and yard.

In addition, I request that a sidewalk along the property perimeter be required for pedestrian safety. I am a full-time pedestrian – being legally blind with a Guide Dog for the Blind. I walk out a gate from my back yard to access the sidewalk along Centennial which takes me to a neighborhood trail system, and I walk to Ace Hardware, Walgreens, and Safeway etc. to shop because I don’t drive.

Over the decades, a variety of uses for the property behind me have been explored. The land owner once entertained using the area as a school bus parking lot. Twice, I have lived alongside noisy heavy equipment parked in the field by the city and state. I have communicated with the city planning department many times over the years regarding potential development of the site, and understood that a zoning change would be required for town homes. Now, I’m informed that the development of town homes is “conditional.”

Last but not least, although I personally cannot see Pikes Peak due to my vision impairment, my family and friends appreciate the view. I am concerned that the height of the proposed town homes will block the view so that my visitors will be staring at two concrete block buildings instead of America’s mountain. After assessing the real estate market, I recently resolved to age in place at home, with upgrades to bathrooms etc. for safety. Now, I’m concerned about the value of my home diminishing due to this proposed development.

Let me be clear, I am not opposed to development – I am opposed to development that damages the environment, isn’t supported by infrastructure, and devalues existing neighborhoods.

Please notify me when I may submit additional comments during the review process.

Marcia Wick
1149 Tulip Pl.
Colorado Springs, CO 80907
719-651-2221
marciajwick@gmail.com

From: Baxter, Tamara [mailto:Tamara.Baxter@coloradosprings.gov]
Sent: Thursday, June 23, 2022 3:47 PM
To: marciajwick@gmail.com
Subject: Centennial Blvd Townhome project

Ms. Wick,
Thank you for the phone call.
As discussed, if you can put your concerns together in an email, they will be provided to the applicant team to address.

Also, you can view all documents that have been submitted for this project on

LDRS: https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm

The City File # is CPC CU 22-00106

Please let me know if you have any additional questions.



Tamara Baxter

Senior Planner

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

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Email: tamara.baxter@coloradosprings.gov

Links:

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[Pre-Application Meeting Request](#)

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Baxter, Tamara

From: Gayle Bleckert <gbleckert@gmail.com>
Sent: Wednesday, June 29, 2022 9:21 AM
To: Baxter, Tamara
Subject: File number cpc cu 22-00106

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Hi,

I live in the Creekview townhome community basically adjacent to this planned development. Currently between our development and the whole shopping plaza, the traffic in and out of that one small street off centennial is horrible. Now you want to approve another twenty homes which will create even more of a traffic problem.

Not only that, but the planning department had already approved the huge development at the top of centennial across from King Soopers. And the other massive development behind the Health Resort across from Coronado high school, both of which are currently under construction.

So, within less than a mile, massive traffic additions will exist to this area. Approving this development is not something I approve of. I highly oppose this.

Thanks for your time,

Gayle Bleckert

Sent from my iPad

Baxter, Tamara

From: Erik sanchez <sanchez.erik71@icloud.com>
Sent: Wednesday, June 29, 2022 9:56 AM
To: Baxter, Tamara
Subject: Good Morning

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Hello Tamara, I had a question regarding the project that is being delivered to the home owners that live around that area. How will this benefit the community in the surrounding area? Will these multi-home units be like townhomes? Living in the Holland Park area has really changed over the years with many homes being apartments in the area. The crime rate has risen exponentially and transient population is growing more and more each year.

I have observed many multi-housing units in the surrounding areas. Having a high-rate of poverty and many of the properties are not being taken care of and are slowly turning into low-income housing units. This is attracting many low-income renters into the area and consequently rising the crime rate.

<https://www.neighborhoodscout.com/co/colorado-springs/crime.amp>

This map shows how crime rates are higher in areas where apartments or multi-housing projects are located. With the police force being weak in Colorado Springs this is a really bad idea to have a project like this be done in that area.

Sent from my iPhone

Baxter, Tamara

From: leonard tomsik <leonardtomsik@yahoo.com>
Sent: Wednesday, June 29, 2022 1:07 PM
To: Baxter, Tamara
Subject: 2 questions

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Hi Tamara,
Any idea of the cost of the units in the new 20 unit development?
Also is it for low income families?

Thanks!

(I did receive the 9 pages of specs previously).

Leonard M Tomsik

Baxter, Tamara



From: O.K. Frax <kopraxinc@gmail.com>
Sent: Tuesday, July 5, 2022 8:34 PM
To: Baxter, Tamara
Subject: CPC CU 22-00106

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Concerning Centennial Boulevard townhomes

Hello Tamara,

I am opposed for the rezoning purpose for residential use for the following reasons:

- #1. I purchased my townhome next to commercial property and not for residential use.
- #2. I see the townhouse designs do not fit in with either side, Creekview or the commercial buildings.
- #3. It's sad to see that every square inch has to be used for housing.
- #4. How much water  will required to support this rapid growth?
- #5. I don't think the zoning should be changed and I don't mind if a business builds a structure, according to the original zoning plan.
- #6. In areas where places are shoehorned in, it really looks unplanned and takes away from the beauty of the area.
- #7. What happens if fire breaks out and rapid evacuation is required?
- #8. Would you like this to happen in your backyard or not? 
- #9. I like the west side of the Springs, please don't let it become like those cramped quarters of other areas.
- #10. I WILL move if rezoning takes place.

Regards, Karl O. Prax

Baxter, Tamara

From: Joe Brehmer <gatorheadjoe@gmail.com>
Sent: Tuesday, July 5, 2022 6:09 PM
To: Baxter, Tamara; Brehmer, Joe
Subject: CPC CU 22-00106 Comments

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Hi:

I'm Joe Brehmer, President of the Creekview Townhome HOA.

Relative to the proposed building of 20 townhomes in the former Lot3 of the Sahin Subdivision, to be called Centennial Boulevard Townhomes, is the ingress/egress easement on the southeast side. This is the portion that borders our community.

On page4 of the Final Drainage Report, written by Atwell for their project #21002776 on 15Jun2022, they say this: "The 50' common access and utility easement is proposed to be reduced to a 30' common access and utility easement".

Owners in the Creekview community would like to keep that access at 50' - this for several reasons. One clearly is the encroachment of a building more than 35' tall in their back windows, hindering views. So keeping the building at the former distance of 50' helps with that.

Another reason to keep this easement wider is due to the drainage issues we have on that side. We have had drainage issues on that side, and keeping this easement wider allows for the type A/B grounds to soak up the water runoff. Without it, the water coming off of the structures to be built, and as well the road, may well start encroaching on our property, and causing some flooding issues. I did not see on the drawings any type of drainage plans to get that runoff to the detention system pond.

We also would like to see the denial of the Request #1 from the Matrix Design Group. The proposal is to remove the 6' screen along three borders, including the one we care about, which is the southwestern border. The buffer landscape code is there to help "section off" different adjacent properties, and we would like to keep that.

As far as the request for Conditional Use, we believe that Part A, Surrounding Neighborhood, that the value and quality of the neighborhood will be impacted. With the current proposal, the townhomes to be built will be exceptionally close to our townhomes, creating the "California effect" of building very close together. And with the proposal that all of these units will be rentals, that will bring a possible level of low caring about the neighborhood. These two things will lower the potential value of the Creekview Townhomes.

Thank you for the consideration of these comments.

Joe Brehmer, President Creekview Townhomes
Mobile: 408-620-0985
email: gatorheadjoe@gmail.com

Baxter, Tamara

From: Edwina Houlmiere <edwina@westwindllc.net>
Sent: Tuesday, July 5, 2022 6:24 PM
To: Baxter, Tamara
Subject: CPC CU 22-00106

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Dear Tamara,

I live in the Creekview Townhomes, so very close to this proposed project.

The traffic on the little service road that connects our community to Centennial is already very busy, the proposed project would just make it worse.

Best Regards,

Edwina Houlmiere

Baxter, Tamara

From: Andrea Prax <aokoprax1@gmail.com>
Sent: Wednesday, July 6, 2022 8:53 PM
To: Baxter, Tamara
Subject: File CPC CU 22-00106 Centennial Blvd Townhomes

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Ms. Baxter,

I am writing to you to express my opposition and concern for the Centennial Blvd Townhomes proposal , file CPC CU 22-00106.

A main reason I am opposed to the project is safety. Within a mile radius of this proposed project there are multiple projects being constructed adding multi family housing. This is concerning since the high density of people will add to increased traffic on an already busy road and hamper evacuation efforts if an emergency would warrant, such as wildfire, etc.

Secondly, The increased development all over the city puts a strain on the water supply. We are already dealing with watering restrictions and a drought , excessive continued development just exacerbates this problem.

Thirdly, this proposed project is extremely close to my owned residence. There is not much of a buffer between my home and the proposed building. It will cause a loss of lighting , privacy , make noise and disturbance , I also work from my home so this is going to impact my environment in a major way.

Lastly, The proposal will cause trees to be removed which support our ecosystem and will eliminate the shade they provide affecting energy costs. The building design also isn't consistent with the existing neighborhood.

I am pleading with the planners of our city , when considering these projects , our safety and quality of life be a priority.

Sincerely,

Andrea Prax

Baxter, Tamara

From: PATRICK COCHRAN <txprc@yahoo.com>
Sent: Wednesday, July 6, 2022 5:41 PM
To: Baxter, Tamara
Subject: Proposed Housing by Creekview Townhomes

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Dear Ms. Baxter,

I am writing in regards to the proposed 20 unit family units to be built on a tiny lot in front of Creekview Townhomes. It is difficult to envision a 20 unit structure on this lot. It will impede the view that we paid for and cause really bad traffic jams because there is only one way for them and for our whole community here at Creekview. Stewardship of our natural resources is strained already and this area was a nice green space for all of us (before the city decimated the natural landscape). The impact to our investment here will be lessened and while I understand the need for housing, I must please ask that it be reconsidered. The negatives far outweigh the positives for a few people against the needs of an already established community that has been lovely to each other. Safety being another issue as so many people crammed into that small area will have massive environmental impact. Once again, I implore the committee that oversees this project to look to a conscientious decision versus just "filling in the holes" in our community.

Thank you for your consideration,
Rita Cochran
Creekview Townhome Owner

Baxter, Tamara

From: Victoria Dziezawiec <dziezawiec@yahoo.com>
Sent: Wednesday, July 6, 2022 7:50 AM
To: Baxter, Tamara
Subject: Centennial blvd Townhomes

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Good Morning Tamara,

As for someone living in the Creekview Townhomes, the new proposal for more townhomes is overcrowding and opposite of what Colorado Springs open space means to residents. We already have a huge amount of townhomes currently being built up on Centennial and Fillmore that will further impact traffic in these areas. This will really crowd the homes that face that site of the north side and will cause more traffic in our exit and entrance to the Creekview facility. The traffic in this area has already increased substantially and makes it difficult to exit south on Centennial. Please reconsider the plan to build more townhomes on this lot. It is already too crowded and blocking many beautiful views.

I love our city but must say any piece of land is building homes or apartments and no longer the small city charm that we had. I dread to see the city in 10 years since our streets can not already handle the urban sprawl. I wish we could start like Boulder and say no more buildings. Modernize and update what we currently have and be more concerned with our environment and unique surroundings in all its beauty. We are sadly becoming cities like Denver, Portland, Phoenix, that has seen a huge uptick in crime, homelessness and traffic. I have been here for 16 years watching a huge growth spurt that we can't handle cause unrealistic upsurge in housing making it unaffordable for the average bear. Riding my bike now on the Santa Fe trail to commute is dangerous with motorized vehicles, traffic and homeless people with drug or mental health issues. If we could handle our current difficulties first before jumping into bigger and better mentality, we will grow smarter and stronger as a city.

Thank you for listening and hearing our concerns and all you do to improve the quality of our city!

Have a wonderful day!

Sincerely,

Victoria Dziezawiec

#3978 Star View

Baxter, Tamara

From: Joe Pero <JPero@us.ci.org>
Sent: Wednesday, July 6, 2022 3:08 PM
To: Baxter, Tamara
Subject: Centennial Blvd. Townhomes - CPC CU 22-00106

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Hello Tamara,

I'm writing regarding file number CPC CU 22-00106, the proposed new development named Centennial Blvd. Townhomes.

The new proposed development will adversely affect those living in the Creekview Townhome community immediately south of the proposed development. Specifically, it will cause additional traffic congestion at the small entrance/exit from Centennial into the parking lot we use to access our community. With 20 new families moving into that immediate area, an unknown number of vehicles will begin using the same small connection point, where there is no light to stop traffic on Centennial. This is especially important considering that Centennial traffic is already going to increase significantly with a large new community on Centennial north of Fillmore.

In addition to traffic issues, for those living on Wisdom Heights (the northernmost street in the Creekview Townhome community), it will also:

1. Likely reduce our property values.
2. Eliminate our view of the mountains to the north.
3. Eliminate our privacy to the north, as the new townhomes will be so close.
4. Remove the trees that provide valuable evening shade on the north side of our townhomes in the hot summer months.

Your consideration of the impact to our community is greatly appreciated.

Joe Pero

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Baxter, Tamara

From: JOHN HARTNETT <deniharne@comcast.net>
Sent: Tuesday, July 5, 2022 5:11 PM
To: Baxter, Tamara
Subject: Re: Centennial Townhomes project

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Tamara, Thank you for sending the information. Unfortunately the plan confirms my fears regarding unmanageable traffic congestion. There is too many entities using the same entry and exit. John Hartnett 3982 Star View

On 07/01/2022 12:49 PM Baxter, Tamara <tamara.baxter@coloradosprings.gov> wrote:

Mr. Hartnett,

Per our conversation here is the link to view all plans and documents for this townhome project.

https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm

Enter the following City File No: CPC CU 22-00106

Please feel free to reach out with any questions.

All public comments are shared with the applicant.

Happy 4th!



Tamara Baxter

Senior Planner

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: tamara.baxter@coloradosprings.gov

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UPDATE: [Planning Commission and Downtown Review Board Meetings Location and Days Change](#)

Baxter, Tamara

From: Callan Sailer <callansailer@icloud.com>
Sent: Thursday, July 7, 2022 11:37 AM
To: Baxter, Tamara
Subject: CPC CU 22-00106/ centennial blvd townhomes proposal

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Hello my name is Callan Sailer I am a tenant I live in the gated community townhomes next to this development right back to it on 1080 wisdom heights I am very concerned about this development I do not approve of it First concern is fire evacuation traffic being backed up it is already backed up to begin with building this development would only make it worse are gated community would be in a huge line waiting forever to get out giving the potential to kill us if the fire was fast moving The same issues that happened on Waldo canyon and the mountain shadows neighborhood this would add more traffic than we need causing more traffic to get out of harms way for evacuation not to mention 30th St. is closed due to Garden of the gods construction which has brought tons of traffic on Centennial so I can't imagine fires in an evacuation on top of this new development townhomes and all of their traffic we've already had five + fire reports in this area that could of gone horrible wrong if it was a windy day like it has been these pass years! Specially this year also the traffic on the roads doing wear and tear that our Hoa community has to foot most of the bill because of being on that side of the road so that means that our hoa fees/ bills will go up for the extra traffic on that road & also water issues & more competition for water in the area. More competition & the traffic coming out of the new development townhomes people possibly speeding out The area is very small and limited turning out of our gated community has been a pain already and I've almost gotten hit by other cars due to it being small and all the traffic driving and walking I feel like it would add more time getting out of our townhome community due to this new townhome development traffic. also privacy possibly smokers throwing cigarettes smoking & the smell of marijuana in our backyard we have kids that play in the backyard my sons room is facing that area I would never be able to open my windows because they could look right in that's my privacy!! and the noise from the road/driveway in the new centennial development townhomes faces my backside of townhome car lights constantly going through waking up my son or us my family it be a headache & The trees that are currently back there have been there for decades very well matured strong rooted trees!!! That have helped us keep cool in the summer! Less consumption for our AC unit & Mountain views Will possibly lose value in our townhomes due to the views being gone Why are we rooting them up just to make a community of townhomes there is a huge one being developed now on top of Centennial and Fillmore that also is gonna cause fire hazard fire issues fire evacuation. & traffic issues etc everything I mentioned here in this summary. But there is tons of land like in the plains elsewhere to build this community of townhomes and this new townhome development would only cause more issues/safety & make things harder than they need to be on this Community our current townhomes on wisdom & on the streets in this gated community just for money... Please take all of this consideration Thank you.

Sent from my iPhone