

**Brackin, Tasha**

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**Subject:** FW: Trailside at Cottonwood Creek

**From:** Steven Neuharth <steven.neuharth@gmail.com>  
**Sent:** Friday, May 24, 2019 5:41 PM  
**To:** Brackin, Tasha <Tasha.Brackin@coloradosprings.gov>  
**Subject:** Trailside at Cottonwood Creek

It looks like we can't live without even more development along Cottonwood Creek. I work in the Planning profession so I understand and applaud infill efforts but this is a bit much.

Has anyone looked at the landslide susceptibility? If one looks at a Landslide Susceptibility map for Colorado Springs, that whole area is in a susceptibility zone.

The site access is also problematic. The Transportation Study shows the access off of Woodmen. Do you realize how many people are going to come flying out of this site, trying to cross 3 lanes of 60 mph traffic to get into the left-turn lanes so that they can do a u-turn and head west on Woodmen? It's just too close to the Austin Bluffs/Woodmen intersection for traffic to safely operate. Of course, the study finds no negative effects for Woodmen but there will be many accidents and near accidents. The study also shows a left-turn lane from westbound Woodmen into the site. Again, traffic will be trying to cut across 3 lanes of traffic that is often in excess of 60 mph. NO ONE goes the speed limit on this stretch of Woodmen - It's just a fact.

Steven Neuharth  
4867 Little London Drive  
Colorado Springs, CO 80917

## Brackin, Tasha

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**Subject:** FW: Trailside at Cottonwood Creek

**From:** Michael Gilardino <michael.gilardino@polarisalpha.com>

**Sent:** Monday, May 27, 2019 2:30 PM

**To:** Brackin, Tasha <Tasha.Brackin@coloradosprings.gov>

**Cc:** T Fisher <todd.fisher@usfalcon.com>; Kimble Gingrich <kkgingrich@hotmail.com>; Joe Mehsling <rujoe@aol.com>; karenkang8088@gmail.com

**Subject:** Trailside at Cottonwood Creek

Hi Tasha,

I received planning development for the Trailside at Cottonwood Creek. So the issue I have with this plan is that Woodmen is busy enough without the new neighborhood. This will only increase the traffic on Woodmen Road. I don't understand why the city is so big on cramming as many homes as they can in this area? Thanks for listening.

Sincerely,  
Michael Gilardino

## Brackin, Tasha

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**Subject:** FW: CPC PUZ 19-00061

-----Original Message-----

From: snwgddess <beccahill76@gmail.com>  
Sent: Wednesday, May 29, 2019 10:11 AM  
To: Brackin, Tasha <Tasha.Brackin@coloradosprings.gov>  
Subject: CPC PUZ 19-00061

Hi Tasha, I received notification of the newly proposed development, Trailside at Cottonwood Creek. After looking over everything I have a few concerns. The development is across the creek from my home. My first concern is the increase of traffic onto Woodman and the placement of the drive into the neighborhood. It does seem rather close to the light at woodman and I have concerns for anyone needing to travel West. There is only a small amount of space to cross three lanes to get into the left hand turn lane, and it seems as though without access to the light on Lee Vance by the new storage shed, there will be an increase of U-turns at Woodman and Austin Bluffs for those that need to drive west. Since my house is directly across from this proposed development, I would hope that there is something in place to minimize (retaining walls, etc.) the amount of headlights we will see. I don't want headlights coming into my windows overnight. This would need to be addressed at the entrance of Woodman where incoming traffic is directed right at the Newport heights neighborhood, and if an alternate road was made to divert traffic to Lee Vance for the traffic light. I honestly do not know whether a neighborhood or business are a better call here, I know it is zoned as business currently. I have looked at the proposal and it is hard for me to understand everything, Will there be a sound wall built between Lee Vance and Austin Bluffs?

Will all of the new developments in the area, I am wondering if you can tell me or point me in the right direction, I am at 6998 Big Timber Dr. My house backs the trail, There is a decent amount of green/open space behind my house and the trail, I believe this is owed by the city. Is this true open/green space that will not be developed or am I at risk of having homes built here?

Thank you for your time,  
Rebecca Hill

## Brackin, Tasha

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**Subject:** FW: Development Proposal Trailside at Cottonwood Creek

**From:** Meg Martin <meggie\_63@yahoo.com>  
**Sent:** Saturday, June 1, 2019 8:12 PM  
**To:** Brackin, Tasha <Tasha.Brackin@coloradosprings.gov>  
**Subject:** Development Proposal Trailside at Cottonwood Creek

Ms. Brackin,

I am responding to the proposal in opposition to this planned development.

I do not feel that this proposal is appropriate for this particular section of land for the following reasons:

1) I am not an engineer but this section of land is fragile and the slope would not I feel support this many structures. I have watched the storage facility attempt to mitigate the drainage and they are continually having to shore up the land from washing down into the creek. Not to mention a potential for Woodmen road ( and its heavy traffic load) being undermined with the shift of the land mass.

2) I do not feel that the land can support this many structures. I understand the owner of the land wants to increase his/her income by building and selling as many pieces of the property as possible but this is WAY too many structures. And where would the access to this neighborhood actually truly to be from any main street. I have seen many planned developments change the access at the expense of the natural surroundings.

3) Cottonwood Creek area is a beautiful natural area that I would hate to see destroyed by "developing" the area with this proposal! Why must we build on every stretch of open area? How about setting the area aside for a natural habitat?

There HAS TO BE a better use for this land other than this proposal!!!!!!

My vote for what it is worth is NO...NO...NO.

Sincerely,  
Margaret Martin

## Brackin, Tasha

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**Subject:** FW: questions for the Trailside at Cottonwood Creek development proposal. File Number: CPC PUZ 19-00061

**From:** ehome@juno.com <ehome@juno.com>

**Sent:** Sunday, June 2, 2019 7:34 PM

**To:** Brackin, Tasha <Tasha.Brackin@coloradosprings.gov>

**Subject:** questions for the Trailside at Cottonwood Creek development proposal. File Number: CPC PUZ 19-00061

Hi, Tasha.

I have questions/comments for the Trailside at Cottonwood Creek development proposal. File Number: CPC PUZ 19-00061

Woodman is a major, East/West corridor in Colorado Springs. Rezoning this area for residential feels like a mistake due to the extra burdens/limitations it will put on a future lane expansion at Woodman (and Austin Bluffs). I envision another odd, Union-and-Woodman-like intersection if the area needs to be expanded and housing is butted up against it.

Speaking of Woodman... How will traffic lanes/patterns change for this new development? Adding a traffic light and intersection to let these residents cross Woodman seems like it could cause traffic problems on Woodman... but not adding a light would be a nightmare for residents.

Trailside at Cottonwood Creek does not have any direct access to the Cottonwood Creek Trail. Are there plans to connect it? If so, how?

Is the developer, city, or home owner in charge of cleaning up graffiti? Let me set up why I asked that question. ... This plot of land is rather steep with a creek below it. Especially the narrow, eastern tip (a fifth of the land?) of the project. To my naive eyes, it seems difficult for that area to be developed without building retaining walls or altering the creek. The length of the Cottonwood Creek Trail has a fair amount of graffiti already... and vertical surfaces seem to inevitably be covered with it. So who would be responsible for its clean up, if a new bridge, retaining wall, drainage, etc is built?

Thank you for your time,  
David

## Brackin, Tasha

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**Subject:** FW: Trailside at Cottonwood Creek

**From:** Scott.C.Hargraves@wellsfargo.com <Scott.C.Hargraves@wellsfargo.com>

**Sent:** Wednesday, June 5, 2019 12:07 PM

**To:** Brackin, Tasha <Tasha.Brackin@coloradosprings.gov>

**Subject:** Trailside at Cottonwood Creek

Ms. Brackin,

I'm writing to you in regard to the proposed development of the **Trailside at Cottonwood Creek** project on the SW corner of Woodmen Road and Austin Bluffs Parkway, for which I received notification in the mail yesterday. The proposal calls for 56 single-family homes which will be built north of Cottonwood Creek.

My family and I would like to express our very strong objection to this project. This new development will further encroach on nature and the wildlife in the area such as coyotes, rabbits, deer and fox, effectively displacing the wildlife. I also believe it will negatively impact the enjoyment of the natural surroundings for the many people who walk or bike-ride along Cottonwood Trail, which follows the creek. My daughter and I walk along this trail often.

In addition, this project will further inhibit our view of Pikes Peak and other parts of the front range. Our view has already been partially obstructed and hindered due to the storage facility being built on the corner of Woodmen Road and Lee Vance and by additional new construction of residential structures immediately south\southwest of the storage facility.

It is our sincere hope that this project will not be approved by the city. Thank you for taking the time to read my comments and concerns.

**Scott Hargraves**

Business Systems Consultant

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