

Gray, William E

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Sent: Tuesday, March 7, 2023 10:40 AM
To: Gray, William E
Subject: Falcon Trucking Development

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Hello,

I am currently a homeowner in the neighborhood of Encalves at Mt. Vista. I am writing to propose further research to be completed before the future development by Falcon Trucking is granted at the corner of Graphite and Mark Sheffel Rd. I have listed my reasons below and feel that they should be considered before the development is granted.

The traffic on Mark Sheffel Rd. during the morning and afternoon commute is crazy. When current residents leave or come into our neighborhood you sometimes have to currently have to wait 5 or more minutes to enter traffic and leave the neighborhood since there are only two ways in and out for 200 plus houses. There is no light so you have to wait for the timing of the lights at Barnes and North Carefree to let the traffic stop to leave the neighborhood. I have lived here for almost one year and traffic congestion has increased since we moved. If the current development adds even an extra 100 residents how long will we have to wait to leave our neighborhood or enter it due to the increased traffic. There should be traffic studies done on the flow of Mark Sheffel Rd. during rush hour in the morning and afternoon before further progress for the development is granted. The flow of traffic could definitely be improved if Mark Sheffel Rd. was widened to accommodate all the residents or even a light added at Graphite.

I'm not sure if high density housing is apartments or townhomes but in our area there are currently at least 3 large apartment complexes near completion, from Powers to Mark Sheffel Rd. This will add 1,000s of residents to the area. This will differently impact traffic on Mark Sheffel Rd. and Barnes when these complexes are open. How can more apartment complexes be approved when at least 10 apartment complexes around Colorado Springs are currently being built. Most of these complexes have not opened yet to fulfill the need for housing but yet more are in the process of being approved to be developed. What are the biases for approving these complexes when the recently approved complexes are still under construction? What happens if these complexes sit empty because there are not enough residents to fill all the complexes since so many are being built at the same time? What about the impact of traffic around the city once these complexes are open? What about the impact of stores such as grocery stores once these complexes are open?

The land the future development is proposed on is also home to lots of different prairie animals. Anytime you walk the land or drive by you can see marmots, rabbits, hawks, and several herds with up to 50 pronghorns. If this development does get granted and moves forward, where do these animals go with all the development?

In our neighborhood, each home pays a yearly mill levi to Mountain Vista Metropolitan. These fees currently in the amount of \$1,023.43 for our property tax year go for landscaping and maintenance of our community park, aesthetics of our neighborhood, and plowing some sidewalks and salting roads. These fees are reassessed every 2 years and will continue to rise and reflect home values. For this future proposed development, usage of our neighborhood park and roads the development should contribute to these fees as well, not just homeowners.

I hope these concerns are addressed before approval is granted for more development within the city to help improve current residence and also maintaining open spaces for animals by continuing to make our city a desirable place to live and visit.

Thank you,

Ashley Malik

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