

Thelen, Lonna

From: David Riese <redwooddr@gmail.com>
Sent: Friday, February 27, 2015 12:50 PM
To: Thelen, Lonna
Subject: File NO 15-008 (Bates Elementary)

Dear Madam:

We are opposed to converting Bates Elementary School to a student apartment building. We have a hard time believing that 200-300 units, with 1 to 4 bedrooms, will not result in more traffic that will ALL be routed to Austin Bluffs Parkway. Will there be a traffic signal installed (which will slow traffic flow) that will allow westbound traffic to enter and exit? If not, will they have to go around the block (more traffic in the neighborhood) to enter? If the students decide not to fight the traffic, what restrictions will there be so they don't park on the nearby streets as they did before parking permits were required?

As Mayor Bob Isaac said when they were contemplating putting an apartment complex in before the Christian Schools put in the soccer field, "These people have already put up with enough noise and traffic because of the Austin Bluffs Parkway and UCCS."

Thanks for allowing our input,

David and Becky Riese
419 Redwood Dr.

Thelen, Lonna

From: Anna Kramer <ebkamk@gmail.com>
Sent: Saturday, February 28, 2015 2:31 PM
To: Thelen, Lonna
Subject: The request by GG Land Group

Dear Lonna,

I live at 4104 Garret Place and feel that this proposal of 200 tpo 300 unit apartment building is a terrible idea for this neighborhood. We will probably end up with the same problem as before of these college students and their peers parking all along our neighborhood streets and these college students have no respect for any of us old people living along these streets.

This is going to impact our wonderful Cragmor neighborhood tremendously, I don't understand if the college has all this housing why this GG Land Group wants to put up more appartment's that will possibly sit empty and set us up with more noise and parking problems..

Respectfully yours Anna Kramer

Thelen, Lonna

From: Furuya, Roy <Roy.Furuya@westernforge.com>
Sent: Monday, March 02, 2015 1:11 PM
To: Thelen, Lonna
Subject: reference to File No. 15-008. Bates school converted to apt building

Hello, I am a long time resident of Cragmor and am in complete opposition to the building of an apartment complex at the Bates school. The Cragmor area is nice and quiet right now. I'm afraid building the apartment will bring a lot of noise and traffic to the area. It also might bring more unlawful crimes to the area because of an increase of people and traffic in the area. The school district is only thinking about the money they will make in selling this property instead of the detrimental effects it will have on the neighborhood. The last apartment complex was defeated not long ago in this area and I hope this one will be too. Thank you Roy Furuya

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Thelen, Lonna

From: Bob Falcone <bob@bobfireman.com>
Sent: Wednesday, March 04, 2015 1:39 AM
To: Thelen, Lonna
Subject: Bates School Property Project

Ms Thelen,

I am writing to express my concerns with the apartment complex proposed to be built on the grounds of the Bates School.

My chief concerns are with the size of the proposed project and the impact on the surrounding neighborhood. The Cragmor neighborhood is made up primarily of single family homes, with some duplexes mixed in and apartment buildings around the west and south periphery. Many of the homes in the neighborhood were built before the neighborhood was annexed into the city limits.

The proposed project would add a 5 story parking garage surrounded by a 4 story apartment complex and could house in excess of 500 people. This huge structure would be directly across the street from a number of single family homes, and within sight of many more homes. It would concentrate more people in one small area than live in the immediate surrounding neighborhood.

The plans for the project include access from Austin Bluffs Parkway in an attempt to keep traffic out of the surrounding neighborhood, however there is no guarantee this access will be built. Additionally, major road work was just completed on Austin Bluffs, with the road being widened and there doesn't appear to be room to add an additional lane for traffic for this project. I am skeptical that access from Austin Bluffs Parkway will actually become a reality. My chief concern is that this project would proceed even if access from Austin Bluffs Parkway is not built. If access from Austin Bluffs Parkway is not built, then it's assumable that the tremendous traffic generated by this project will be directed through the surrounding neighborhood. This is simply unacceptable.

Other problems exist with access from Austin Bluffs Parkway. A recent snowstorm shut down Austin Bluffs Parkway from Nevada Avenue to Union Boulevard for several hours. If another storm causes the road to be shut down (a very likely probability) and this project is built, are we to believe that the residents of this project will not inundate the neighborhood? Again, I'm skeptical.

The proposal includes a wall and landscaping to separate the complex from the neighborhood. While I have not personally seen any details on the size or design of the wall, it seems improbable that it would be of sufficient size to prevent noise from this complex disturbing the surrounding neighborhood, or to prevent light pollution/spill-over from also disturbing the neighborhood. It's unknown if it would be high enough to prevent people from climbing over it, or from throwing items over it.

The plans call for a gate from the surrounding streets to allow access for emergency vehicles. Presumably this would be locked with a Knox key or something similar, but the plans do not specify what type of gate will be installed. Would it be a simple chain or bar or would it be something more substantial? A simple chain or bar would do nothing to prevent visitors or residents of the complex from parking in the neighborhood and using the emergency access driveway for accessing or exiting the complex.

This once very quiet neighborhood has endured the effects of the rapid expansion of UCCS. Problems with parking, loud parties and other disturbances are well documented in police activity and news reports. The implementation of parking permits, the expansion of UCCS Police jurisdiction, and interactions between residents and landlords catering to UCCS students have helped to reduce problems in the neighborhood. However, problems become more significant when large groups of people are concentrated into a small area. A recently built apartment complex catering to UCCS students on the far end of North

Nevada Avenue has caused such a significant increase in police calls for service that the UCCS Police jurisdiction was expanded so that they can deal with problems there. Notably, that complex is surrounded by commercial properties, and not a residential neighborhood. If a complex in a commercial area has a proven negative impact on the crime rate, how can we not easily assume that there won't be an even more significant impact from a similar complex built in a residential area?

Additionally, a structure of this type, with the inherent negative impact it will surely have on the surrounding neighborhood will likely cause a decrease in property values. This will negatively impact nearby property owners, many of whom have lived here for decades.

I urge the planning department to deny this project from going forward. The damage physically, financially and to the quality of life in this neighborhood would be irreparable if this project were to be built.

Thank you.

Bob Falcone

1604 Westmoreland Rd.

Colorado Springs, CO 80907

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The only thing necessary for the triumph of evil is for good men to do nothing.

----EDMUND BURKE

Thelen, Lonna

From: sellisqldy@aol.com
Sent: Thursday, March 05, 2015 2:37 PM
To: Thelen, Lonna
Subject: File: #15-008 Proposed Apartment on Grounds of Bates School

Ms. Thelen -

I'm writing to express my concerns & displease regarding the proposed construction of this apartment complex on the grounds of Bates School. The damage physically, mentally & financially to the quality of life in this neighborhood would be forever ruined if this project were to be built.

Since I'm a long time resident (over 60 years) who was born, raised, married & settled here, I've watched my quiet little "Mayberry" type neighborhood turn into run-down housing for UCCS students. Many of these homes were built in the 1950's & 1960's before this area was even annexed into the city. This proposed project would house more people in one small area than live in the immediate surrounding neighborhood.

This was once a quiet & very pleasant neighborhood for which to raise our children & retire in our golden years without the fear of crime & environmental threats that this complex would additionally add to this already troubled area. We have already endured the effects of the rapid expansion of UCCS. Problems with parking, loud parties & lewd behavior are documented in police activity & news reports. The implementation of parking permits along out residential street & the much needed expansion of UCCS Police jurisdiction in this area has already stressed our small community.

If this apartment complex is constructed, the negative impact will surely increase crime, contribute to more noise pollution & will most likely cause a significant decrease in property values. This will negatively impact nearby property owners, many of whom have lived here for decades. The traffic in our area has already increased ten-fold, so what would an apartment complex of this magnitude add to this already growing problem?

Another major concern is the existence of the huge area of coal mines documented in Cragmor. The State of Colorado Division of Mined Land Reclamation Colorado Springs Subsidence Investigation shows that where the proposed GG Land Group proposes development is too large for this RI-6000 neighborhood & is too large for this location above abandoned coal mines. If the ground becomes unstable under the Bates School property, would this create unstable & dangerous circumstances where sink holes, deep shafts & vents open under some ones' house, yard or street?? Surely the implications of such disasters would monetarily encompass the GG Land Group with law suits due to the fact they knew about this & went ahead with construction even though they were advised of the possible danger & hardships it would create.

Therefore, I respectfully request that this application for construction be denied citing dangerous complications this apartment complex would bring to our already troubled neighborhood.

Thank you,

Sandra Ellis

Thelen, Lonna

From: MARY BRISCOE <marykbriscoe@msn.com>
Sent: Friday, March 06, 2015 7:01 AM
To: Thelen, Lonna
Subject: file no 15-008

Ms Thelen:

My husband and I attended last night meeting at Bates Elementary for file no. 15-008.

We own a home on Edgewood Dr. We purchased this home when our oldest son was attending UCCS and has since graduated. We now use this home as a rental for UCCS men's soccer players.

We are very aware that District 11 will sale Bates Elementary school regardless of who it is that purchases it.

We would rather see the UCCS housing investors purchase this property. We feel at least they will try and control the traffic through the neighborhood.

Thelen, Lonna

From: David Geiser <daggeiser@gmail.com>
Sent: Friday, March 06, 2015 10:44 AM
To: Thelen, Lonna
Subject: Bates Elementary School

Dear Ms. Thelen:

Thank you for hosting last night's meeting and for offering to email the drawings to anyone who requests one. Please email a copy of the maps and drawings to me. And if or when they are updated, I would like to receive a copy of the updates too.

Best regards,

David Geiser

Thelen, Lonna

From: mark ware <markwarehimself@gmail.com>
Sent: Saturday, March 07, 2015 4:43 PM
To: Thelen, Lonna
Subject: Re: Bates Elementary Site / File # 15-008

Lonna,

Thank you very much. That is certainly an unusual design, but effective. That's a big rascal. No doubt you'll have your hands full in the planning and approval phases judging by the tone at the initial presentation. Whatever is done on that school site is going to meet with the lynch mob mentality you met with Thursday night. Regrettably, there's widespread ignorance of the planning process and the safeguards that are built in. Again, thank you for the PDF's and I'm looking forward to following it as it progresses.

Mark Ware
3919 Jasmine St.

On Sat, Mar 7, 2015 at 1:04 PM, Thelen, Lonna <Lthelen@springsgov.com> wrote:

Mark,

Thanks for your kind words. I apologize that you were not able to get out of the meeting what you had hoped. I have attached a copy of the site plan, this is still very preliminary. You will be notified if they submit and be able to review the full set of plans. I believe the geologic hazard that will be required with the submittal will help you to understand the concerns with undermines. I will let the developer speak to whether or not he wished to agree to indemnifying homeowners for potential geologic hazard concerns.

Kathleen's email is kkrager@springsgov.com

Thanks,

Lonna

Lonna Thelen, AICP, LEED AP

Principal Planner

P = 19-385-5383

From: mark ware [mailto:markwarehimself@gmail.com]
Sent: Friday, March 06, 2015 2:42 PM
To: Thelen, Lonna
Subject: Fwd: Bates Elementary Site / File # 15-008

----- Forwarded message -----

From: **mark ware** <markwarehimself@gmail.com>

Date: Fri, Mar 6, 2015 at 2:29 PM

Subject: Bates Elementary Site / File # 15-008

To: lthelan@springsgov.com

Cc: tgaluski@gglandgroup.com

Lonna,

I regret extremely how you and Kathleen were treated last evening at Bates Elementary. There was very much a hateful mentality present and my wife and I felt deeply the incivility you were shown. We are also close neighbors to the school site and unfortunately were not able to learn much about the proposal in that environment. Do you have documents available showing the site plan and proposed traffic flows?

Cragmor is a dying sub-division peopled by the elderly walking their dogs. In the ten years that we have lived here we have not experienced any of the vandalism that others described. Any hooliganism present is native born to the area. Traffic and noise are, of course, of real concern. Unlike my neighbors, I have confidence that Kathleen and her department will apply the proper traffic designs per City regulations. A building of that size and configuration may well help mitigate the noise from Austin Bluffs Parkway. One of the concerns that I have heard raised is the possibility of construction triggering subsidence of the old coal mines beneath the area. Unlikely as that seems, is there a way for the developer to indemnify homeowners within a certain radius for the duration of the construction cycle? I think that the mines beneath the building site are very deep indeed but peoples' fears are what we're dealing with. As you probably know, when Silver Key was proposed as a tenant for the old school building, their internal estimate was \$8 million to buy the building and rehabilitate it up to Code. They rightly walked away. The building proposed by GG Land Group would seem to enhance the neighborhood on balance. I hope you will not be intimidated by last night's exhibition at Bates. The project deserves to be evaluated on it's merits.

Thank you for your efforts.

Mark Ware

3919 Jasmine St.

Colorado Springs

272-4060

P.S. Could you please send me Kathleen's email address? She needs a pat on the back.

Thelen, Lonna

From: sthildes@comcast.net
Sent: Sunday, March 08, 2015 12:42 PM
To: Thelen, Lonna
Subject: Bates School Redevelopment

We are writing in response to the public meeting you held Nov 5 at Bates School. Thank you for setting this up, and giving us an opportunity to meet with the planners involved. Our initial reaction, upon seeing the architectural/landscape rendering of the project, is a disinclination to believe anything G&G was telling us. The design showed an expansive parkland area with the building barely visible behind an attractive wall. This is patently impossible to align with the facts of the project. The lot is really quite small and does not afford the space for large landscaping barriers, and a 5 or 6 story building will project an enormous presence over that entire part of the neighborhood. How deceptive this is of G&G, destroying any credibility we might have entertained as to his presentation of the project. Our concerns are about the overall building height which would dominate the neighborhood (an 8-foot wall will not screen a 50 or 60-foot building), the impact on utilities with such a huge addition of population, the egress and ingress of traffic from Austin Bluffs which will be difficult because of the elevation from the roadway to the site, and negatively impact traffic flow on Austin Bluffs; we also worry about sound and light pollution. A better fit for this area might be a senior citizen residency of 100 to 150 units -- 1/2 the size of the G&G plan -- and more in proportion to the setting. Ideally any proposal would include "green" elements such as solar panels, water recycling, etc. We appreciate your solicitation of our opinions.

Steve and Thilde Schaberg
1007 Acacia Drive

Thelen, Lonna

From: Andy Keen <akeen2033@gmail.com>
Sent: Sunday, March 08, 2015 7:52 PM
To: Thelen, Lonna; kfoster410@juno.com
Subject: Re: Cragmor / Bates and CG Development

Thank you very much for talking to us Thursday night, and for your help, Lonna.

I did want add that I was disappointed and embarrassed by a few of the residents who came to the 3/5 meeting to be adversarial and disruptive. I had hoped we'd be spared the ordeal of local residents wanting to "raise hell," since their demeanor does not represent the rest of us. @

On Sun, Mar 8, 2015 at 3:29 PM, Thelen, Lonna <Lthelen@springsgov.com> wrote:

Andrew,

Thanks for your comments. I will use your comments if an application is submitted. I will also provide your comments to the applicant.

Lonna

Lonna Thelen, AICP, LEED AP

Principal Planner

P 719-385-5383

From: Andy Keen [mailto:akeen2033@gmail.com]
Sent: Sunday, March 08, 2015 2:15 PM
To: Thelen, Lonna; kfoster410@juno.com
Subject: Cragmor / Bates and CG Development

Ms. Thelen,

Regarding Bill Vogrin's article from 3/4/15: He quotes Tom Galuski, President of CG Land Group, as promising Cragmoor neighbors that "his design will shield them from lights, noise, and traffic - and improve our property values." Taking these one at a time:

1. Lights and Noise: Granted, not all college students are into late night parties and loud music. But with 550 of them put together, a significant portion of them will be. The tendency to party will become cathartic, just as it is now at the Lodges on Nevada. So how is the developer saying the design will shield lights and noise blasting from a 5-story building - - is he claiming an 8-foot retaining wall will do this?

2. Traffic: A quick 2 minutes west of Bates is a 7-11, some eatery joints, and liquor stores, whereas the proposed traffic plan has all cars leaving the complex to head east only on Austin Bluffs. College students are resourceful when it comes to finding shortcuts to save time, such as parking on streets behind the complex. This will all happen after the developer leaves, leaving the enforcement problem to us, the city and the neighborhood.

3. Three points to make about property values:

a. At the 3/5 meeting, an example was given of how a similar complex at a northern university raised local property values by driving out slumlords. But Cragmor is a very different situation: Bates is not surrounded by slumlords, this is a respectable neighborhood.

b. We understand this is not supposed to be a run-of-the-mill "college dorm," but that dorm perception will follow any student housing building.

c. The case that property values will increase came from a businessman who stands to win \$30+ million in new business from this project. The case that property values will instead decrease came at the 3/5 meeting from a professional appraiser, who I believe was not rebutted.

So who is more believable, the businessman or the appraiser? Also when this promise does not pan out, the businessman has nothing to lose. Who loses? The neighborhood does.

Thank you so much for hearing us last Thursday night.

Andrew Keen
410 Maplewood Dr.
Colorado Springs CO 80907
akeen2033@gmail.com

Thelen, Lonna

From: Lrodman54@aol.com
Sent: Monday, March 09, 2015 11:40 AM
To: Thelen, Lonna
Subject: Fwd: Bates Elementary Proposal

From: Lrodman54@aol.com
To: lthelen@springsgog.com
Sent: 3/9/2015 10:38:09 A.M. Pacific Daylight Time
Subj: Bates Elementary Proposal

Dear Lonna--

Thank you for hosting the Bates meeting last week. I was impressed by your objectivity, knowledge and demeanor.

I chose to listen and not to talk at that time.

I have a few salient points:

One, I have been privy to some of the University decisions about location of development. The University has made it clear in the past that they intend to maintain their development north of Austin Bluffs and to not encroach on the Cragmor neighborhood (except the ill-thought out day care which I believe has been, or is in the process of being relocated). After all, this is the current natural boundary of the neighborhood. I see no reason that either this developer or the City should take it upon themselves to cross that line either, with a development that is clearly not in harmony with the neighborhood.

Additionally, this development purports to be a potential cure for blight (I was told this by Developer before the meeting). To me, Cragmor is not a blighted neighborhood and the blight will come from the building closing off my remaining view of Cragmor Hill from 707 Cragmor, which I own. (And which I have been looking at since 1954.)

Finally, I am not a traffic engineer, but I personally think that Austin Bluffs is hazardous enough. It is fast, curvy, full of blind hazards, and the recent widening did not take care of those issues. Mallow is a hazard, and a new similar interchange will be also. This will become a planning nightmare such as I read about in a planning textbook while at UCCS (which cited Academy Blvd.)

Parenthetically, I found the Traffic Engineer as defensive and perhaps supportive of the project as you were impartial and interested in the voices that were heard.

Lee Rodman

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(719) 649-1616
104 S. Cascade Ave. Ste. 85
Colorado Springs, CO 80903
(719) 473-3737
(719) 473-3739 (facsimile)

Thelen, Lonna

From: Jerry Heide <jkheide56@gmail.com>
Sent: Tuesday, March 10, 2015 8:40 PM
To: Thelen, Lonna
Subject: Fwd: Delivery Status Notification (Failure)

----- Forwarded message -----

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Date: Tue, Mar 10, 2015 at 8:25 PM
Subject: Delivery Status Notification (Failure)
To: jkheide56@gmail.com

Delivery to the following recipient failed permanently:

ithelen@springsgov.com

Technical details of permanent failure:

Google tried to deliver your message, but it was rejected by the server for the recipient domain springsgov.com by smtp1.ci.colospgs.co.us. [158.120.0.41].

The error that the other server returned was:
550 Requested action not taken: mailbox unavailable

----- Original message -----

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=gmail.com; s=20120113;
h=mime-version:date:message-id:subject:from:to:content-type;
bh=5XCryA3WIFPOXEWOu0AmHeLgP4ULN8riu3w3OLupfro=;
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QTuw==

MIME-Version: 1.0

X-Received: by 10.42.79.205 with SMTP id s13mr38574738ick.67.1426040702946;

Tue, 10 Mar 2015 19:25:02 -0700 (PDT)

Received: by 10.36.99.134 with HTTP; Tue, 10 Mar 2015 19:25:02 -0700 (PDT)

Date: Tue, 10 Mar 2015 20:25:02 -0600

Message-ID: <CAPWtGsouxSsN=vYkqn+WAgVmKjk7kfEmXb-ZK4R7Vryx4k9v8Q@mail.gmail.com>

Subject: Bates Property in Cragmor

From: Jerry Heide <jkheide56@gmail.com>

To: ithelen@springsgov.com

Content-Type: multipart/alternative; boundary=20cf3011e3458912e20510f9f954

Good evening

I am a resident of Cragmor for more than 30 years. Our 4 children grew up in this neighborhood just 6 houses down from the elementary school.

I find it very hard to believe that after being a part of the fight to get the college students from parking in the neighborhood, you are entertaining a building project that will bring it right back. You can build all the walls you want, as high as you want, all the parking spots needed for projected occupancy but you are dealing with college students who will do what ever they want, when they want, how they want and where they want to do what ever they wish to do.

Have you forgotten about the mess we had with college students parking in the Cragmor neighborhood??????? WHAT ARE YOU THINKING!!!!!!!

These project developers can fit any numbers, plans and studies into what ever criteria you demand, they do it all the time. Once they finish, they are gone and we are left to live and deal with the mess they and YOU created.

Let the college sell the developer some land on the North side of Austin Bluffs Parkway and they can build as many thousand bedrooms as is needed, it won't effect the already over used parkway, students won't need to cross the parkway on foot and you can leave the cragmor neighbor hood a place where family's want to live..

Yes the neighbor hood is changing but why are you willing to make it worse and speed up the process.

IF this project is allowed to take place, I would encourage our police force to contact you to go with them each time there is a disturbance call related to occupants of this housing development. Trust me!! there will be many!!

I would hope that as you are contemplating this decision, you would ask your selves the question. Would I want this developer putting this structure 6 houses up the street from my house???????

Thank you
Jerry Heide

Thelen, Lonna

From: rjdck5@q.com
Sent: Friday, March 13, 2015 7:52 AM
To: Thelen, Lonna
Subject: Bates Elementary

Dear Lonna, I, as well as my wife and neighbors would like to submit to you our concerns on the proposed Bates property apartments. We have lived in this wonderful neighborhood for 26 years and have seen a durastic change in traffic and loitering by college students. Losing Bates alone was a loss to our area. As the campus has expanded and increased its enrollment through the years the loud parties, loitering, and littering in our neighborhood has increased tenfold. We, along with neighbors have had to endure the partying, liquor bottles, parking problems and late night disturbances which have come with students renting rooms in a mostly single family area. Grant it, the widening of Austin Bluffs Pkwy. and rerouting of interior roads, (closing off of Cragwood Dr.) has not helped. Partial reasons for the widening were due to ingress and egress to the college campus. We understand, growth is inevitable, however this can somewhat be controlled. Our neighborhood would truly be changed by this project, if approved. Four story buildings and a five story parking garage would not be in harmony with our neighborhood. The new Lodges at the north end of Nevada Ave. are away from residential areas and there are quite a bit of problems there. The situation, we believe would be duplicated here. Property values would suffer more than they already have. Safety of children, elderly and the family atmosphere would possibly vanish. Please consider the negative impact this would have and do not pass this through. The senior center idea for Bates would of been a nice blend for the area, but that was dissolved due to building issues and costs. Sincerely, Richard and Joanne Killday... 3709 Sheffield Ln. Colorado Springs Co.

Thelen, Lonna

From: carl steers <cbjsteers@gmail.com>
Sent: Saturday, March 14, 2015 11:13 AM
To: Thelen, Lonna
Subject: Comments on the proposed Bates Elementary apartment building

Mrs. Thelen,

Thank you for helping to facilitate the meeting at Bates Elementary on March 5, 2015. Your input and the input of everyone there was very helpful.

I have been a resident of Cragmor for 5 years. My wife and I downsized to our home here in preparation for retirement. We love Cragmoor and like being close to UCCS. We generally haven't had problems with the students and we know and get along with those who live on our street.

I appreciated Mr. Galuski's comments about his apartment building and specifically that having more apartments and dorms will help students to move out of the homes and the neighborhoods. That was probably true.

However, I believe that his design for this apartment and parking building are too large and very ill-conceived for the site and for the climate of Colorado Springs and Cragmoor in particular.

There needs to be a large drainage and retention pond for the inevitable floods of Colorado. I believe that this is in accordance with all buildings on acreage larger than 1 acre.

The height of this building causes me concerns for several reasons:

1. The wonderful drawings of the wall and foliage to screen this apartment building are from the Midwest. As a gardener I can say that those trees will be that height in maybe 15-20 years providing very little screening.
2. A 4-5 story building will be far above any tree planted and, therefore, will be a eyesore sticking out on the hills of Cragmoor.

Another major concern is the subsidence. Having lived here only 5 years, we have already seen over 5 instances of subsidence in the near area. The closest home was 4 houses down from Bates. I would hope that you will make sure that the developer plans for the subsidence that will occur on a building with a footprint as large as this.

On a personal note, living across the street from this apartment building will impact our quality of life in respect to the noise level (parties, possible police responses etc.). I cannot believe that, should we need to sell our home because of the impact of this building, that we will be able to sell for more or even get our investment back when sitting UNDER this apartment house.

Thank you for your consideration in this zoning and building question.

Carl Steers
3940 Applewood Dr.
Colorado Springs, CO 80907
719-573-7716

Thelen, Lonna

From: Renae Olson <renaeaolson@gmail.com>
Sent: Sunday, March 15, 2015 5:01 PM
To: Thelen, Lonna
Subject: Bates Elementary Proposal

To Leonna Thelan,

I attended the public meeting held at Bates Elementary on March 5, 2015. I feel as if we did not have enough time to address all the issues that were of concern to the Cragmor neighbors. I feel that many people were angry and did not display the proper respect due in this type of a meeting. I do feel this meeting was held for the neighborhood benefit and was sorry that more people were not able to speak their opinions due to others taking way to much time to complain. I hope in the future our neighbors will be able to sit and discuss this project like adults and give you, Leonna their full attention. Thank-you for enduring that meeting.

I live in the Cragmor neighborhood and I have the following concerns:

TRAFFIC

I believe that a right in, right out traffic pattern from Austin Bluffs Parkway is a very dangerous proposal. I live at the bottom of the hill fronting Austin Bluffs (Linden Circle). In the 10 years that we have lived here, we have seen numerous accidents and cars that have hit the retaining wall due to high speeds and the severity of the curve coming down the hill. I feel that to place the entrance to the apartment on the crest of the hill would result in numerous accidents like we have witnessed. It is a parkway and not suppose to have off and on ramps, especially coming down a hill. If the entrance is placed anywhere in the Cragmor neighbor the traffic would create a pile up on several of our roads during the commuting hours for work. It would be a safety issue for all who live in the neighborhood as well as create more pollution due to the increase in cars. I do not see a workable solution for the traffic that the apartment would create for Cragmor.

SAFETY

I believe that you would be putting students in danger, building the apartment on this side of Austin Bluffs. The college students will have to walk up to the crossing light at Stanton street or to the light at

Meadowland to cross the parkway at a cross stop. I find it very hard to believe that the students will take that walk. I have seen more students jump the barriers and wait for a chance to run across Austin Bluffs instead of taking the extra time to walk to the cross walk. Also some of the classrooms will be right across the street from the apartment complex and the students would have to walk all the way to the crosswalk at the two intersections to walk all the way back to the classrooms. Is it known that the shortest distance between two spots is a straight line...thus running across the street over six lanes of traffic is the closest option(especially when you are late for class). I see this apartment complex as a real potential for very serious injuries to the students, if not death.

MINING ACTIVITY

There are considerable mines in the whole Cragmor area which may pose a problem to this project. There was recently a sink hole created on Cumberland Street in March 2015.

The potential is always there for some serious damage to the whole surrounding area. I am concerned that there may be damage to the existing houses around the Cragmor area due to the building of the complex.

We have already seen several cracks in our own home due to the recent construction on Austin Bluffs parkway and the five story building the college built for administration offices across the street from our house.

We have listened to construction noises around our own home for the last five years from the college. I do not feel we should have to listen to the noise created from this huge project or sustain damage to our homes during the construction process.

DRAINAGE PROBLEMS

In this last year we have seen several flooded areas down south towards Nevada Street due to the high run off of storm water. The drainage system in this neighborhood is very lacking at this point in time.

It needs some major work down to correct some of the issues. If a complex for over 500+ people is built at the Bates Elementary site I see a huge problem developing for not only the water run off but also

for sewage drain pipes. This neighborhood was not built to accommodate the amount of people that will be living here if the complex is built. We will see an increase in water, gas, electrical and sewer lines in the neighborhood, where will all of the lines be added and how many homes will be disturbed with these new lines?

CRIME

I believe this project will bring an increased amount of crime into the neighborhood. We have experienced this first hand with the increase in the college enrollment. The students use to walk along the side of our property until we were forced to put a chain link fence up to protect ourselves. Before the fence went up our shed was broken into and several thousands of dollars of sporting goods, yard machinery, bicycles, tools and equipment were stolen. We have called the campus police a number of times to report student disturbances behind our house. The students have been rude and one student threatened my husband when we have asked him please not to cross our property to walk to school. We have picked up trash, liquor bottles, condoms, needles and more behind our home. I feel that the addition of 500+ plus students will only add to the problem we already have and increase the risk of crime for our entire neighborhood.

NOISE POLLUTION

I feel this project will add noise pollution to this neighborhood. The increased noise from 500+ students and their friends will dominate the neighborhood. Parties will be held on the weekends and the students will not respect the quiet atmosphere our neighborhood deserves. The increased noise from the addition of 500+ or more cars coming and going will again increase the noise level in the neighborhood not to mention the pollution of carbon monoxide from all the vehicles. I do not feel this project will improve the health of our neighborhood.

VISUAL IMPACT OF THE SITE

The visual impact of the proposed building is not in harmony with existing land uses This is a neighborhood with one and two story homes. We are not a neighborhood that has high rise structures. We should keep this design

consistent with the neighborhood. Also the amount of light that will be radiated from a building of that size will cause negative influences on all the surrounding neighbors. People will not be able to sleep due to the amount of light coming from the building. I experienced this first hand when the five story building at UCCS went up across the street from our house on Austin Bluffs Parkway. We now have lights shining in our backyard. This UCCS building is an administration building not student housing. I cannot imagine the light from a five story housing unit. This is unacceptable for the Cragmor neighborhood.

For all of the above reasons and more I feel like this project should not be allowed to continue.

Thank-you for reading this letter and taking the neighborhood residents concerns into consideration.

Rena Olson
3927 Linden Circle
Colorado Springs, CO.
(719) 265-8018

Thelen, Lonna

From: Paul Ellis <cpellisn3@aol.com>
Sent: Sunday, March 15, 2015 9:23 PM
To: Thelen, Lonna
Subject: Proposed Apartment on Grounds of Bates School

Ms Thelen;

I am writing to express my concerns for the apartment building on Bates School property. This complex would only be 1 block from my house and I don't want it in my neighborhood. The idea of having a fence would not keep the tenants in, as the fire code would surely have to have gates and walkways. These walkways would be used by the tenants to walk to Mount View Lane to the City bus route. Our little village is already run over by students and HEAVY traffic, and this building would on add more to the problem. There is plenty of room on the other side of Austin Buffs for this building. We are also concerned about the underground mines in our area. The disturbance of building the apartments my trigger more cave ins (there was one recently on Cumberland street). Also, with the apartment right in the neighborhood, we are concerned about our property values going down. This property should not zoned for a "for profit" venture in a residential neighborhood. Stop the apartments!

Thank you for your time,

Respectfully,

Paul Ellis

Thelen, Lonna

From: Jill Travis <scootergirl125@yahoo.com>
Sent: Monday, March 16, 2015 9:27 AM
To: Thelen, Lonna
Subject: File No.15-008 702 Cragmor Road

Dear Ms. Thelen,

March 16, 2015

I am writing to you about the proposed 200-300 unit student housing apartment complex (File No 15-008) where Bates Elementary currently stands at 702 Cragmor Road. It is hard to know what exactly what they are proposing being that it is so early in the process but my initial concerns are:

I don't believe that 500 or more students with all the issues that large groups of young, unsupervised students bring would be compatible with the surrounding neighborhood. There are already problems caused by the students in more and more rental houses in the area including large parties, noise, parking, and trash. Adding this large number will only increase all of these negative impacts. This property is surrounded by single family homes that enjoyed the previous elementary school on this property, a 6 story high apartment complex would cast a very negative shadow on our beloved neighborhood.

The developer mentioned that all vehicular access would be from Austin Bluffs. I appreciate that, but even if there is a tall fence around the entire site I think students would still park in the neighborhood and walk to the Austin Bluffs entrance to avoid the heavy traffic on Austin Bluffs. My brother lives across from us at 414 Cragmor Road. Several years ago a student crashed into his house in the middle of the night and died in his front yard. While I am sure that it was difficult for his family, it was also traumatic for my brother. I don't want more of this!

I am also worried about an increase in large service vehicles along Cragmor. We have a 7 year old son, I would like to keep our street quiet and safe for him.

Thank you for considering my position,

Jill Travis

521 Cragmor Road

Colorado Springs, CO 80907

(719) 238-8855

Thelen, Lonna

From: Josh Klute <joshua@klute.org>
Sent: Monday, March 16, 2015 1:46 PM
To: Thelen, Lonna
Subject: Bate Proposal

Dear Lonna,

Thank you for organizing and coordinating the neighborhood meeting at Bates Elementary. You handled the meeting incredibly well, especially considering the tension among many of the residents.

Currently I own the house at 3950 Stanton St. only two properties down from the intersection of the proposed development. I have only been a part of this neighborhood since August 2014, so I don't have a much history or knowledge of what this area was like before Bates closed down. In fact, beginning in May, I will personally be one of the many students living in the area as I go back to school for another degree.

What I've seen and appreciated of the area since moving in are it's location in the city, the quiet relaxed nature of the neighborhood, and the fact it is almost entirely residential. There are many other great things about the area, but they seem to lack relevance at this time. It's also fairly obvious this neighborhood is largely aging. District 11 obviously noted this and factored population statistics into the closure of Bates Elementary a few years ago.

From the information I've gathered thus far it appears to be only a matter of time before the explosive expansion across Austin Bluffs creeps further into Cragmor. It may be five or ten years, but looking at trends from around the nation it only makes sense for the University to slowly buy up properties to make way for future expansion.

That being said I personally believe this apartment development proposal for the Bates Elementary property is a poor step toward the inevitable. There are plenty of concerns involving traffic flow, population density, utility/wastewater capabilities, geographical stability, noise, surrounding property values, and scenery. However, beyond all these things I wonder about future benefit to the neighborhood, the school, the city, and the students.

I'm not very far removed from my first bought of University life and have many friends still in school in different areas. The overwhelming messages I hear about these kinds of developments are poor: with complaints of poor management, lack of accountability, and lack of standard. These kinds of complex are

notorious for attracting those who want the romanticized “college experience” as there is no dorm leadership to aid in guidance and enforcement of standards. Using the lodges as an example this appears to draw in younger military personnel as well as other individuals looking to draw off of this stage of life.

This is a brilliant money making endeavor as the complex will never be hurting for tenants, but there is nothing I’m aware of to keep the organization accountable after the completion of the project.

All this to say if something like this is going to happen, I strongly hope the University itself becomes the backbone of the project as it has infrastructure to ensure the safety of students and coordination between the neighborhood. If the current developer moves forward with this project it may stem the tide from UCCS into Cragmor for a little while, but eventually it could be an island from the University. It will undoubtedly provide housing service, but what kind of student/individual will it draw in and how will that affect the campus and our neighborhood?

Truly, I don’t see how allowing a private developer to build as proposed will provide any benefit to anyone but the developer in the long run. UCCS is only in the beginning stages of their rapid development and enrollment will follow rooming capacity as it makes the transition from a commuter to resident campus. Thus this project is simply not necessary.

On the other hand, if the property were parceled and rezoned into residential land with perhaps a small park it may bring some new life to the neighborhood.

Thank you again for all of your work.

Sincerely,

Josh Klute

Thelen, Lonna

From: Michael Gatson <michael.gatson@gmail.com>
Sent: Monday, March 16, 2015 7:05 PM
To: Thelen, Lonna
Subject: Bates Elementary student housing project

Lonna,

My name is Michael Gatson, and I live in the Cragmoor neighborhood. I attended the March 5 Public Notice meeting at Bates Elementary school about the request by GG Land Group to build a student housing complex at 702 Cragmoor Road, though did not stand up to provide comment then.

As a homeowner of 22 years in this neighborhood, I believe that no good thing will come to this neighborhood as a result of building the proposed student housing complex, and the neighborhood would in fact rapidly decline should the project be approved. I believe that the comments about parking and traffic being a problem are quite valid, and do not believe for a second that there will 'be no traffic' as stated by the developer, and that a wall between the housing complex and the neighborhood will keep foot traffic as well as vehicle traffic and parking issues from plaguing the neighborhood.

One of the attractions into the neighborhood for these college students is the off-campus parties being held in the rental houses in the Cragmoor neighborhood. This has been an increasing problem in this neighborhood over the past couple of years, and it's like nothing ever seen here before. The parties get huge - 200 and more people at times, I'd estimate. With those parties comes lots of noise into the wee hours of the morning, public urination (I've actually seen even girls squat in my lawn for relief), puke on the sidewalks, liquor and beer bottles strewn about, trespass, vandalism, and general loss of well being for the neighbors. I'm sure I don't need to point out that there is a tremendous amount of underage drinking involved with these parties. As one recent party was being broken up by the police, my son informed me that three young ladies had been in our backyard, and had said to him 'we have to get out of here - we're only 17'. He reported that the three were wearing only underwear. Presumably, these were not UCCS college students, but high school students. These parties are also drawing in the youth of Colorado Springs, which makes this not just a Cragmoor or UCCS problem, but in fact a problem for the entirety of Colorado Springs. It's a pretty bad stain. Please keep in mind that this is occurring now, without an additional 550 students in off-campus housing on the same lot to which my children walked to kindergarten, not subject to campus rules. This is just the kids walking into the neighborhood from campus, or driving in from around the city.

Sure, the police do come, most of the time, when called about these parties. Sometimes it takes a long time - I believe it has a fairly low priority, and response is dependant upon other events in the city at the time. They are usually effective in breaking the parties up. If anything at all is being done to prevent future occurrences, it appears to be completely ineffective. This is a growing problem in the Cragmoor neighborhood, and 550 additional students will certainly make it worse. CSPD, UCCS police and The City of Colorado Springs do not yet have a handle on this problem, it seems.

The homeowner-residents of this community are facing an uphill battle already, and an approval of this student housing project would surely be a decisive blow to them, leading many more to sell their homes to investors, and exponentially increasing the problem in the neighborhood and the City. It would utterly destroy this community.

I thank you for your consideration of my comments, and I strongly urge you to find this proposal by GG Land Group NOT approvable.

Thank you,

Michael Gatson

Thelen, Lonna

From: Margie Schaefer <margieschaefer@comcast.net>
Sent: Tuesday, March 17, 2015 10:25 PM
To: Thelen, Lonna
Subject: Proposed Cragmor Student Apartments

Ms Thelen:

We are writing to express our opposition to the proposed building of a large student apartment complex on the site of Bates Elementary School. This type of complex is not in keeping with the composition of the neighborhood. This area of Cragmor consists entirely of single family homes and the construction of a five story complex and parking garage would be an atrocity. Consider the homes that face Stanton Street and would then face the wall surrounding the back of the proposed complex. We believe that the addition of 550 college students to a residential neighborhood would be a huge mistake. The developer's description of the proposed complex as "a little island facing UCCS" is not realistic. 500+ students will not stay on an "island". As you know, there are already many students living in Cragmor and there are frequent problems with parties, noise, parking and trash. Students who live in the complex would only have to walk a block or two to become a part of the already existing problem.

When Austin Bluffs was built, City Council made two concessions to the Cragmor neighborhood: 1. There would be no truck traffic and 2. Austin Bluffs would be a limited access road so that high traffic businesses would not be placed along the parkway. We believe that an apartment complex with more than 500 residents is a very high traffic business and is not in keeping with the city's intention for Austin Bluffs and City Council's promise to the residents. We have just endured a year and a half of construction to add a third lane to Austin Bluffs because of the high level of traffic. The addition of such a large number of people (nearly all of them with cars) will create a huge traffic problem. At the neighborhood meeting, the developers said that there would not be increased traffic on neighborhood streets but we will indeed see increased traffic through the neighborhood. People who are going north on Nevada will take Mount View and Mallow road to Austin Bluffs and those who want to go south from the complex will use Meadow Lane and Acacia to Union. People will use the shortest/fastest route without regard to residential areas.

UCCS has existed for 50 years and, and for the most part, was compatible with the neighborhood. When the officials decided that it needed to be the fastest growing school in the west, the destruction of Cragmor began. With a few exceptions, the homes in the area are modest homes and the residents are people of modest means. They have much of their lives invested in their homes and cannot afford to buy another home to escape the negative effects of the growing university. Developers and people who rent homes to groups of students want to make money at the expense of the current residents. We just want to live in our home without excessive traffic, noise and trash generated by large numbers of people who have no interest in the well-being of the neighborhood.

We strongly urge you not to approve the proposed apartment complex as it will spell the destruction of what has been a pleasant residential neighborhood. Please consider the residents rather than developers' profits.

We apologize for the rudeness of some residents at the recent neighborhood meeting. However we share their frustration with the ever increasing threat to the quality life in Cragmor

Thank you for your consideration,
Jerry and Margie Schaefer
598-5862

Nicole GuBrath
Chad GuBrath
1701 Newcastle Street
Colorado Springs, Colorado 80907
gubraths@yahoo.com

March 18, 2015

Lonna Thelen
City of Colorado Springs Land Use Review
30 S. Nevada, Suite 105
Colorado Springs, CO 80903
lthelen@springsgov.com

RE: File 15-008, Bates Elementary School, 702 Cragmor Road

Dear Ms. Thelen,

We are writing today in opposition to the student housing project that is being proposed at the former Bates Elementary School site, by GG Land Group. We have three major reasons for our opposition.

First, we have environmental and geological concerns. Much of the Cragmor neighborhood, including Bates Elementary School, was built above abandoned coal mines. Through the years, and as recently as 2 weeks ago, we have witnessed subsidence and potentially dangerous sinkholes. Last year, a storm water retention pond was built near the 1000 Block of Cragmor Road. This retention pond is often left with standing water after storms. We have concerns that the development will cause more runoff into the neighborhood, causing further subsidence and standing water that can become a public health hazard. A full environmental and geological impact study of the effects of a development of this magnitude is crucial prior to considering this project.

Second, this project is not in harmony with the surrounding neighborhood. We bought our home in 2001. When we did so, we were sure to check on the zoning of surrounding open areas. The demographics of this neighborhood is still mostly retirees and working class families, many who have lived in their homes for decades. We made sure to move to an area with, "single family residential," zoning. Many residents in this neighborhood were upset to find out that this can include up to 5 unrelated persons, (and their vehicles, etc.) In recent years, this has resulted in some rental houses in our neighborhood being rented by the room, by college students. Since that began, we have witnessed literally hundreds of students flooding the streets heading to and from house parties at these residences. Along with that, we have seen an increase of burglaries, theft, vandalism, littering, and other crimes. The addition of a large apartment complex, in such close proximity to the neighborhood, will surely result in an increase of disturbances and traffic. This

will be an unfair consequence for current residents, reducing property values.

Third, we have concerns that the proposed entrance/exit for the apartments will have a detrimental effect on Austin Bluffs Boulevard, which is already overburdened with traffic, even after the recent lane additions. If the only way into and out of the apartment complex is via eastbound Austin Bluffs Boulevard, traffic and accidents will definitely increase in this direction. If a cutout is added to allow access into the complex from westbound Austin Bluffs Boulevard, this will cause additional traffic issues and accidents because there is not enough room to put in an additional corresponding left turn lane. Our fear is that the access plans for this proposed development will change to accommodate these issues, leading to additional entrances and exits being added during construction. This will directly impact the neighborhood with additional traffic that can't be handled by the existing infrastructure. Recently, sidewalks were installed on Acacia Drive and Mount View Lane and this resulted in a narrowing of the streets. There is already too much traffic in our neighborhood due to UCCS students, and any additional entrances to the proposed apartment complex would make matters worse. We already have few access points into and out of Cragmor, and we have experienced serious traffic issues when the bridge on North Hancock Avenue was replaced, Cragwood Drive to Austin Bluffs Boulevard was shut down, and with the ongoing construction related to the Austin Bluffs interchange. Adding hundreds more residents, in such a small area, will definitely have an impact on traffic. A thorough traffic study should be conducted prior to considering this project.

We are both alumni and supporters of UCCS, and while we understand the need for additional housing, object to it being expanded into our residential area. Thank you for your time and consideration while studying this proposal.

Sincerely,
Nicole D. GuBrath
Chad D. GuBrath

Thelen, Lonna

From: KAY VUCASOVICH <kvucasovich@msn.com>
Sent: Wednesday, March 18, 2015 4:28 PM
To: Wysocki, Peter
Cc: Thelen, Lonna
Subject: Cragmor apartments

Mr. Peter Wysocki,

As the Planning and Development Director I am sending this email to you in hopes that it will be forwarded to any other department heads that it needs to go to. These are my comments for public record regarding File # 15-008 concerning the Bates Elementary site proposal.

I attended the public notice meeting on March 5th at Bates Elementary School for the proposed apartment building to be built for student housing. First of all let me say that the meeting was very much a completely unorganized, unprofessional presentation by the City. There should have been much more seating for those attending, there should have been microphones so the presenters could be heard, and there should have been microphones for the attendee's to use for questions so everyone could hear the questions. There should have also been a time limit for each individual addressing the developer or the city to state their opinion or question. I think that the public hearing for this project should be redone with the above mentioned items in order for it to be fair for both sides of the issue.

In regards to the proposed construction of a 200-300 unit apartment building for student housing at the Bates location, I am opposed to the proposal for the following reasons.

1. I feel that any UCCS housing should be on the same side of Austin Bluffs Parkway as the campus. UCCS has a lot of land that they own on their side of Austin Bluffs. It is not only safer for students to not have to cross a busy parkway but it will be a continual problem for the neighborhood with additional student traffic both on foot and by car.
2. This is an older established neighborhood with many older adult homeowners that have lived in the neighborhood for many many years (my house was purchased by my parents in 1962). This is not the type of people that want additional student activity in the neighborhood. It can be very disruptive to the lifestyle that has been established over the years in this area.
3. I understand that for the developer this is an excellent location but it is not a good idea for the growth and revitalization of the neighborhood. There should be concern for the people already living in the Cragmor area. This most likely will not be good for property values.
4. I feel that there could be a better location on Nevada, if UCCS property is not available, where there has already been student apartments built and there are locations that need to be revitalized in order to improve the entire area as a whole. North Nevada has been undergoing a major revitalization in the past few years and a think a complex on Nevada would be a bonus for that revitalization. Maybe shuttle service to the campus from an apartment building on Nevada could be included in the rent.
5. I am not totally opposed to an apartment building at the Bates location, but I don't think it should be for

student housing. Maybe a compromise for the neighborhood and the developer might be something more in line with the population in the neighborhood. Possibly a senior living apartment complex or assisted living facility that might benefit the older population in the neighborhood and let them continue to live in their neighborhood after they are no longer able to live in their home. Perhaps the university has some programs that require internships in geriatrics or in the nursing/medical field that could be part of a senior living complex and benefit both the university and the neighborhood.

6. I feel that any development at the Bates location needs to be something that is of benefit to all involved. This would include the neighborhood, developer(GG Land Group) and the university. I am not opposed to growth but I am opposed to the current student apartment housing at the Bates location. I do not want the university encroaching in my neighborhood that I grew up in. Student living will alienate the current population in the Cragmor neighborhood from UCCS. We should work on building community not destroying communities.

7. I hope that this is not a done deal and there will be another public hearing regarding this issue for both sides to present their concerns and proposals. I think that would only be fair considering the fiasco of the first meeting.

Kay Vucasovich

property address; 3929 Mariposa St
kvucasovich@msn.com

Thelen, Lonna

From: WILLBRIIDEA <willbriidea@comcast.net>
Sent: Wednesday, March 18, 2015 4:40 PM
To: Thelen, Lonna
Cc: Thelen, Lonna
Subject: Bates School FILE NO.: FILE NO. 15-008

Attn: Lonna Thelen

I have lived in Cragmor since 1965 on the corner of Stanton street & Garrett Pl the Bates school is, you could say is in our back yard. I have been a board member of our neighborhood association in the past. I was one of the speakers who went before the city council some years ago when Bob Isaac was Mayor. We were there because a out of town developer was trying to build a huge apartment complex on Stanton st on an empty field (the Christian School recreation field now sits on the property, it is just north of Bates school). Our arguments were the previous huge sink hole that was in the middle of the property (the mining Company did fill it in as well as another one that appeared some years later that was located on the path the children from Bates school used so that they did not have to walk in the street.) The apartment size was to big for the land use. The back of the apartments where to face us. After hearing our valid concerns Mayor Bob (as he was known) told the council before voting to remember their promise & the Universities promise to the Cragmor homeowners that after the University growth & the huge impact of the Austin Bluffs Parkwaythey would not let the homeowners endure any more impact on their neighborhood. I have the gazette Telegraph newspaper articles that will attest to these statements plus many more articles should you want to see them. The City & the University have made many promises to us that have not been kept, such as a retaining wall that would keep the road noise from us & would keep the students from coming into our neighborhood & parking all over. We have today 15 student cars that are parked illegally on Stanton. We have personally had a attempted home break in, stolen milk from our front porch, a drunken male student who knocked down our mail box, the iron pipe it was on, our retaining wall did keep his car from crashing into our home, this ended up costing us \$1,000.00 to repair, we have documented proof of these expenses. The drunken student lived in one of the Univ. dorms up the hill from us as did the female student who tried to break into our home. We have had students in a rented home in our block & that is located on Cragmor Road.that kept all the neighbors on high alert with their bon fires in the back yard, parties that would start around 9:00p.m. & go on till the wee hours. Drugs & drinking was the norm with the crowd flowing out to the neighbors yards to go to the bathrooms. The other big concern we have is that Bates school is sitting on a mine, this mine goes out to the far edge of Stanton street & abuts to the homeowners property per the Mining company offiical that I talked to

Thelen, Lonna

From: debra mueller <debramueller7@gmail.com>
Sent: Wednesday, March 18, 2015 6:44 PM
To: Thelen, Lonna
Subject: File NO 15-008 -Proposed student housing in Cragmor

I grew up in Cragmor and attended Bates when it was a new school in a new neighborhood. In 2011 I bought a home in the neighborhood. Yes it is an aging neighborhood, but what lies underneath is an active community. The recent proposal to build a student housing complex is the latest in a string of indignities that this area has been subject to in the last few years.

Thelen, Lonna

From: Jennifer Valdois <jvaldois123@gmail.com>
Sent: Wednesday, March 18, 2015 10:13 PM
To: Thelen, Lonna
Subject: FILE NO 15-008

Dear Ms. Thelen,

I am writing in regards to the request by GG Land Group to build a student housing complex at 702 Cragmoor Road. I am a native of Colorado Springs and have been a homeowner in Cragmoor for the past 11 years. I attended the March 5 Public Notice meeting at Bates Elementary School and heard the concerns of my neighbors. I echo their concerns. The welfare of this city and this neighborhood are of utmost importance to me. So far, our street has remained very quiet and safe. We are very happy living in Cragmoor and have every intention of living out our lives here. An apartment complex as large as the one GG Land Group is proposing is just not appropriate for this location.

I am very concerned that in building the structure, they will disturb the mines below Cragmoor and thereby cause sink holes and damage to homes in the surrounding neighborhood, leaving those homeowners at risk of financial hardship or ruin.

I am concerned for public safety in the neighborhood. We are raising children in this neighborhood and to have an elementary school replaced by a student housing project is just not acceptable. I am concerned that having an additional 500+ college students living in our neighborhood will make it less safe for my children. Student housing brings with it parties, drugs, alcohol and other illicit activities.

I am concerned about losing our view of the bluff above UCCS. A 5 story apartment building is just too large of a structure to erect adjacent to single story, single family homes. If an investor must buy this land to build an apartment complex on it, can the City of Colorado Springs limit it to 2 or *maybe* 3 stories? The complexes on Nevada are *enormous* and I cannot imagine a structure of that magnitude going up across from single family homes. Do you, as city planners, have the ability to say no to this proposed complex, to say that Special Use zoning which allows for high-density apartment housing is not compatible and harmonious with this older, established Single Family (R-6000) neighborhood? If you have that power, please understand that it is not compatible.

I am concerned that having a high density project of this nature in our neighborhood will lower our property values. Our property values are already negatively affected by having so many rentals in the neighborhood and this certainly will not help.

I am concerned about the traffic issues this would create both on Austin Bluffs as well as in the neighborhood when it is used as a cut through. We do not have sidewalks in my part of the neighborhood so my children have to ride their bicycles and scooters exclusively in the streets. It is scary enough as it is and adding 500 more residents potentially driving down Mountview to get to their right in, right out entrance will only make it more so. The city traffic engineers will find, as they do their studies, that if one is driving south on Union, they will use Acacia/Mountview as a cut through to Mallow so they can head east on Austin Bluffs. It is not that far out of the way or out of the question. I don't understand how they are proposing people get into the complex if they are coming from westbound Austin Bluffs. And likewise, how they are supposed to head west when they exit the complex. Are they to make some sort of a u-turn and is that really a safe and viable option for 500 residents

to get in and out every day? True, they are supposed to be walking to campus but they will have jobs to go to and shopping and eating to do. They will be coming and going a great deal.

Thank you for hearing my concerns and those of my neighbors. Please take them into consideration as you review the plans that GG Land Group submits.

Respectfully,

Jennifer Valdois
3908 Magnolia St.
[\(719\) 233-4593](tel:(719)233-4593)
JValdois123@gmail.com

Thelen, Lonna

From: Leslie Travis <leslietravis@yahoo.com>
Sent: Wednesday, March 18, 2015 10:18 PM
To: Thelen, Lonna
Subject: file 15-008 bates property

Miss Thelen,

I am writing to let you know my concerns regarding file no 15-008 the proposed apartment complex in the Cragmor neighborhood. As you indicated in the meeting on March 5th if the below zoning code is met the plan will be approved. I will address my concerns as they relate to the code.

1. Will the project design be harmonious with the surrounding land uses and neighborhood?

I do not believe that the current plan indicates how the project will look. I understand that the plan calls for an approx. 60 foot structure. I do not believe that a structure that tall and the accompanying lighting required would be harmonious with a neighborhood of ranch style homes.

2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

The neighborhood is comprised mostly of single family homes. Five hundred plus students in a space that small is not compatible with our neighborhood. The current demographic of our neighborhood is not college students. Many residents are original owners of these homes, or children of the original owner. This is a neighborhood of families. Please help us maintain that.

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?

There is no plan. We do not know how close to the neighborhood side the structure will be.

4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off site negative influences and to buffer adjacent properties from negative influences that may be created by the proposed development?

I fail to see how a fence or berm will contain more than 500 people's noise pollution. I also don't know what kind of fence and/or landscaping will make a 60 foot structure fit in with a neighborhood of mostly ranch style homes. I assume that powerful lighting will be required. I am sure that the houses close by will not be shielded from the perpetual daylight.

5. Will vehicular access from the project to streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?

I know that the traffic engineer plans to approve the project only with a right in right out eastbound on Austin bluffs. A lengthy remodel was just completed on Austin bluffs and traffic is finally moving up there again,

albeit not at 5pm. Kathleen also stated she would consider a three quarter movement for a westbound entry/exit from the complex. This area of Austin bluffs is a curve and a hill. I am highly concerned for the safety of motorists/pedestrians if this happens. There is limited room for a deceleration/acceleration lane. With the completed construction on Austin bluffs where would there be room for that required lane in the center area?

6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?

Again, see above. As I am sure you are aware of great concern is the potential of students parking in the neighborhood. I understand vehicular access would not be available in the neighborhood. This will not stop people from parking in the neighborhood. If exiting the complex on Austin bluffs is inconvenient they will park in the neighborhood and walk around

7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic? Again I am positive we will see an increase of young drivers who are not connected to our community speeding through our neighborhood. The traffic signal that my family uses to cross Mount View Lane is scheduled for removal. This area is already a speed prone zone.

8. Will adequately size parking areas be located throughout the project to provide safe and convenient access to specific facilities?

The inclusion of parking on a 1:1 basis plus visitor parking was stressed by the developer. Does that mean that the building will allow only one person per bedroom? What if significant others want to share a one bedroom apartment and they both have cars? How will they monitor this?

9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt? The lot is small for as much structure as they are planning to build on it. I guess we will need to wait to see a plan.

11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?

I think that a pedestrian walkway is imperative for this project. When students were parking at the top of Cragmor I saw so many darting across Austin Bluffs rather than walk a little further up to the light to cross. As a motorist who drives Austin Bluffs daily I see students running across Austin Bluffs every time I drive by the college. Colorado College had to install big flashing lights and many crosswalks and I still see kids crossing outside of the crosswalk areas. It happens at UCCS and will continue to.

12. Does the design encourage the preservation of significant natural features such as healthy vegetation,

drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design? (Ord. 94-107; Ord. 95-125; Ord. 01-42; Ord. 02-64; Ord. 03-74; Ord. 03-157; Ord. 09-50; Ord. 09-78; Ord. 12-72).

I will spare you the photographs I took last week of the drainage pond that is at the edge of the Bates property. It is full of water still, and muddy. That in and of itself poses a great safety hazard. I am unsure once that large area becomes concrete and is impervious to water how my neighbors down the hill will fair when rain and snow melt cascade down the hill.

I am still very concerned with the mine situation as well. Not even two weeks after our meeting someone had a sinkhole in their yard open up. Last winter a large sinkhole opened up at the intersection of Austin Bluffs and Nevada. I realize that the contractor is responsible for making that land safe for his own structure. I am concerned about how it will affect the rest of the underground network that could be disturbed. It saddens me to think that the city planning department would not be concerned about a large well established neighborhoods safety. I have mine insurance but when people are injured or die from shifting structures or land because of a large disturbance somewhere in the mine system....well, all the money in the world is no good then.

I hope that you seriously consider the fact that number one and two are asking if this is harmonious with the area, and realize that no, it is not. District 11, at their board meeting, said that these are our students who will be living there. They were saying it would be kids from our community, kids from our school system, who would be residing there. I am afraid this is not the case. At 800-1000/month most students who live within driving distance are driving. UCCS does not require residents of El Paso County to live on campus. These will not be kids who are connected to our community in any way other than the college. I won't stereotype all college kids into one type, but regardless, more than 500 students living on their own for the first time isn't who I imagine in the house next door. And this is what is being asked of Cragmor. To allow that. It is unacceptable.

Leslie Travis

Thelen, Lonna

From: Ed Plank <jep_oso@yahoo.com>
Sent: Wednesday, March 18, 2015 10:32 PM
To: Thelen, Lonna
Cc: SHARKETTI, Jonathan K.
Subject: Bates Elementary Apartments File No. 15-008

March 18, 2015

Ms. Thelen,

We have reviewed the city of Colorado Springs 7.5.50 (E) Development Plan Criteria for the proposed apartment complex, by CG Land Group, at the Bates Elementary site property.

Some of the criteria address the aesthetics of the proposal and how it might relate to the neighborhood but most of the criteria don't seem to address the tangible concerns of the residents of the neighborhood. These concerns range from infrastructure (drainage, foot and automobile traffic, mining subsidence) to safety (increase of related crime, underage drinking) to quality of life (adding 550 residents to a less than one square block area). As was repeatedly mentioned in the meeting of March 5, 2015, this is a very preliminary proposal and there is not enough information to be able to make informed decisions, based on the development plan criteria. Until an actual proposal has been developed these criteria are mute. If this preliminary proposal is accurate, the five to six story complex will dwarf the surrounding neighborhood of one to one-and-a half story houses.

Our apprehension is based upon what we have experienced over the past year and a half in the neighborhood with the increase of college rentals. Fighting, underage drinking, public urination, vomiting, noise, extremely high automobile traffic, trash, and the increase of related crime are now becoming common place.

Can your department calculate the increase of the population of the Cragmoor neighborhood with the proposed additional 550 residents? Will there be a proportional increase in policing in the neighborhood? I understand that you cannot speak to the increase of policing in the neighborhood but I want to emphasize that this is a major concern for the current residents. I would also ask that Officer Sharketti be available for the entire second public discussion of this proposal to answer current residents' concerns. I have no faith in crime statistics being quoted to the neighborhood, from memory, of a land developer from Chicago. I have copied Officer Sharketti in on this letter and hope he can and will attend.

Future college graduates are crossing six lane of a recently expanded, major east-west thoroughfare but not at the existing traffic control lights. Inserting another 550 student pedestrians "within walking distance" of the campus will not improve this situation. Currently there are no pedestrian walkways functionally separated from vehicular traffic. This will need to be addressed as another major criteria of this proposal.

As residents of the Cragmoor neighborhood for 30 years and based upon the 12 criteria review points, we strongly encourage you NOT to approve the proposal by CG Land Group.

Respectfully,
Sharon and Ed Plank

Thelen, Lonna

From: Mikel <firefightermikel@aol.com>
Sent: Wednesday, March 18, 2015 11:06 PM
To: Thelen, Lonna
Subject: Low income housing in Cragmor

March 18, 2015

Dear Lonna Thelen,

I am writing this letter today express my opinion about the recent plans for development of a low income housing project in my Cragmor neighborhood. First, a little bit about myself. I am a firefighter/EMT for a large city just to the south of Colorado Springs. I have lived here in the Springs since 1992. I am a homeowner at 434 Redwood Dr. which is located at the top of Redwood near Stanton. I am married with two children, ages 6 and 8. My wife grew up in the neighborhood just two streets behind Redwood on Locust. My mother-in-law still resides there. My wife went to Bates Elementary School and her 1st grade teacher is our neighbor to our West. I have strong opinions about the potential threat of 500 more college students living just a stones throw away from my home.

The idea of placing this eyesore in the Cragmor neighborhood is a terrible one. We are a small neighborhood consisting of single family homes. The threat of an apartment complex of this magnitude would ruin the neighborhood. Most assuredly, home values would plunge. Approximately 3,500 homes would be affected. I have spoken with a realtor and she has advised me that we could see a drop in value of 10 to 20 percent over 5 to 10 years. I can only imagine what the total cost in dollars lost to the city of Colorado Springs would be. I promise you that I would be the first to request a new lower assessed property value through county assessor and would urge the other 3,499 home owners to do the same. The tax dollars lost to the city would be a direct result of the monstrosity at the top of Stanton.

I can tell you that college students are some of the poorest people on the planet. They live of loans and credit cards, they are up to their teeth in debt and are unemployed. And now an out of town developer wants to house them just a block from my home. I think not! This supports my argument that this apartment complex would be defined as low income housing. This developer has no vested interest in our neighborhood. The developers plan is to make his money go back to Chicago and leave our neighborhood in shambles.

In summary, I hope you get a sense of the anger associated with this terrible idea. Anger is a powerful emotion and drives people to bring about change. Anger is currently uniting the Cragmor neighborhood and I can tell you that most of us are registered voters and our voice will be heard! Please do not go any further with this appalling idea. Please feel free to call me and we can chat. 719 339-0728 cell.

Respectfully submitted,

Mr. Mikel Gabriell

434 Redwood Dr. Colorado Springs CO 80907

Thelen, Lonna

From: Rebecca Gabriell <beka410@aol.com>
Sent: Wednesday, March 18, 2015 11:52 PM
To: Thelen, Lonna
Subject: Bates Elementary Proposal File # 15-008

Dear Ms. Thelen,

Thank you for facilitating the public meeting at Bates on March 5th. My neighbors in Cragmor are quite concerned and upset about this proposed building. I know of several people (Archuletta, Patterson, Wilson, Osborne, Jacobus) who were unable to attend due to poor health or inability to get there and, unfortunately, don't feel as if they know enough to respond. My elderly mother, who lives on Locust, attended the meeting but could not hear much of what was said, feels as if the neighbors don't have a voice in this matter. I hope that is not the case.

I have called this neighborhood home since I was 4 months old. I grew up here. I purchased a home on Redwood nine years ago so I could raise my family in the same wholesome neighborhood I grew up in because it is a good neighborhood. I purchased this home because it is 2 blocks from my mother, across the street from my best friend of 40+ years, and next door to my old elementary school teacher. The neighborhood is full of "lifers". These "lifers" have seen the changes and growth in the neighborhood. Many of these people have lived in the neighborhood for over 40 years and have seen the changes the City has imposed and the promises the City has failed to keep to this neighborhood. I remember Austin Bluffs Parkway being built and the negative changes it brought to our neighborhood. However, I was too young to know that the City did not follow through on noise barriers. I recall the neighbors, and my parents, banding together to stop a developer from building apartments on Stanton where the CSCS field is now. However, I was too young to know the "jumps" in the field we played in was a massive sinkhole and too young to fully understand what negative implications those buildings would have brought into our neighborhood. I am no longer young and naive. I fully understand what this developers motives are and that he has no concern for the well-being of this community I call home. He does not care if the students, or whoever ends up living there, destroy my neighborhood. He does not care if UCCS traffic increases (again) in the neighborhood and another child is hit and killed by a car (it may have been a long time ago but we don't forget). He does not care if the construction of that site disturbs the mines below the neighborhood causing us, the neighbors, devastation to our properties. He will be back in Chicago with his money in hand, moving on to his next project.

We have already seen an increase in crime due to the students infiltrating the neighborhood. Personally, I have had a few things stolen from my front yard and an intoxicated person crash his bicycle into my husbands parked car, leaving broken sunglasses and a trail of blood halfway down the street. Building these apartments will increase crime and traffic in the area. It will decrease property values. It would decrease the sense of community and the safe feeling the people in the neighborhood have. It would destroy the quality of life of this neighborhood and significantly alter the neighborhoods established character. The visual impact of the proposed development would not be in harmony and does not conform to this single-family home neighborhood. The high-density housing is not compatible or appropriate to this neighborhood.

The residents of this community do not want this, nor, should we have to tolerate any more imposition on this neighborhood. Please respect our wishes and don't force this on our special community. We will continue to fight this until our voice is heard.

Respectfully,

Rebecca Gabriell
719-331-2210

Sent from my iPad

Thelen, Lonna

From: David Geiser <daggeiser@gmail.com>
Sent: Thursday, March 19, 2015 11:09 AM
To: Thelen, Lonna
Subject: File No 15-008: Bates Elementary School, 702 Cragmor Road

Dear Council Members:

Allowing a 600 - 1200 bed apartment building to be built on the Bates Elementary School plot (the plot) is a bad idea for these reasons:

1. **Traffic.** Even with restricted right-turn-only entrance and exit to and from Austin Bluffs Parkway (ABP), the impact on traffic on ABP will be significant. All vehicles will exit the apartments on east-bound ABP. If most destinations are west of the apartment, such as the north Nevada business park, or requires I25 access, or even for a downtown destination, then a significant portion of the apartment traffic will either immediately cross three lanes of traffic to perform a U-turn at the University traffic light or will turn right into the Cragmor neighborhood to use the Mt. View access to Nevada Ave., thereby increasing the neighborhood traffic and the University's negative footprint on the area.
2. **Runoff.** The plot is a small, almost level area on the side of a hill. Just up-hill of the plot is the massive new construction from the University. And just to the east of the plot is what the neighborhood calls "the mosquito pond", a partially successful attempt to control runoff that frequently contains standing water. If the plot is converted into an impervious surface, such as buildings, roads, and parking, the potential for a catastrophic flood event is increased. In that event, the litigation to apportion blame among the University, the plot developer, and the city could consume significant city resources.
3. **Light and sound pollution.** During night hours, a multi-story apartment having windows facing the quiet Cragmor neighborhood and having a targeted residency of college students, will be a significant source of sound and light pollution aimed directly at Cragmor. Realistically, it would take a five story berm around the five story apartment to mitigate the sound and light. Without such a berm, I foresee an increase of noise complaints to the Colorado Springs Police department.
4. **Parking.** Although the proposed apartment may have sufficient planned parking for residents and guests, preventing the neighborhood from being used for parking is unenforceable. Unless the developer builds a pedestrian-proof wall around the Cragmor side of the apartment, party-going visitors will find it more convenient to park on the surrounding streets than to use the restricted ingress and egress of the apartment. Currently, the surrounding streets have permit-parking only, but such permit requirements expire at 6 p.m. and so would not affect nighttime party-goers. And, when all of the apartment parking is completed, it will become an attraction for the University students unless the apartment developer plans on staffing a full-time parking patrol.

5. Neighborhood rentals. The developer mentions that having such an apartment in the area would decrease the number of multi-student rentals in the neighborhood as the apartment would be new and modern and would out-compete, older, smaller, multi-bedroom rentals. Such rentals are not currently a problem in the neighborhood. So this reasoning is more of a solution in search of a problem.
6. Increasing area population density. The apartment would be across the parkway from the University's dormitories. Concentrating more population and traffic into such a small area will only increase the problems associated with such concentrations and does not bring any solutions to the problems.
7. Necessity. The University has its own development plans including increasing its dormitories and has expressed neither desire nor necessity for a private developer to build on this plot.

For these reasons, the Bates Elementary School plot should not be allowed to be developed into a 600 – 1200 bed apartment building. The only entity to benefit from this project is the developer. The neighborhood residents lose and so does Colorado Springs as a whole.

Sincerely,

David Geiser

3942 Stanton St.

Cragmor apartment complex
March 19, 2015

I have several concerns about the proposed apartment complex to be built in Cragmor.

The first concern is the current utilities capable of supporting such a big complex. I question the water supply and the sewer capabilities to handle the additional load which will be placed on them.

The second concern is the proposed access to the complex. With one access I question if the fire department would approve such access. The capabilities of emergency vehicle access are a deep concern to me.

The third concern is the height of the complex. We were told at the meeting that the apartment would be 5 stories. I do not know the building code for height but I do not that there were problems with the stacks on the nitrogen stacks at the Intel sight when it was built.

The forth concern I have is the increased vehicle and foot traffic in the Cragmor area. I know that right now all the traffic is supposed to enter and exit on to Austin Bluffs. I question the traffic leaving the apartment complex and turning through the neighbor hood to go to the close liquor store, the restaurants, and the brewery on Nevada Avenue.

The above concerns are the reasons I feel the Apartment complex should not be built in the Cragmor area.

John Massie
427 Locust Dr.
Colorado Springs, CO 80907

Thelen, Lonna

From: Donna Merrick <hamer544@yahoo.com>
Sent: Thursday, March 19, 2015 12:33 PM
To: Thelen, Lonna
Subject: File No 15-008 - old Bates Elementary site for apartments

Ms. Thelen,

I was not able to attend the meeting on 3/5/15. However I would like to put my 2 cents worth in. I live on the corner of Cragmor Road and Jasmine Street. My neighborhood has had a lot of parking problems with students from the collage. Even with the "No Parking" signs put in place we still have a problem. The students believe they are above the law and do not have to obey the traffic signs or follow common curtesy. When you see them park in the no parking area and advise them they have no permit to park there they become rude and threatening. The students also walk across our lawns, throw their trash and cigarette butts onto our lawns and streets. Some have parked up on the rocks and grass and block our driveways.

Your notice states that the entrance and exit to this apartment complex would be only off of Austin Bluffs Parkway. However, I think this will promote the residence to park up and down our neighbor streets out of convenience. Have you seen Austin Bluffs Parkway at the area of old Bates Elementary during the afternoon thru late evening?

As a lot of us are seniors and may go to bed early - what kind of noise level protection are we afforded, if any. We don't get any support from the collage or local police where the parking and trash concerns are. A couple of other neighbors as well as ourselves have had our garages, sheds and campers broke into. We do not want any more of this.

Thank You,
The Merricks

Thelen, Lonna

From: wayne olson <swedewolson@gmail.com>
Sent: Thursday, March 19, 2015 1:25 PM
To: Thelen, Lonna
Subject: Bates Elementary project

Mrs Lonna Thelen,

I would like to address some of my concerns about the planned apartment housing at the Bates Elementary School.

1) Utilities

(Water) Will water pressure be reduced to our area and where will the water lines be connected ?

(Sewer) With the added number of rooms and projected students, will the existing sewer lines be able to handle the volume of waste?

(Gas) Again will we loose gas pressure, where will the gas lines be connected?

(Electric) When adding new lines to provide electricity will there be more poles or underground switches, transformers or electric lines?

Will GG Land Group be responsible to pay for the entire improvements or will the Colorado Springs rate payers have some cost.

2) Height of buildings and parking garage

(Buildings) 3 to 5 stories high. Most homes are tri-level or single level, the height of the new projected apartments would take away the front range view.

(Parking garage) Again 4 stories, noise,lights,fumes not really conducive for a residential area. The existing school was one level for a reason.

3) Traffic

Will the traffic for the entrance and exit be only accessible off and on Austin Bluffs Parkway
This seems like a lot of traffic added to a already busy parkway. Years ago when Austin Bluffs was in the works city council stated it would never be a truck route. Now trucks run up and down Austin Bluffs everyday, jake brakes screeching. So what will happen later down the road with new traffic entrances into our neighborhood. Will the traffic stay the same or will changes be made for access to Stanton St and Cragmor Rd? If this happens... safety will be a major concern.

4) Mines in the area

With the weight of the new buildings and parking garage, drilling piers, footers and foundations will cause a lot of vibration to the area. Could this disturb old minning shafts causing sink holes or craters causing cracking and settling to near by homes?

5) Retaining wall

Will it cover all sides of the complex?

6) Ingress and Egress lanes off Austin Bluffs

The exit lane off Austin Bluffs and an entrance lane onto Austin Bluffs seems to be another hazard. Will a light be required? In the meeting it was mentioned no light would be installed. Students already run across Austin Bluffs and this will only increase the amount of foot traffic crossing the parkway. I know there is a traffic light a couple blocks east and west of the proposed complex but I feel students will run across Austin Bluffs. I have seen it first hand. This is definitely a tragedy waiting to happen.

7) Noise

We as a neighborhood have been subject to constant noise from new building going on at UCCS (parking garage, new admin building, equipment noise, construction workers arguing and swearing, to whistling at women). We have had the new construction of the expansion of Austin Bluffs Parkway with

large trucks and machinery running from as early as 5am to 7pm all going on for the most part of 3 years. Now we will have this start again if the complex is built.

We will have hundreds more students driving and partying around the new proposed complex which will add a large stress factor to the neighborhood.

I would like to thank you and the planning department for having the meeting at Bates school, and giving us the chance to voice our concerns about the proposed plan for the apartment complex. I'm concerned about our property values, traffic, noise, cost to tax payers, utilities, mine settlements, vandalism, and foot traffic.

For all the reasons above I would request you NOT approve the building of the proposed apartment complex at the old Bates Elementary site by GG Land Group

Thank you
Thomas W. Olson

Lonna Thelen

City of Colorado Springs Land Use Review

30 S. Nevada, Suite 105

Colorado Springs, CO 80903

RE: Bates Elementary, File No 15-008

Ms. Thelen,

Thank you for facilitating the meeting held at Bates Elementary on March 5, 2015 and for answering my questions over the phone. There was obvious emotion with most of the comments and questions you and the developer received, but I believe there were valid concerns and issues that were raised by the members of our neighborhood and maybe not articulated in the best manner. I am the one who wrote the petition that is being submitted with this letter so many of my concerns are outlined in it. However, I would like to touch on some key points.

Compatibility:

This type of development would be completely out of character for the neighborhood which mainly consists of single and double story single family homes. Four story apartment buildings and a five story parking structure is completely out of design, visually bulky, and not compatible with the surrounding homes. This will also completely hinder our views of Pulpit Rock. With the construction of these large structures it will cause an overshadowing on existing homes and complete loss of privacy. The proposal of an eight foot wall being constructed around the development will not provide privacy for the neighborhood homes and my family as this development will have three other stories of height looking into my backyard.

Parking/Traffic/Noise:

There is already an abundance of UCCS students in our neighborhood either living or parking during the days. Those students not adhering to the parking restrictions are not being enforced and have caused a significant amount of pedestrian traffic, as well as, vehicular traffic through our neighborhood. The developer had addressed that a five story parking garage would be constructed and would provide adequate space for residents and guests. I do not believe this will help solve the parking problem, but could only increase it. If permits are required at the development, we will still have students who do not wish to obtain permits parking in our neighborhood. This will only increase with visitors of those residents now wanting to park and have easy access to their friends. Currently there are only restrictions on certain streets between the hours of 8:00am and 5:00pm on weekdays. What will happen between 5:00pm and 8:00am during the week and all weekend? The idea that this development will not cause an increase in traffic throughout Cragmor is absurd. With the right in, right out access off of Austin Bluffs, students and visitors will certainly turn down Meadow and back through the neighborhood when wanting to go west. Putting in a turnaround in Austin Bluffs is not only not safe, but will cause a huge delay in traffic as people leaving the complex will need to cross three lanes of traffic to get to it. The noise that will come from 500+ students living in a very small area will cause a significant loss of amenity. Last weekend was very warm and there was a large influx of students walking and driving from UCCS through the neighborhood to Danville and Portal parks to hang out for the day. This will only increase if the development is approved, as it can't possibly have much green space planned as the size of the development is very large and the land area to occupy it is not. I don't wholeheartedly object to them using the neighborhood parks, however, the consideration for young children and families also occupying the parks is not always there.

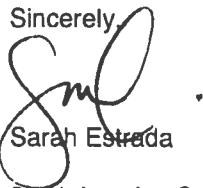
Mines:

I have requested from the Mines Subsidence Protection Program Administrator maps of the mines and recent occurrences. So far I have only received the same maps that were provided to me when we bought our home this past December. These maps are completely outdated and at best questionable. As new to the neighborhood we did inquire as to subsidence insurance for our home, but due to the fact of when it was built, it is not a covered property. I know of a recent mine occurrence in our neighborhood and I can't image that with the magnitude of construction that is planned many more will not occur.

I respectfully ask that you and your office decline the proposal of this development and let us keep our neighborhood intact. I have spoken with many members of our neighborhood and we are not opposed to Bates Elementary being used for another purpose. We feel that this intended purposes will not benefit our neighborhood, but result in a significant loss for all of us.

Thank you for your attention and time. Please contact me with any questions.

Sincerely,



Sarah Estrada

3924 Jasmine St.

719-209-2190

sarah.estrada@yahoo.com

We respectfully request that the City of Colorado Springs deny the request by GG Land Group, File No 15-008 for the planned construction of a 200-300 unit apartment building located at 702 Cragmor Road. The intended project design consists of many 4-5 story buildings which is not harmonious with the surrounding neighborhood which currently consists mainly of single and double story single family homes. The proposed development will overshadow the neighborhood, causing loss of view, privacy and sense of community. The intent of the developer to surround the property with an eight foot wall and provide landscaping will not provide a sufficient buffer from the view of such large buildings that are not consistent with the neighborhood, noise, security and housing lighting, as well as, littering, traffic and parking. Noise generation from such a proposal will cause a significant loss of amenity, during construction, as well as, thereafter by the new residents. We do not believe that the proposed land use will be compatible with the surrounding neighborhood and will overburden the capacities of our existing streets, utilities and parks. We currently have a problem with students from UCCS driving, parking and walking through our neighborhood and this will only increase with the addition of more students housed directly in our neighborhood. We feel that with the addition of 500-600 more students plus their guest will increase road traffic and the associated traffic hazards to the surrounding neighborhood and the children living there. There is also great concern that the construction of such magnitude will cause shifting in the mines that are below our neighborhood, which could cause severe damage to homes and property that will be at a cost to the homeowner. The large number of rental units located adjacent to single family homes will cause a decrease in value to the adjacent and surrounding properties. This proposal being placed next to single family residential properties will cause the single family residential properties to suffer from external obsolescence and create monetary loss to those home owners.

Development Plan Review Criteria 7.5.501 E items 1-5, and 12 have been addressed above.

Signature	Name (printed)	Address	CS, CO	Date
	Lora J. Steers	3940 Applewood Dr.	80907	14 Mar. 2015
	Sharon A. Plank	418 Maplewood Dr	C/S 80907	3/14/15
	J. EDWARD PLANK	418 MAPLEWOOD DR	C/S 80907	03/14/15
	Floyd M. DAVIS	3904 Linden Pl.	80907	3/14/15
	WALLACE E. DREW	3815 COLUMBINE		3/14/15
	Gwen Komatz	403 Edgewood Dr		3-14-15
	Tracy Barber	1075 Applewood Dr.		3-14-15
	Angela Johnson	4102 Stanton St		3/14/15
	Dorothy Brown	1004 Acacia Dr.		3/14/15
	Mike Clements	420 Maplewood Dr		3/14/15
	Jodi Keen	410 Maplewood Dr.		3/14/15
	Alex Keen	410 Maplewood dr		3/14/15
	Teri GoraczKowsk	424 Maplewood Dr		3/14/15
	Kathleen Foster	410 Maplewood Dr		3/14/15
	Susan Mattice	411 Maplewood Dr		03/14/15
	Yvette M. Cook	411 Maplewood Dr.		03/15/15
	Dan Sullivan	4307 Mallow Rd		03/15/15
	LP LAWRENCE	4307 Mallow Rd		3/15/15

FIGURE 3

We respectfully request that the City of Colorado Springs deny the request by GG Land Group, File No 15-008 for the planned construction of a 200-300 unit apartment building located at 702 Cragmor Road. The intended project design consists of many 4-5 story buildings which is not harmonious with the surrounding neighborhood which currently consists mainly of single and double story single family homes. The proposed development will overshadow the neighborhood, causing loss of view, privacy and sense of community. The intent of the developer to surround the property with an eight foot wall and provide landscaping will not provide a sufficient buffer from the view of such large buildings that are not consistent with the neighborhood, noise, security and housing lighting, as well as, littering, traffic and parking. Noise generation from such a proposal will cause a significant loss of amenity, during construction, as well as, thereafter by the new residents. We do not believe that the proposed land use will be compatible with the surrounding neighborhood and will overburden the capacities of our existing streets, utilities and parks. We currently have a problem with students from UCCS driving, parking and walking through our neighborhood and this will only increase with the addition of more students housed directly in our neighborhood. We feel that with the addition of 500-600 more students plus their guest will increase road traffic and the associated traffic hazards to the surrounding neighborhood and the children living there. There is also great concern that the construction of such magnitude will cause shifting in the mines that are below our neighborhood, which could cause severe damage to homes and property that will be at a cost to the homeowner. The large number of rental units located adjacent to single family homes will cause a decrease in value to the adjacent and surrounding properties. This proposal being placed next to single family residential properties will cause the single family residential properties to suffer from external obsolescence and create monetary loss to those home owners.

Development Plan Review Criteria 7.5.501 E items 1-5, and 12 have been addressed above.

Signature	Name (printed)	Address	Date
<u>Rena Olson</u>	<u>Rena Olson</u>	<u>3927 Linden Cir CS6</u>	<u>3/13/2015</u>
<u>Thomas Olson</u>	<u>Thomas Olson</u>	<u>3927 Linden Cir. 15.40</u>	<u>3/13/2015</u>
<u>Emily Kitchen</u>	<u>Emily Kitchen</u>	<u>5139 Villa Circle</u>	<u>3/14/2015</u>
<u>Dorothy Meline</u>	<u>DOROTHY MELINE</u>	<u>3927 LINDEN CIR.</u>	<u>3/14/2015</u>
<u>Cheryl A Davis</u>	<u>Cheryl A Davis</u>	<u>3904 Linden Pl e-s.</u>	<u>3/14/2015</u>
<u>Carl B Steers</u>	<u>Carl B. Steers</u>	<u>3940 Applewood Cir</u>	<u>3/14/2015</u>
<u>Gayle Limborg</u>	<u>GAYLE LIMBORG</u>	<u>1106 ACACIA DR CS 80907</u>	<u>3-14-15</u>
<u>Corliss Brecht</u>	<u>Corliss Brecht</u>	<u>1106 Acacia Dr. CS 80907</u>	<u>3-14-15</u>
<u>Sandra G Lane</u>	<u>Sandra G Lane</u>	<u>3755 Scott Ln 80907</u>	<u>3/14/15</u>
<u>Lawrence Gbb</u>	<u>Lawrence Gbb</u>	<u>3755 Scott Ln 80907</u>	<u>3/14/15</u>
<u>Michael Gatsos</u>	<u>MICHAEL GATSON</u>	<u>413 Edgewood DR. 80907</u>	<u>3/14/15</u>
<u>Sandra Ellis</u>	<u>Sandra Ellis</u>	<u>3904 Stanton St. 80907</u>	<u>3-14-15</u>
<u>Paul Ellis</u>	<u>PAUL ELLIS</u>	<u>3904 STANTON ST 80907</u>	<u>3-14-15</u>
<u>Judith A. Drew</u>	<u>Judith A. Drew</u>	<u>3815 Columbine Pl. 80907</u>	<u>3-14-15</u>
<u>Michelle Gatsos</u>	<u>Michelle Gatsos</u>	<u>413 Edgewood Dr. 80907</u>	<u>3-14-15</u>
<u>Michael P. Gatsos</u>	<u>Michael Gatsos</u>	<u>413 Edgewood Dr. 80907</u>	<u>3-14-15</u>
<u>Andrew W Keen</u>	<u>ANDREW W KEEN</u>	<u>410 MAPLEWOOD DR. 80907</u>	<u>3/14/15</u>
<u>Larry Mills</u>	<u>LARRY MILLS</u>	<u>1075 APPLEWOOD DR.</u>	<u>3/14/15</u>

FIGURE 3

Thelen, Lonna

From: Jim & Karen Doerksen <oakhaven6@msn.com>
Sent: Thursday, March 19, 2015 3:33 PM
To: Thelen, Lonna
Subject: protest re Bates Schol building project

Hi Ms. Thelen,

My wife and I, with our family, have lived on Stanton St for 34 years. We are now on the edge of the parking permit program and seldom or never have students parking on our street. We are very concerned although, about a project here at the top of our street of the type that is being proposed. We are primarily concerned about how our neighborhood will be affected. Many questions seemed to be uncertain at best. Will our property values decline? – most likely they will. Who would want to invest in a house which is next to a loud and rowdy student complex? Will traffic, especially here on Stanton, be affected? Likely it will. Who knows what the access to our community will be from the west side of the complex. Certainly emergency vehicles will be allowed. Sorry about the rowdy meeting of our neighborhood earlier in the month. But it does show the anxiety and disapproval of this project. We too are very opposed to this kind of project in our neighborhood!

Jim and Karen Doerksen

3/26/15 - Bates Elementary School conversion to
Student Housing

Francis Berne - unable to write letter so staff
noted concerns below.

- Traffic input from new project on
existing neighborhood
- Noise from the apartment complex

3834 Panorama Rd
Colo Spgs, CO 80907

- send postcard of any future meetings
she is not on mailing list.

Lonna Thelen

City of Colorado Springs Land Use Review

30 S. Nevada Ave. Suite 105

Colorado Springs, CO 80903

RE: Bates Elementary 702 Cragmor Rd. File 15-008

Ms. Thelen,

It was good to have a meeting to discuss the future of the land formerly occupied by Bates Elementary. Thank you and the other City representatives for being there. I am a current resident of the Cragmor area and I have the following concerns:

Compatibility

How is a very large apartment building filled with hard-partying young people compatible with a quiet, mature neighborhood of mostly single-family homes? Who will want to live next to such a building? Property values are sure to go down. As you saw at the meeting, many residents of this neighborhood are older and have lived here a very long time. It would be unfair for them to be driven out of their homes because they cannot tolerate living next to so many loud people. Landscaping and an eight foot tall fence are woefully inadequate to shield the neighbors from the light and sound pollution a tall building like this would generate.

Traffic

Austin Bluffs Parkway is very steep and can be treacherous in winter. Just two weeks ago it was closed due to icy conditions. With only one entrance and exit off Austin Bluffs, there will be a lot of people left without any way to get home. They will resort to driving through the neighborhood and parking wherever they can in the neighborhood. It is not convenient for the apartment residents to only be able to turn East on Austin Bluffs. There will be some who will park in the neighborhood in order to save time. This will increase parking in the neighborhood and traffic through our neighborhood. We already are having a severe problem with road maintenance (HUGE potholes on Meadow, Acacia, and Mount View). More traffic will not help.

Pedestrians

Will the developer be required to provide (at his cost) a pedestrian walkway over Austin Bluffs? This would be a must for the safety of students and to avoid interruption of Austin Bluffs.

Geological Investigations

The Cragmor area is honeycombed with mines. I remember as a child when a sinkhole opened up under Portal Pool. There has been recent subsidence as well. Just this week a sinkhole opened up on Cumberland Rd. A lot of us are concerned about putting such a large building over abandoned mine shafts and what affect it could have on surrounding homes. Will the City require a thorough investigation to ensure the safety of the project and the surrounding homes?

I am a busy mom and am taking time to write to you. I sincerely hope that regular folks like me still have a voice that can be heard over the big developers.

Sincerely,

Lisa Hathaway

1198 Stanton St.

Colorado Springs, CO 80907

fivehathaways@msn.com

FIGURE 3

Lana -

March 10, 2015

RE: Bates School Redevelopment:

Referring to our recent telephone message,
I am in support of the proposed development,
however; if possible I would prefer that the
access be off Austin Bluffs at Stanton Rd
(Foot of Colorado Christian) if its doable.

Sincerely

Hyk Amen

1728 - Westwoodland Rd.

Oslo Spgs. Colo. 80907

1-719-594-4038

BATES ELEMENTARY SCHOOL DISPOSITION

March 18, 2015 @ 10:40 AM
George C. Tackels, PE
1501 Columbine Road
Colorado Springs, CO
(719) 477-0776

Phone call from Lonna Thelen,
Reviewing Planner
(719) 385-5383
lthelen@springsgov.com

Community Development
30 S. Nevada Ave #105
Colorado Springs, CO

Applicant for this project is
GG Land Group
(312) 451-1204
tgaluski@gglandgroup.com

Comentary:

There will be **no meeting** Thursday, March 19 because the applicant has not requested one as of this time. If the applicant requests a meeting, a meeting will be scheduled at BATES SCHOOL for concerned citizens, and they will be notified by mail.

Comments from concerned parties should be phoned, emailed, or sent to Lonna Thelen at her office by March 19, 2015 indicating their support or opposition to the plans and issues presented at the BATES SCHOOL on March 5, 2015.

DORMITORY PROJECT

Regarding the **BATES SCHOOL PROPERTY**, there are many costly and hazardous concerns that your **DORMITORY PROJECT** that exceed the concerns of student parking and access that were brought up at the meeting January 5.

SINGLE, MANDATORY AUTO ACCESS (Right-turn Entrance, Right-turn Exit) from the site onto Austin Bluffs Parkway will require:

An additional acceleration lane into Austin Bluffs right-of-way. This makes it necessary to:

- Move the existing wall and barriers for doing so.
- Grade the earth to meet the roadway above.
- Build a new lane about 500 feet long.
- Provide a barrier between the new lane and the existing road.
- Provide a stop light for entering the Parkway.
- Provide retaining walls as necessary to maintain the existing roadway.

An additional deceleration lane from Austin Bluffs into the site.

- Build a new earth ramp for the descending access lane.
- Build retaining walls for the existing Parkway lanes.
- Build a new lane about 700 feet long
- Build retaining walls for the new descending lane.
- Build security walls along the site side of the descending lane.
- Provide a barrier between the site's Entrance/Exit lanes.

STUDENT ACCESS TO THE CAMPUS must be assured to maintain access to the opposite side of Austin Bluffs Parkway by a fence which prevents students from crossing the Parkway except at the signaled crossing.

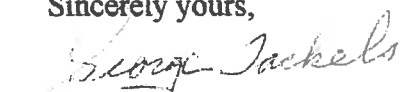
EXTENSIVE WRECKING AND GRADING must be done to rid the site of so much debris, such as concrete, masonry, wall panels, glass, wood, and roofing.

EXTEND THE "NO-PARKING ZONING ALONG THE NEIGHBORHOOD STREETS to prevent students from parking because of the inconvenience of access to stores, facilities and parks not easily accessible south and west of the Parkway.

LARGER LAND AREA COULD PROVIDE PARKING without the parking structure by providing canopied parking structures for more cars, in lieu of the costly parking facility now required. And the existing roads would provide direct access to the college as well as to the frequented eating, drinking and commercial facilities with optional choices of prime transportation routes with little concern for access thereto.

The attached material sent herewith is a suggestion of how and where this **DORMITORY** can be sited to avoid the above events, reduce costs, a place for students to park, convenient access to stores, etc, and convenient access to the **UCCS CAMPUS** and alternate routes of travel.

Sincerely yours,



George Tackels, PE



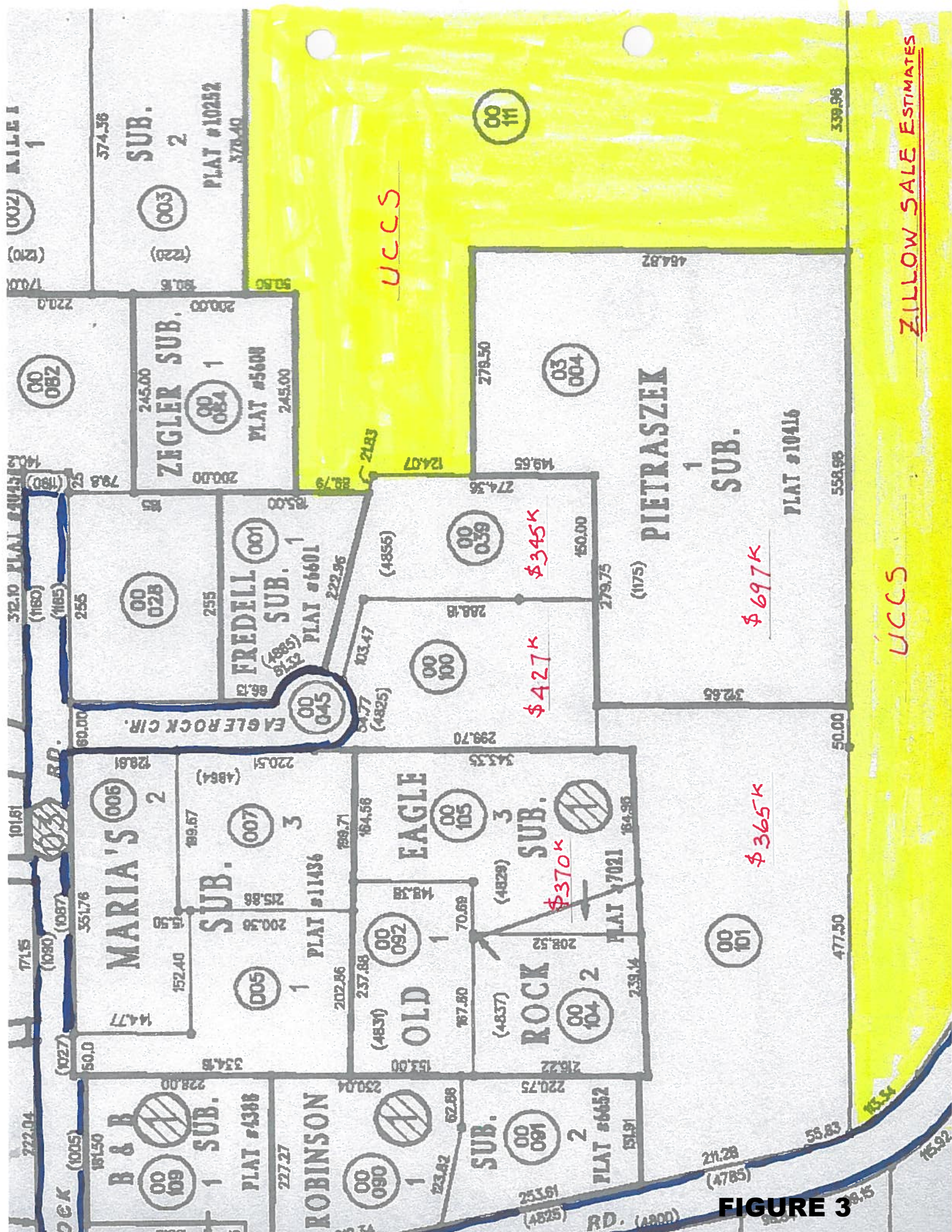


FIGURE 3

ZILLOW SALE ESTIMATES

UCCS

ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 63200-03-004

Master Parcel No: 63200-00-049

Owner: PIETRASZEK ADAM
2115 AEROTECH DR
COLORADO SPRINGS CO 80916-4201

Location: 1175 EAGLE ROCK RD

Legal Description: LOT 1 PIETRASZEK SUB

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
FBY	60.175	75	10416	02/25/2000

	<u>Year Built</u>	<u>Base-ment</u>	<u>Stories</u>	<u>Units</u>	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:					1112	4.99AC	15890	199600	3/15
Imp: 1999	A	1.0	1		F4	4442	45750	574739	3/13
Total:							61640	774339	

<u>Sales:</u>	<u>Date</u>	<u>Sale Price</u>	<u>Doc fee</u>	<u>Reception #</u>	<u>Book</u>	<u>Page</u>	<u>Sale Code</u>	<u># Parcels</u>
	10/15/1999		\$0.00	99161236				0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	7.791
CITY OF COLORADO SPRINGS	4.279
COLO SPGS SCHOOL NO 11	43.165
PIKES PEAK LIBRARY	4
SOUTHEASTERN COLO WATER CONSERVANCY	0.94
EL PASO COUNTY CONSERVATION	

2014 Tax Rate: 60.175 mills

Please note that appraisal records are subject to change without notification.

Printed: 3/16/2015 1:25:13 PM **By:** ASRMAPPING

ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 63200-00-039

Master Parcel No:

Owner: BULLER MELVIN & DONICE TRUST
 4855 EAGLE ROCK CIR
 COLORADO SPRINGS CO 80918-3928

Location: 4855 EAGLE ROCK CIR

Legal Description: TRACT IN E2SW4 OF SEC 20-13-66 AS FOLS, COM AT A PT IN N-S C/L OF SD SEC THAT IS 3324.65 FT S FROM N4 COR, TH WLY 379.43 FT, SLY AT R/A 85.1 FT, WLY AT R/A 220 FT, NLY AT R/A 280 FT, WLY AT R/A 25 FT, SLY AT R/A 370 FT FOR POB, ANG L 75<37'21" SELY 22.03 FT, ANG R 75<37'21" SLY 274.36 FT, ANG R 89<33' WLY 150 FT, ANG R 90<27' NLY 288.18 FT, ANG L 75<37'21" NWLY 103.47 FT, ANG R 104<59'47" NELY TO CHORD OF CUR L, SD CUR HAVING A RAD OF 50 FT A C/A OF 30<00', TH NLY ON SD CUR AN ARC DIST OF 26.18 FT, ANG R 75<00'13" FROM CHORD SELY 223.17 FT TO POB

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
FBY	60.175	75	0	

	<u>Year Built</u>	<u>Base-ment</u>	<u>Stories</u>	<u>Units</u>	<u>Exempt</u>	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:					HE	1112	1.07AC	5250	66000	3/15
Imp:	1969	A	1.0	1	HE	F2	1405	16430	206469	3/13
							Total:	21680	272469	
							Homestead Ex:	7960	100000	
							Taxable Totals:	13720	172469	

Sales:	Date	Sale Price	Doc fee	Reception #	Book	Page	Sale Code	# Parcels
	07/20/1998		\$0.00	98101090				0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	7.791
CITY OF COLORADO SPRINGS	4.279
COLO SPGS SCHOOL NO 11	43.165
PIKES PEAK LIBRARY	4
SOUTHEASTERN COLO WATER CONSERVANCY	0.94
EL PASO COUNTY CONSERVATION	

2014 Tax Rate: 60.175 mills

ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 63200-00-100

Master Parcel No: 63200-00-050

Owner: HUNTER GREGG A
 4825 EAGLE ROCK CIR
 COLORADO SPRINGS CO 80918-3928

Location: 4825 EAGLE ROCK CIR

Legal Description: TRACT IN E2SW4 OF SEC 20-13-66 DESC AS FOLS:
 COM AT SE COR OF LOT 3 OLD EAGLE ROCK SUB,
 TH NLY ALG ELY LN OF SD LOT 3 30.0 FT M/L TO POB,
 TH CONT ON SAME COURSE 304.27 FT,
 ANG R 146<47'21" SELY ALG CHORD OF A CUR TO L
 WITH A RAD OF 50.0 FT A C/A OF 66<25'19" FOR A CHORD
 DIST OF 54.77 FT, TH ANG 79<05'16" NELY TO CHORD
 OF A CUR TO L WITH A RAD OF 50.0 FT A C/A OF
 68<57'15" FOR AN ARC DIST OF 60.20 FT,
 ANG 25<30'23" SELY 103.47 FT,
 ANG 75<37'21" SLY 288.18 FT, TH WLY 215.0 FT M/L
 TO POB

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
FBY	60.175	75	0	02/21/1992

	<u>Year Built</u>	<u>Base-ment</u>	<u>Stories</u>	<u>Units</u>	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:					1112	1.47AC	5250	66000	3/15
Imp:	1965	B	1.0	1	F2	2132	22680	284968	3/13
Total:							27930	350968	

<u>Sales:</u>	<u>Date</u>	<u>Sale Price</u>	<u>Doc fee</u>	<u>Reception #</u>	<u>Book</u>	<u>Page</u>	<u>Sale Code</u>	<u># Parcels</u>
	04/22/1965		\$0.00	0				0
	07/24/2003	\$345,000	\$34.50	203170473			A	0
	06/28/2006		\$0.00	206095613	0	0		0
	08/01/2006		\$0.00	206112801	0	0		0
	08/17/2009		\$0.00	209097745	0	0		0
	10/23/2009	\$325,000	\$32.50	209123669			A	0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	7.791
CITY OF COLORADO SPRINGS	4.279
COLO SPGS SCHOOL NO 11	43.165
PIKES PEAK LIBRARY	4
SOUTHEASTERN COLO WATER CONSERVANCY	0.94

FIGURE 3

ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 63200-00-101

Master Parcel No: 63200-00-027

Owner: ZELL PHYLLIS A ESTATE
 WOOLEY ELIZABETH C PERS REP
 4785 STANTON RD
 COLORADO SPRINGS CO 80918-3907

Location: 4785 STANTON RD

Legal Description: TRACT IN SW4 OF SEC 20-13-66 AS FOLS, COM AT SELY COR OF TR CONV BY BK 1835-240, TH WLY ON SLY LN THEREOF 949.85 FT FOR POB, CONT WLY ON SD LN & EXT THEREOF 477.50 FT TO ELY R/W LN OF CO RD, TH ANG R 70<52'22" NWLY 55.83 FT, CONT NWLY ALG SD ELY R/W LN 211.28 FT, ANG R 102<00' ELY 132.06 FT, TH ANG R 89<53' SLY 3.41 FT, ANG L 88<19'52" ELY 408 FT M/L, ANG R 44.22 FT M/L NLY, ANG R 60.0 FT M/L ELY, TH ANG R 312.70 FT, TH WLY 50.00 FT TO POB

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
FBY	60.175	75	0	08/18/1993

	<u>Year Built</u>	<u>Base-ment</u>	<u>Stories</u>	<u>Units</u>	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:					1112	3.3AC	10510	132000	3/15
Imp:	1950	A	1.0	1	F2	1588	14200	178408	3/13
Imp:	1952		1.0	0	27	96	10	137	3/13
Total:							24720	310545	

<u>Sales:</u>	<u>Date</u>	<u>Sale Price</u>	<u>Doc fee</u>	<u>Reception #</u>	<u>Book</u>	<u>Page</u>	<u>Sale Code</u>	<u># Parcels</u>
	01/27/1988		\$0.00	1665294	5468	1359		0
	04/16/2014		\$0.00	214031362	0	0		0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	7.791
CITY OF COLORADO SPRINGS	4.279
COLO SPGS SCHOOL NO 11	43.165
PIKES PEAK LIBRARY	4
SOUTHEASTERN COLO WATER CONSERVANCY	0.94
EL PASO COUNTY CONSERVATION	

2014 Tax Rate: 60.175 mills

Please note that appraisal records are subject to change without notification.

3958 Stanton St.
March 19, 2015

City of Colorado Springs,
Land Use Review
30 S. Nevada Ave, Suite 105

To Whom It May Concern,

RE: File NO 15-008, Proposed apartment project on Bates School property.

Cragmor was developed many years ago as a single family home residential neighborhood and absolutely must remain so!

Because of the increased student population, the Cragmor neighborhood has already experienced parking problems, noise disturbances at all times of the day and night, and more trash in the streets and on our front lawns. A project of this size will extremely exacerbate this already growing problem, which is hurting our property values and will eventually reduce property tax revenue to the city.

There are several areas near the campus that could very well be utilized for this commercial housing purpose. The Dog Track property on Winters that has been vacant for many years is a huge commercial space with good access to North Nevada. There are many un-used and under-utilized spaces on the west side of North Nevada between Mount View Lane and Garden of the Gods. There is already a project underway on the east side of North Nevada with more space still available just north of the campus.

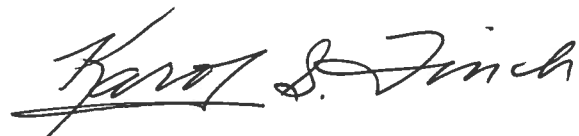
The University itself has a great deal of space on the north end of their own property. I learned from UCCS officials at a Curiosity Unlimited program at the University that they have contingency plans for an eventual enrollment of up to 37,000 students. They emphatically stated that they had NO intentions of crossing south of Austin Bluffs. The University should use its own space to house these students and limit their enrollment to utilize the space they own.

UCCS is a wonderful institution and a great asset to our city. But, they should not be allowed to infringe on our residential neighborhood. Furthermore, private residential projects of this magnitude must not be allowed in Cragmor. We strongly oppose this project and any zoning variance that would allow it.

Would the powers that be want a project like this in their neighborhood? We are sure NOT!

Sincerely,


Ben B. Finch


Karol S. Finch

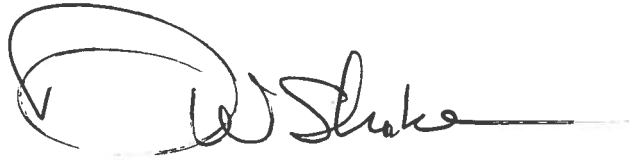
RE: FILE NO.: 15-008

Ms. Thelen,

I have attached a .pdf document of the cover of the 1985 report: State of Colorado Division of Mined Land Reclamation Colorado Springs SUBSIDENCE INVESTIGATION and a .pdf document of PLATE 2, dated 3/25/85, showing where the proposed GG Land Group development is located above the coal mines.

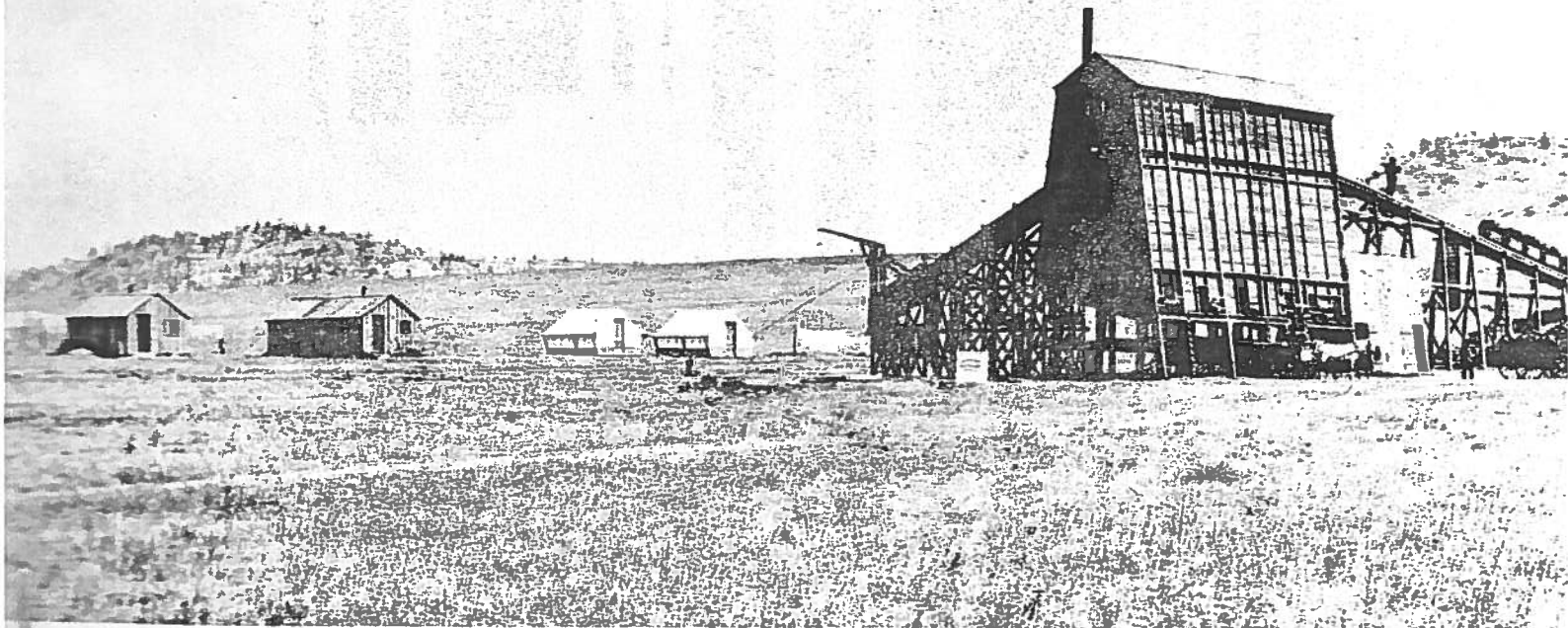
This development, proposed by GG Land Group, is too large for this R1-6000 neighborhood and is too large for this location above the abandoned coal mines.

Douglas Shake
436 Redwood Dr.
Colorado Springs CO 80907

A handwritten signature in black ink, appearing to read "D Shake", with a large, stylized initial "D" and a horizontal line extending to the right.

State of Colorado
Division of Mined Land Reclamation

Colorado Springs
SUBSIDENCE INVESTIGATION



Volume I
Executive Summary

STUDY COMPLETED
MARCH 28 1985

Prepared by:

Damas & Moore



1626 Cole Blvd.
Golden, CO 80401

FIGURE 3

Austin Bluffs Parkway

City No. 1 Mine

HIGH

Bates Elementary

New Altitude No. 3 Mine

Aca

Locust Drive

Mallow Road

New Altitude Mine

Bennett Mine

Williamsville and Altitude Mines

MC

Cragmor Road

HIGH

Climax No. 1 Mine

Mount View

Westmoreland Road

Unknown No. 1 Mine

Unknown No. 2 Mine

Nevada Avenue

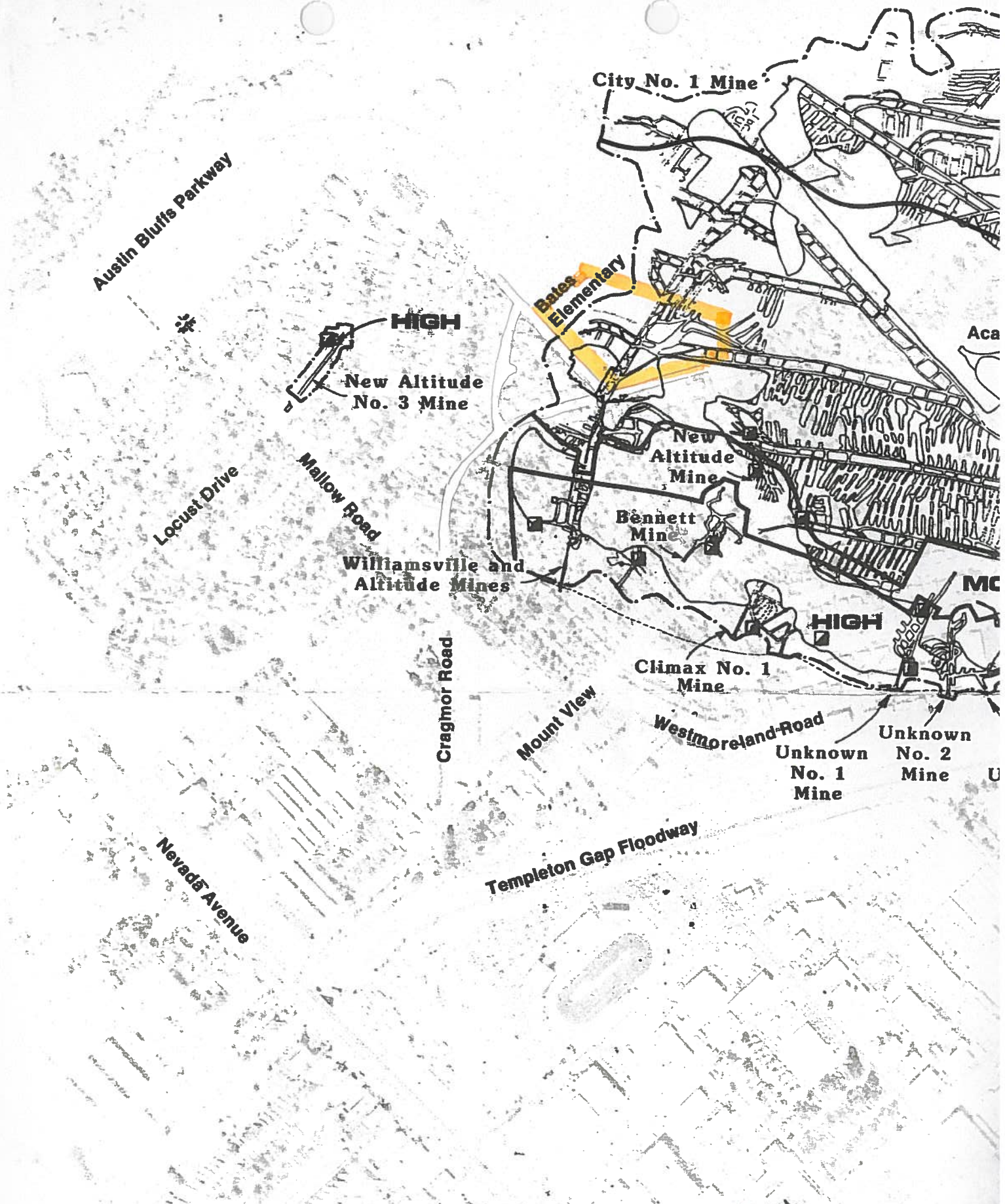
Templeton Gap Floodway

State of Colorado
Colorado Springs Subsidence Investigation

DAMES & MOORE
1626 Cole Blvd
Golden CO

PLATE 2
3/25/85

FIGURE 3





PUBLIC NOTICE

Date and Time: Thursday, March 5, 2014 from 5:30-7:00 pm

Meeting Location: Bates Elementary School – 702 Cragmor Road

Reviewing Planner:

Lonna Thelen
(719) 385-5383
lthelen@springsgov.com

30 S. Nevada, Suite 105
Colorado Springs, CO
719-385-5905

Hours of Operation:

Monday – Friday 8am-5pm

The City of Colorado Springs, Land Use Review Division has received a request by GG Land Group for a neighborhood meeting on the following item:

FILE NO.: FILE NO 15-008 – The applicant is proposing to use the old Bates Elementary site property at 702 Cragmor Road as a 200-300 unit apartment building for student housing. Each unit will contain 1, 2, 3 or 4 bedrooms. Vehicular access to the site will only be from Austin Bluffs Parkway. The site plans to park the units at a 1 parking space per bedroom ratio with additional visitor parking.

You are invited to attend a public meeting to hear a presentation and discuss the proposal. Representatives for the applicant and the City of Colorado Springs Land Use Review Division will attend the meeting. Please share this notice with anyone who may be interested in attending. Written comments will be accepted on the proposal until **March 19, 2015**. All comments received by the City of Colorado Springs are public record and will be made available to the applicant.