

## **Turisk, Michael**

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**From:** M McGuinn <m.mcguinn@live.com>  
**Sent:** Monday, February 06, 2017 6:02 PM  
**To:** Turisk, Michael  
**Subject:** AR DP 17-00039 and AR FP 17-00040

Dear Mr. Turisk,

I am writing to voice my strongest opposition to the development plans for "The Ridge" housing project, reference numbers AR DP 17-00039 and AR FP 17-00040.

I have owned a single-family home in the neighboring Broadmoor Downs subdivision since 1993. The heavy and steadily increasing volume of daily commuter traffic on Broadmoor Bluffs Drive is a matter of great safety concern for neighborhood pedestrians and drivers. The intersection of Cougar Bluffs Point and Broadmoor Bluffs Drive is a hazardous location for pedestrians who cross this intersection daily on their way to and from Pinon Valley Elementary School and the Cheyenne Montana Shopping Center. I have on several occasions nearly been struck by cars entering and exiting this intersection. This intersection was not designed for high-volume traffic. I believe a substantial increase of commuters accessing this intersection will result in significant traffic congestion adjacent to the existing neighborhood and shopping center access points, and will inevitably increase the likelihood of auto-pedestrian and auto-auto accidents at this location.

Sincerely and respectfully

Michael McGuinn  
830 Wycliffe Dr

## Turisk, Michael

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**From:** Sue's <smonesmith@comcast.net>  
**Sent:** Tuesday, February 07, 2017 12:00 AM  
**To:** Turisk, Michael  
**Cc:** Ron Monesmith (cell)  
**Subject:** Objections to Ridge Project

Dear Michael,

First of all, I would like you to know that I spent three non-stop hours trying to access the application for the Broadmoor Bluffs Ridge Proposal to no avail. City, county, planning searches resulted in no information following "no website available" when search made for the Cheyenne Edition reported link: [eoc.springs-gov.com/ldr](http://eoc.springs-gov.com/ldr) by entering file number AR FP 17-00040.

Secondly, my name Susan Jensen-Monesmith and my family and I have lived in Broadmoor bluffs for more than 20 years. We have endured noise, changes in speed limits from appropriate to currently inappropriate, and multiple, untimed lights trying to leave the neighborhood near Safeway, and heavy traffic nearest South Academy Blvd. and Broadmoor Bluffs Road.

We completely disagree with the lower rent apartment housing intended for the Broadmoor Bluffs area. Property values will go down and the tax burden that we have endured to ensure the homeowners' family receives will not be reciprocal to the families who would reside in such a planned area.

My daughter is a school teacher in another local district and we have seen first hand the differences in family types and involvement, procedural expectations, and district directives for teachers and families/school children. There is a difference in a 20% school district wide elementary student "choiced-in" population versus 150-200 elementary student influxed population from the same general lower-income families who would drop their students off at Pinion Valley Elementary school or CME and the Cheyenne Mountain Junior High. Neither the teachers, the classrooms, nor the staff will be amply prepared for such increases.

The burden of the neighborhoods to include that many families without a safe place for children and young adults to hang-out before or after school is likely to encourage loitering near the store and parking lot, playing in and around the ditch by Hwy 115 exit to South Academy, and potentially more crime - especially with senior targets extremely close by.

We know first hand what assisted income housing / apartments bring to an area. Even 15-years ago, The Summit apartments were a breath of fresh air in that adjusted rent to income for a relative of mine was a relief so close to our home. There was a heightened level of awareness required by all ages of family who lived at The Summit. A vast array of theft from the parking lots to the units. A few years ago, a new school teacher considered renting at the apartments near Carefree and Powers in order to receive a slight break on apartment rent. That school teacher noticed a large difference in renters and their families from their day activities, noise and loitering to their evening activities, noise, loitering and temperament around the complex. Recently, the news reported a murder at The Summit apartment and we know that the lower the rent goes, the tougher the crowd. It isn't even near as low rent rate of intent as The Ridge. Things get worse as properties degrade and the less advantaged seek to compensate.

Transportation is neither planned for with municipal buses into the area nor street and traffic compensation in this busy south end. Military manpower are influxes during early morning, lunch times, and after work stops at the store. Together with neighborhood and base traffic, school crossings, and odd traffic light coverage, we do not agree that the area by Safeway should become a lower income housing area. If an apartment building is desired, then a rent established near the area - not unlike The Pines, or its sister apartment, - should be considered for a small number of units so as to meld into the neighborhood and not burden utilities, safety, security and traffic.

Concerns about drainage / runoff must be considered. The space is extremely small near the store entrance and exit if not living essentially off the parking lot or in the drainage gully / ravine nearest the Hwy exit. This would potentially impact autos to and from the stores, the highway and the parking lot. Water and power.

If an apartment building had to be built in this particular area, then a much smaller sized property together with a rent appropriate for the neighborhood (not unlike The Pines, or its sister apartment), should be considered for a small number of units so as to meld into the neighborhood and not burden utilities, safety, security, property taxes, schools, roads and traffic.

Please DO NOT make this the exception to the Broadmoor Bluffs neighborhood that we and our area families have tried hard to maintain and sacrificed for.

Sincerely,  
Susan Jensen-Monesmith  
Sent from my iPad

**Turisk, Michael**

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**From:** pat2buynsell@comcast.net  
**Sent:** Tuesday, February 07, 2017 10:35 AM  
**To:** Turisk, Michael  
**Subject:** Forward email

Mr. Turisk,

I am forwarding you the below email regarding certain concerns address in our BBNA on Monday 2/6/17. The meeting addressed concerns that Broadmoor Bluffs neighborhood has re the proposed low income housing apartment complex by Greccio, behind Safeway on a 3.7 acre parcel. Because of lack of enough proposed parking for the complex and the problems that proposes for the Safeway shopping center and adjacent condos and neighborhood, there is much concern for the other obvious problems that are inherent in close and small environments. The below email addresses some of those concerns connected with other Greccio Managed properties.

Thank you for taking the time to read and give attention to these concerns.

Pat Crane  
4230 Stonehaven Dr.

Joseph Impallaria, Broadmoor Bluffs

Michelle, the management company Greccio has other low income communities in Colorado springs. There have been several post on Next door talking about the low quality of maintenance, inadequate trash service, and disrepair of properties that Greccio manages. If you go to the Facebook page there are actual picture of some of the problems evident at Greccio low income properties. If you Google Greccio and go to their reviews by tenants at Yelp, etc., you will see that tenants complain of little or no management or services at the complexes, that Greccio uses dishonest tactics to sell them cable and other services at above the community market rates, safety and crime issues, disrepair of their properties, etc.

Colorado Springs, CO 80906

## Turisk, Michael

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**From:** William Corrigan <wscorrigan@gmail.com>  
**Sent:** Tuesday, February 07, 2017 10:53 AM  
**To:** Turisk, Michael; svanderf@springsgov.com; King, Kim  
**Subject:** "The Ridge", 60 apartment development, Broadmoor Bluffs

Gentlemen,

As long term residents of Broadmoor Park, in the Broadmoor Bluffs neighborhood, and very frequent users of Broadmoor Bluffs, So. Academy and Highway 115, as well as the Safeway Center at the intersection of So. Academy and Broadmoor Bluffs, my wife and I (both retired) have serious concerns about traffic safety in the neighborhood currently, and seriously increased concern if "The Ridge" is allowed to develop and brings with it another 100+ vehicles to the immediate vicinity. There are times when exiting our neighborhood, Concerto onto Broadmoor Bluffs, either way, north or south, is difficult because of both traffic volume and/or velocity. The same situation exists when entering, left turn southbound from Broadmoor Bluffs, or exiting the shopping center onto Broadmoor Bluffs, left turn south bound, The center has but one exit and is already backed up from convenience store/gas station and Safeway center customers and encourages rapid turns across traffic (i.e. left turns, in or out) due to heavy traffic volume and accelerating vehicles uphill northbound on Broadmoor Bluffs.

There are many elementary school age children who walk to and from the Pinon Valley Elementary school south of the So. Academy/Broadmoor Bluffs intersection who must cross both "Cougar Bluff", the sole entry/exit to and from the proposed "Ridge" development as well as the sole exit from the Safeway Center before reaching the intersection which requires a crossing guard before and after school hours. It is unknown just how many additional elementary school age children will reside at " The Ridge" development but we have seen estimates of 60-150. Many will walk the same route to and from school.

Why was there no requirement for a traffic study to date in order for the development to reach this point and will there be such a requirement before final approval is granted for it to proceed? This is a dangerous situation in many ways, impacting many long term residents, and should be carefully studied before serious injury or death occurs to either pedestrian or vehicle occupants. Drivers turning into or out of the Center are often in need of accelerating a turn due to traffic volume or speed and the same situation will occur at the very low visibility Cougar Bluff intersection with 100 more vehicles in and out several times each day. This places both driver and young pedestrian in serious jeopardy and needs careful study immediately before disaster strikes.

Another concern which should be addressed now, along with a traffic study, would be emergency vehicle access to the development which could be quite difficult due to a single, narrow, privately maintained street located a considerable distance from Broadmoor Bluffs with little or no parking enforcement. This situation should be carefully viewed by fire and police before a final approval is granted and several hundred tenants are allowed to occupy the development.

Sincerely submitted,

William Corrigan  
565 Orchestra Dr.  
80906

719-540-9945

## Turisk, Michael

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**From:** Suz <fboettcher1@comcast.net>  
**Sent:** Tuesday, February 07, 2017 12:54 PM  
**To:** Turisk, Michael  
**Subject:** Comments/The Ridge Multi Family Affordable Housing/File No. AR DP 17-00039

Some of my concerns regarding the potential development of this project:

### **TRAFFIC/SAFETY/DENISTY**

The project size and location will create a significant increase in the amount of vehicular traffic accessing and traveling on Cougar Bluffs Pointe from Broadmoor Bluffs Drive. Cougar Bluffs Pointe is a narrow easement which already supports traffic from the existing condominiums located on the property as well as the tractor trailer deliveries to the adjacent Safeway store. Cougar Bluffs Pointe exits on to Broadmoor Bluffs Drive and is a blind curve situation in both directions. I believe the density of the project will create a traffic flow problem and ultimately a safety problem. The sidewalks along Broadmoor Bluffs Drive cross Cougar Bluffs Pointe and are used several times a day by school children traveling to the elementary schools as well as neighborhood walkers. The additional traffic from the one and only exit from the proposed project poses a danger to those walking across that intersection. Perhaps another exit on to HWY 115 would relieve that situation but it is currently not included in the proposed plan. Also, there appears to be no sidewalks planned for the foot travelers (like school children) walking along Cougar Bluffs Pointe FROM the proposed project exiting on to Broadmoor Bluffs Drive. This creates a hazardous situation for both drivers as well as walkers.

Suzanne Boettcher  
729 Concerto Drive  
Colorado Springs, CO 80906  
719-527-1811

## Turisk, Michael

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**From:** Gale Homier <ghomier@aol.com>  
**Sent:** Tuesday, February 07, 2017 1:39 PM  
**To:** Turisk, Michael  
**Subject:** The Ridge - Affordable Housing

Dear Mr. Turisk, I have emailed you once before as I am in support of the development that will come before the planning commission soon. I feel compelled to tell you why I personally feel so strongly that this type of development is so sorely needed and what a benefit it would be to families like ours. We have a grandson who is on the autism spectrum. He is a wonderful young man who will soon turn 21 years old. He is very high functioning and we are working hard as a family to make him as independent as possible. He wants very badly to be able to live on his own someday. We recognized that he will probably never have a high paying job and will always need family involvement to realize this goal. What a blessing it would be to find an affordable apartment for him, situated close to shopping, restaurants, hair cut shops, etc. and located in a safe neighborhood. He can do all of these chores himself, but he doesn't drive. Family would still be close by to assist when needed. I am sure that the same benefits are there for elderly on limited income, and even a young single mom looking for good schools for her children in a safe area of town.

It is my hope that this development becomes a reality and that many good, hard working people who don't have high income jobs, can benefit from it. And I hope that someday our grandson, Scott, will be able to find the same type of home. Thank you so much for taking the time to hear about our family, and why we think this is so important.

Sincerely,

George and Gale Homier  
330 Thames Drive  
Colorado Springs, CO 80906  
(719) 579-0684

## Turisk, Michael

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**From:** Richard Martin <richandangie@comcast.net>  
**Sent:** Tuesday, February 07, 2017 2:37 PM  
**To:** Turisk, Michael  
**Subject:** Some concerns about apartments near Safeway

Mike, we had talked on the phone a few times about these proposed apartments. The city had previously zoned this site for more like condos which is the best idea if that area is suitable for building and the land doesn't slide.

I know this concern will sound like NIMBY but it will be a real issue. Children have no place to play. Currently at the Cougar Bluffs condos there are about 5 children. Condo living don't draw in many folks with kids. If these apartments are built there will be anywhere from 50-100 kids. Who knows how many. Where will they play? The developer says there will be a thousand sq ft play area. Wow, is that it. I guarantee these kids will be in and about the Safeway parking lot and playing around the stores because that is their backyard. Additionally, the playground will be the pet bathroom because there is not enough green space.

I don't have near enough time to study the rest of the apartment complexes in town but just doing a quick google overview it appears there is green space around many of the complexes and places for kids to play.

Greccio comes across as compassionate and caring for low income families but from what I witnessed at the first town hall meeting that doesn't appear to be true. They were caught in so many lies (no dogs but now this place will pet friendly, no section 8 will be accepted but now we hear that isn't true, they said they were conducting a traffic study but that was a lie and a study was pushed by the folks in the area) and they didn't have answers to many of the questions asked of them. I asked where the children would play at the first meeting and the developer told us most kids these days stay indoors (he laughed) so they won't need much of an area to play. How compassionate!!!

This is only one of my many concerns.

Thanks,

Rich Martin



February 7, 2017

Michael Turisk  
Planner II  
30 S. Nevada, Suite 105  
Colorado Springs, CO 80903

File No. AR DP 17-00039  
File No. AR FP 17-00040

Dear Mr. Turisk,

It has come to my attention that Broadmoor Bluffs Apartments, LLC has submitted approval to develop a 60 unit multi-family affordable housing project named The Ridge in the southwest section of Colorado Springs.

It is my concern that the area for this development will lead to quite a bit of congestion in the area. I would like to see a traffic study performed. Also, consideration should be given to reduce the number of units to be placed on the acreage. The road access to the apartments is quite small for the number of cars to be expected in a 60 unit complex. The immediate area where the apartments are planned is already quite dense and congested.

Please consider my concerns when reviewing the plans for the development.

Sincerely,



M. Paige Roberts

## Turisk, Michael

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**From:** Colleen Meier <cmeier@erashields.com>  
**Sent:** Wednesday, February 08, 2017 11:05 AM  
**To:** Turisk, Michael  
**Subject:** Concerns regarding the proposed "Th Ridge LITC" apartment complex

February 8, 2017

Dear Mr. Turisk,

I am writing to express my concerns regarding the proposed "The Ridge LITC" apartment complex to be developed at Hwy 115 and Broadmoor Bluffs Drive. I was present at the January 23 meeting with the developer, Daryn Murphy of Commonwealth Development of Washington State, and Lee Patke, the Greccio management representative, and I was very frustrated with the lack of honest and well-thought out plans for this development. In researching this I believe that this complex would be incompatible with and not in compliance with City Development Plan Review Criteria. I have highlighted some of these concerns below.

I do not believe the project will be harmonious with the surrounding land uses and neighborhood. This piece of land originally was intended for more condominiums with underground parking – this is no longer the case. This proposed 3 story development will loom over the properties in the adjacent development of Broadmoor Downs. The developer plans 107 parking spaces for this project, all on asphalt above ground parking lots. City guidelines specify a minimum of 116 spaces and that does not account for visitor parking which has not been taken into account by the developer.

In addition, this project is situated within the City Hillside overlay and the Colorado Geologic Survey landslide hazard area. Given all the recent negative publicity regarding landslide issues on Broadmoor Bluffs Drive, it seems incomprehensible to me that the city would go forward in this area. There has been no geologic survey and the developer has no plans to commission such a survey. The potential for harm to the project residents, surrounding neighborhoods and the city is obviously high. If the project were to encounter any slide issues it would likely impact all the houses on the ridge overlooking the project. The developer plans to use existing retaining walls that were installed 20 years ago and he could not provide any assurance that these walls are still structurally sound.

Traffic issues are significant in this area and have not been taken into consideration by the developer. He has stated that he is using a traffic study conducted 20 years ago and has no intention of doing a new study – this despite the fact that there has been significant growth and building in this area in the past 20 years.

It is estimated that this project will result in a minimum of 200 car trips daily through a single narrow access road. This road is little more than a driveway and cannot be widened due to existing structures and steep terrain. This road is used not only by residents of the current Las Casas Condominiums but also by all delivery trucks to the La Montana Shopping Center, including large trucks delivering to Safeway. There are no sidewalks on this narrow road and, thus, this poses risk to people walking out to get to Broadmoor Bluffs, most importantly children. There has not been a traffic study done in anticipation of this project and there is no plan to do one. This narrow road is on a blind curve and is already funneling traffic onto an overburdened Broadmoor Bluffs Drive. The closest intersection at Broadmoor Bluffs and South Academy is inadequate to handle any additional traffic and there is already back-up of vehicles exiting the shopping center since there is only one exit from the shopping center and it funnels to Broadmoor Bluffs Drive.

The two D-12 schools near this project, Pinon Valley Elementary, the home school, and Cheyenne Mountain Elementary cannot guarantee that residents of this project will be able to attend either school since many grades are already full. These new students would then be assigned to one of the other 3 elementary schools which are 5+ miles away. The Junior and Senior High Schools are 7+ miles away. Please keep in mind that there is no busing in D-12 and no pre-school or after-school programs to take care of these children.

From the artist rendering it appears that almost all of the 3.72 acres will be devoted to structures and paved parking areas, minimal green space and no play area for children.

Although this is not a comprehensive list, it is easy to see that there are many serious issues with this project. I believe that this project does not begin to meet the criteria for planning commission approval. This project will also have a considerable impact on the Broadmoor Bluffs neighborhood, with schools, possible crime, traffic, and even possible deterioration of property values. As my elected representative, I believe you have an obligation to represent the interests of this SW area of Colorado Springs and to NOT cave to moneyed interests and approve the construction of this complex.

Thank you for taking the time to read my letter and give careful consideration to my concerns and to the concerns of many if not all of my fellow neighbors.

Colleen Meier

210 Paisley Drive, Colorado Springs, CO 80906

*Colleen Meier*  
[\*Search for your new home\*](#)  
*Mobile: 719.330.1779*

## Turisk, Michael

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**From:** Kristin Sacksteder <kristinsacksteder@gmail.com>  
**Sent:** Wednesday, February 08, 2017 5:12 PM  
**To:** Turisk, Michael; stanvanderwerf@elpasoco.com; King, Keith; Suthers, John  
**Subject:** "The Ridge" Concerns

Gentlemen,

My name is Kristin Sacksteder and my husband and I are original owners of Unit 206 of Building 555 of Las Casas Condominiums. I write with deep concerns about the proposed plans for "The Ridge" on the land adjacent to Las Casas. I sought answers from Daryn Murphy of Commonwealth Development of Washington State and Lee Patke, the Greccio Management, but neither have been able to provide me information or assurance that this project will wholly benefit anyone but themselves and their investors.

My concerns echo those of the many other neighboring residents that this project will directly affect. As our elected representation, we ask that you consider every last detail, risk and implication for "The Ridge".

We are concerned about structural safety of this project, given the documented landslide hazards; we are concerned about issues pertaining to the project's aesthetic harmony with neighboring homes built over a decade ago, and the original plans of Las Casas, parts of which have been rejected; we are concerned about issues with overburdened and aging utilities, retaining walls, and roads; we are concerned about current dangerous traffic patterns that will deteriorate even further with an influx of 200 or more vehicles; we are concerned about insufficient plans for road access, adequate parking, and buildings given the size and removed position of the 3.72 acre plot of land; we are concerned about economic ramifications for a neighborhood that endured turbulence and significant financial loss during the downfall of the housing market, and is only now showing signs of recovery.

The developer has either ignored, dodged, or entirely dismissed these real and valid concerns from the people who live and work, day in and day out, in this place.

As a former teacher in the D-12 school system and a mother to four children, my concerns grow deeper still. I fear for the children who might one day call this project "home", because their needs have been devalued and neglected in these plans.

I was assured by Daryn Murphy that "The Ridge" would be a community for the working class; lower-enlisted soldiers, firefighters, police officers and teachers. I understand what it means to live on a teacher's salary and I also know what it means to raise children in an apartment complex. From my perspective, these developers know neither.

No amount of financial "break" would be worth my children, toddlers to teens, playing catch, jumping rope, playing tag or riding bikes amongst moving traffic because there isn't a park or green space, or even sidewalks leading to one. My mind can't begin to navigate the "what-if's" and nightmare scenarios sure to stem from such obtuse negligence.

No amount of financial "break" would be worth driving five miles, four times a day, so that my children could go to someone else's neighborhood school, because our neighborhood school can't accommodate us. Would my children be able to go to the same school as one another or would they be diced up further based on head counts and desk space? Would my children be able to attend the same school, year after year, or would they be tossed around as the numbers fluctuate? How would I get to work on time if I had two (or more!) long-range places to be, all with the exact same starting and stopping times? How would the stress of that life affect my children? How would the stress of that life affect my job as a teacher and the students I serve? How would the stress affect me as a mother?

No amount of financial “break” would be worth jeopardizing my children’s safety, emotional well-being, and sense of security.

The problem isn’t the vision of “The Ridge”. The problem is the location they intend to drop it. This land isn’t big enough, safe enough, or equipped enough to provide good living for all people involved, most especially the children.

I appreciate your time and consideration of all letters, emails, phone calls, meetings, and such. The decisions that you have to make affect real people with real lives, and I’m grateful that you are taking the time to know them.

If you would like to discuss these matters further, please contact me at 719-660-0909 or [kristinsacksteder@gmail.com](mailto:kristinsacksteder@gmail.com).

Sincerely,

Kristin Sacksteder  
555 Cougar Bluff Point Unit #206  
Colorado Springs

## Turisk, Michael

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**From:** Daryn Murphy <d.murphy@commonwealthco.net>  
**Sent:** Thursday, February 09, 2017 12:12 PM  
**To:** 'Dan Martin'; 'Lee Patke'; Turisk, Michael  
**Cc:** 'Cindy'; 'Ozdere'; 'Dave Munger'; 'Sara Poe'  
**Subject:** RE: Request for Information Re. Greccio Managed Units  
**Attachments:** Greccio Property Map 1-2017 USE ME.PDF

Please see below for responses from Lee and I:

For Mr. Turisk:

Please consider this to be a submission from me as a statement of concerns about the proposed The Ridge apartments.

For Mr. Patke, and Mr. Murphy:

In order for us to better understand the safety measures that will be provided for the benefit of the community likely to reside at The Ridge apartments, would you please provide the following information? May we have it, please, in time to consider before the upcoming February 15 meeting?

For Mr. Patkey and Greccio:

1. Of the 30 properties Greccio owns or manages that are family rentals (omit senior properties) Property map is attached, including the 24 properties we own and/or manage. The information offered here is for general understanding of Greccio's population and operation. Detailed information about children and where they live may be protected by law or parental preferences, and may not be relevant to the Ridge property.

1. What is the property name? See attached map
2. What is the maximum number of persons permitted to permanently reside at each property? 1 person for any efficiency apts, then 2 per bedroom in 1-, 2-, and 3-bedroom apts
3. What is the maximum number of persons permitted to temporarily reside at each property? There is no 'temporary resident' designation.
4. What is the number of persons currently residing at each property? As of the last rent roll, there are 804 total residents, including children. Excluding the 78 single-occupancy studio/efficiency units, Greccio has 449 1-, 2-, and 3-bedroom units, or 706 total bedrooms. There are 726 residents in the 706 bedrooms (1.03 per bedroom).
5. What is the total number of children residing at each property? As of the last rent roll, there were 230 children ages 0-17 (0.33 children per bedroom, excluding single-occupancy studios).
6. What is the total number of elementary school age children residing at each property? 106 children are ages 6-12
7. What is the total number of high school age children residing at each property? 40 children are ages 13-17
8. How many of these children are bused to their school? Information unavailable
9. What academic and school related services does Greccio provide to the students at these properties? Some of the programming for children includes Grab-n-Go Libraries and literacy events, internet/computer access for online homework, bike safety, community garden and summer nutrition, scholarship grant to support high school achievement, and art classes/activities. Greccio has designated

staff and resources for resident and children activities, and is successful in obtaining grant funding for the Resident Resources department. As such, offerings vary as programs, funding, and need are evident. Other community referrals are made for appropriateness and to prevent duplication of services.

10. What do these services cost these children? None of Greccio's offerings are fee-based
  11. Will these services be provided to the children at The Ridge? Greccio's supportive programming is available to every resident. Additional resources for children at The Ridge will be determined based on the ages and needs of those who reside there. It is important to note that The Ridge is not a "program" with a housing component; it is/will be an apartment community with voluntary activities and supportive programming for those who wish to participate in them.
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2. Of the 30 properties Greccio owns or manages, what has been Greccio's success rate in moving residents into unsubsidized housing? Greccio is not 'subsidized housing.' Of the 24 properties, 1 property is designated for 31 project-based Section 8 vouchers, and 1 property has 6 units set aside for Section 8 vouchers. The other 490 units are traditional, but affordable, rental units. There are no project-based Section 8 units at The Ridge. The Ridge is not a Section 8 property, is not 'public housing,' or 'subsidized housing.' Any reference to the Ridge with these terms is inaccurate.
  3. Of the 30 properties Greccio owns or manages, what is the turn over rate in each property? 2016 turnover rate = 34%.
  4. Will residents be permitted to install window air conditioning units in The Ridge? No – see below
  5. Will residents be permitted to park in the parking lots inoperative automobiles, trucks, RVs, or other vehicles; or vehicles under maintenance more extensive than periodic preventive in nature? Vehicles must be operable, licensed, and registered with Greccio. RVs and commercial trucks are not permitted, and residents may not make repairs in the parking lot. Motor cycles must have muffling systems similar to 4-wheel vehicles.
  6. What provisions will Greccio make to ensure that vehicles are properly parked on The Ridge property and not on the shopping center's property? Greccio vehicles have tags to identify registered vehicles, and must comply with parking requirements in the lease, which includes parking in designated spaces. Lease violations will be handled as such – violations of the lease, with warnings and actions taken appropriate to any infraction. Repeat or serious violations can result in eviction, based on applicable legal grounds.
  7. What provision will be made for transportation of students to the community college, to the Walmart shopping center, and to the shopping centers and bus stop near the intersection of Star Ranch Rd. and Hwy 115? Greccio does not provide transportation for residents. We have heard requests from 3 Broadmoor Bluffs neighbors for a return of a Metro bus stop near the adjacent major intersection. If this is the prevailing wish of the neighborhood, we will advocate for a new stop with the City.

For Mr. Murphy and Commonwealth:

1. You indicated that fencing might be installed to prevent the residents of The Ridge from accessing the private open space along the north edge of the development and to prevent pedestrian traffic access onto the shoulder of Hwy 115. Pedestrian traffic is not uncommon between the bus stop at the intersection of Star Ranch Rd. and Hwy 115 and the intersection at E. Cheyenne Mountain Blvd. and Hwy 115. Workers at the Country Club of Colorado and at the businesses in and around those shopping centers at E. Cheyenne Mountain Blvd. can be seen wearing their uniforms near shift change times walking along the shoulders of Hwy 115 on their way to and from work. Since there is no bus service to the proposed site of The Ridge, it is reasonable to presume that residents of The Ridge will seek pedestrian access, either through the private property to the north or along Hwy

115, to the bus stop at the Star Ranch Rd. intersection and to points north of there. Has the development application been amended to show the location and type of fencing that will be installed for those safety purposes? When might we expect to see a fence or other barrier plan? **The development application will be modified upon receipt of comments from the city. The revised submittal will include provisions for fencing that were included in my previous email.**

2. Will central air conditioning be installed for each unit? Will the units come with A/C units installed in windows? What design measures will be incorporated expressly to discourage use of window A/C units? **Each unit will have central A/C with condensers located on the ground outside of the buildings, much like the neighboring condominiums. These units will be screened as much as possible. Residents will not be permitted to install window units, nor will they need to since each unit will have central air.**

3. As you may have noticed, bears visit dumpsters in our neighborhood. They have damaged private property along their routes as they have accessed the dumpsters in the shopping centers at Star Ranch Rd. and Hwy 115. In fact, the condos adjacent to The Ridge proposed site had to replace one of its normal dumpsters with a bear proof model because it was routinely visited by one of these bears. At the current density of condo residents, bears have not availed themselves of the other two dumpsters there. However, one can anticipate that sixty more units on the site will likely draw bears to The Ridge property. So, will you be installing bear proof dumpsters? How will you prevent or discourage bears from using the private open space immediately to the north of The Ridge as a corridor to access the dumpsters there? As you can imagine, this is a serious concern for the residents between the proposed The Ridge site and that intersection at Star Ranch Rd. and Hwy 115. **This a good point and we will confer with the trash hauler about options for bear proof containers and I will try to have an update at the meeting on the 15<sup>th</sup>. Each dumpster enclosure will have a locking gate/door, which will allow one level of protection against animals, but we will also look into animal proof containers for added security.**

**DARYN MURPHY**

VICE PRESIDENT OF DEVELOPMENT | THE COMMONWEALTH COMPANIES



2301 NW THURMAN STREET, SUITE E  
PORTLAND, OR 97210  
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[D.MURPHY@COMMONWEALTHCO.NET](mailto:D.MURPHY@COMMONWEALTHCO.NET)  
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**From:** Dan Martin [mailto:mardan1492@comcast.net]

**Sent:** Wednesday, February 08, 2017 3:08 PM

**To:** 'Lee Patke' <lpatke@greccio.org>; Daryn Murphy <d.murphy@commonwealthco.net>; Turisk, Michael <mturisk@springsgov.com>

**Cc:** Cindy <cgreybbr@comcast.net>; Ozdere <ozdere@aol.com>; Dave Munger <dave@cscono.org>; Sara Poe <sara@cscono.org>

**Subject:** Request for Information Re. Greccio Managed Units

Dear Mr. Turisk, Mr. Patke, and Mr. Murphy:

For Mr. Turisk:

Please consider this to be a submission from me as a statement of concerns about the proposed The Ridge apartments.



For Mr. Patke, and Mr. Murphy:

In order for us to better understand the safety measures that will be provided for the benefit of the community likely to reside at The Ridge apartments, would you please provide the following information? May we have it, please, in time to consider before the upcoming February 15 meeting?

For Mr. Patkey and Greccio:

1. Of the 30 properties Greccio owns or manages that are family rentals (omit senior properties)
  1. What is the property name?
  2. What is the maximum number of persons permitted to permanently reside at each property?
  3. What is the maximum number of persons permitted to temporarily reside at each property?
  4. What is the number of persons currently residing at each property?
  5. What is the total number of children residing at each property?
  6. What is the total number of elementary school age children residing at each property?
  7. What is the total number of high school age children residing at each property?
  8. How many of these children are bused to their school?
  9. What academic and school related services does Greccio provide to the students at these properties?
  10. What do these services cost these children?
  11. Will these services be provided to the children at The Ridge?
2. Of the 30 properties Greccio owns or manages, what has been Greccio's success rate in moving residents into unsubsidized housing?
3. Of the 30 properties Greccio owns or manages, what is the turn over rate in each property?
4. Will residents be permitted to install window air conditioning units in The Ridge?
5. Will residents be permitted to park in the parking lots inoperative automobiles, trucks, RVs, or other vehicles; or vehicles under maintenance more extensive than periodic preventive in nature?
6. What provisions will Greccio make to ensure that vehicles are properly parked on The Ridge property and not on the shopping center's property?
7. What provision will be made for transportation of students to the community college, to the Walmart shopping center, and to the shopping centers and bus stop near the intersection of Star Ranch Rd. and Hwy 115?

For Mr. Murphy and Commonwealth:

1. You indicated that fencing might be installed to prevent the residents of The Ridge from accessing the private open space along the north edge of the development and to prevent pedestrian traffic access onto the shoulder of Hwy 115. Pedestrian traffic is not uncommon between the bus stop at the intersection of Star Ranch Rd. and Hwy 115 and the intersection at E. Cheyenne Mountain Blvd. and Hwy 115. Workers at the Country Club of Colorado and at the businesses in and around those shopping centers at E. Cheyenne Mountain Blvd. can be seen wearing their uniforms near shift change times walking along the shoulders of Hwy 115 on their way to and from work. Since there is no bus service to the proposed site of The Ridge, it is reasonable to presume that residents of The Ridge will seek pedestrian access, either through the private property to the north or along Hwy 115, to the bus stop at the Star Ranch Rd. intersection and to points north of there. Has the development application been amended to show the location and type of fencing that will be installed for those safety

purposes? When might we expect to see a fence or other barrier plan?

2. Will central air conditioning be installed for each unit? Will the units come with A/C units installed in windows? What design measures will be incorporated expressly to discourage use of window A/C units?

3. As you may have noticed, bears visit dumpsters in our neighborhood. They have damaged private property along their routes as they have accessed the dumpsters in the shopping centers at Star Ranch Rd. and Hwy 115. In fact, the condos adjacent to The Ridge proposed site had to replace one of its normal dumpsters with a bear proof model because it was routinely visited by one of these bears. At the current density of condo residents, bears have not availed themselves of the other two dumpsters there. However, one can anticipate that sixty more units on the site will likely draw bears to The Ridge property. So, will you be installing bear proof dumpsters? How will you prevent or discourage bears from using the private open space immediately to the north of The Ridge as a corridor to access the dumpsters there? As you can imagine, this is a serious concern for the residents between the proposed The Ridge site and that intersection at Star Ranch Rd. and Hwy 115.

We would appreciate your answers to these questions prior to the upcoming February 15 meeting. Thank you.

Sincerely,

Dan Martin  
Broadmoor Bluffs Neighborhood Association  
Broadmoor Downs HOA

**ROLAND AND JANIE HARRIS  
245 STONEBECK LANE  
COLORADO SPRINGS, CO 80906**

February 8, 2017

Peter Wysocki  
Planning & Community Development Director  
City of Colorado Springs  
City Administration Building St 105  
30 S Nevada Avenue  
Colorado Springs, CO 80901

RE: The Ridge Low Income Housing Project  
City File No: AR FP 17-00040

Dear Mr. Wysocki,

We live on Stonebeck Lane in the Spires HOA, which lies west of the proposed Ridge Low Income Housing Project (Project), and all of us in the area (I suspect 600 homes plus) may be impacted daily in our access to shopping, work, roads, schools, and possibly the value of our one major investment plus the expected quality of life that we have enjoyed.

My request to the Planning Commission is the following;

**STOP THE PROJECT PROCESS TO DATE, CERTIFY IT AS A GREENFIELD PROJECT AND BEGIN A NEW AND THOROUGH REVIEW CONSISTENT WITH THE ADMINISTRATIVE PROCESS AND GUIDELINES FOR THE DEVELOPMENT OF NEW LOW INCOME HOUSING PROJECTS, FOR AND INCLUDING THE FOLLOWING REASONS:**

- All relevant information and analysis is at least seven years old based on the original condo development. It's my understanding this undeveloped property was last reviewed in 2009 and was approved for a continuing condo development, a planned extension of the existing condo buildings. Everything is a material change with the proposed Ridge Project which is three low

income rental housing projects while the the surrounding area has anticipated the final development would be similar condos. It is incumbent on the Commission to review in detail the impacts of this proposed Project on the surrounding neighborhoods, commercial space, schools, infrastructure (including roads, utilities, city services including police, fire and social support) before this material change in development is approved.

- It appears the administrative process that has been followed to date, should be reviewed because of the limited requirements being placed on the developer and manager and a bit of “stampede” by the supporters to rush this project to final development. There is no basis for the planning analogy that replacing three condo units with three low rent housing units is the same, and should have nominal review; particularly when the surrounding community has made personal and business decisions anticipating more high end condos instead of low income rental units which have a high probability of material changes for the community.
- Whether considered a NIMBY, political, social, economic or personal reasons for questioning this Project, the potential impact of the Ridge on the neighborhood has not been fully vetted, analyzed, documented and revealed by full public disclosure and discussion.
- The Project should be suspended until the City Planning Group has responded to all questions, data requests and other information that has been submitted by email, phone and personal visits. There appears to be a backlog of these request remaining unanswered or without a response. The surrounding community has had nominal notice from the City of the proposed changes (a few signs), and the City should take an assertive communications process to assure all property owners are aware of the upcoming Project proposal including the scheduled meeting on February 15. Those who question the Ridge Project (and who are not hired professionals) should have the same access, support and additional timing in order to respond to the professional builder and manager who are developing the project.
- There are major economic impacts and analysis that have not been completed; first as to the viability of the project and its managers to successfully develop and maintain the Project (the underlying principle seems to be tax loss incentive, public and private funds, and a promise the Project will not impact the neighborhood); the developer is an unknown company from outside the state and has picked this low income project as its first

development in Colorado - the best example to date is what appears to be a substantial premium paid for the property compared to market and tax base values, a bad start for a project that will be economically challenged.

Regardless of support for these types of low income Projects they have never evidenced an improvement on the value of nearby properties, whether commercial, rental or home owners, particularly where they are placed adjacent to or as part of neighborhoods that reflect higher income and property values than the underlying Project.

- The Project should be required to equal or exceed the design and materials of the neighborhood including the adjacent condos, of which the City to date has considered an inferior set of proposed buildings that do not share the quality or design; including parking space, full accurate disclosure of the expected number of residents including school age children; and the economic and demographic impact on the neighborhood and required services and support for such a Project. It seems likely that any Project developed that is lower in quality and design to adjacent properties will lower the overall value of all of the properties.
- For those who question the Project (primarily underfunded home owners in the area) the City should balance, explain and justify the equities to those homeowners, commercial and business owners who have made major personal investments and contributions in the area, as well as paid a material percentage of all local, state and Federal taxes for the justification and need for developing low income housing at this location. Everyone in this City recognizes the housing need along with the continuing homeless problems that are a challenge for the City and its citizens. No one wins if the Project is not successful because of underlying support and financing, a location that does not support the Projects goals and ultimately fails or requires more public funding.
- There is a need and a requirement to justify why this particular location will assure the success of the Project, including its impact on the community and its neighbors and must consider this land locked location with multiple levels; its insufficient overall space to support the building and infrastructure including parking, play areas, safety and security for the residents; geological and drainage issues given the Cities current review of issues in the area; no public transportation for schools or jobs; one of the busiest streets and intersections that is already over capacity and dangerous for ingress and egress; and the access to schools, meaningful jobs and any needed City services. Just drive

out to the location and observe the lay of the land, access, parking, next door properties, roads and services, distance to schools - the vision appears inconsistent with its setting.

Unfortunately this Project is reflecting the current social and political climate of the country. Those who question the Project are being called bigots, against diversity, being chastised and bullied on social media, and attempts have been made to have opposition voices silenced on social media. Somehow identifying the opposition as NIMBY is not quite sufficient reason to continue to speed along this Project. The discussion has already attracted voices who do not live in the area, to push their own agenda and support building the Project.

The impact of this Project is not well documented or analyzed to date, and certainly the opposition should not have the burden of prosecuting a questionable project, and rather the Commission should assure the supporters, financing, developers and managers of the Project fully exceed their justification for the timing, location, economics, need, and ultimately the impact of the Project, and assure its long term success. To date their presentation reflect a limited amount of information including diligence, research, records, designs, financing, density issues (parking, income, total and demographics of residents including up to one third school age children), and a push to be building by June of this year. It is a major error for the Commission to indicate any approval on the basis that Condos which were approved seven years ago, are the same as a low income rental Project, and are still valid, even with limited updates over the years, and this is simply the fulfillment of that approved development.

The neighborhood has relied on the implied social contract if they make their personal or business investments in the area, maintain and improve their properties, pay their taxes , and participate and contribute to worthy causes then the City will uphold its duty and obligation to protect and provide services to these “investors” through managing development plans, providing a host of City services, allowing HOAs, maintaining building and zoning standards and having property owners trust when a development has been approved it will meet or exceed City and neighborhood standards and not be a cost or burden to its neighborhood.

For all of the above reasons, and many more that are being raised, I would ask the Commission to reverse the Process, take its time, and begin this Project as a Greenfield Project and closely follow its own guidelines and administrative

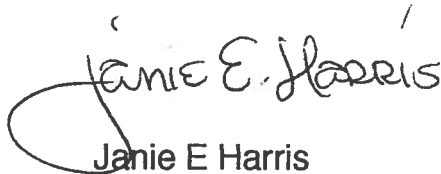
processes and be responsive to the issues raised by those who question the Project.

Please let me know if I can provide you additional information, and I would be pleased to discuss or meet with you at any time.

Respectfully,



Roland V Harris  
roland\_harris@comcast.net  
719-440-9712



Janie E Harris

John Suthers  
Mayor of Colorado Springs  
30 S Nevada Avenue, St 601  
Colorado Springs, CO 80901

Michael Turisk  
Planner II

Keith King  
City Council, District 3  
City Hall  
107 N Nevada Avenue  
Colorado Springs, CO 80903

Stan VanderWerf  
Commissioner District 3  
El Paso County  
200 South Cascade Avenue  
Colorado Springs, CO 80906

## Turisk, Michael

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**From:** Mbomcar@aol.com  
**Sent:** Thursday, February 09, 2017 9:06 AM  
**To:** Turisk, Michael  
**Subject:** Ridge LITC

Seriously? It is unfathomable to me that there is NO other land (perhaps in the eastern sector of the city where there is tons of open space) on which to build a (poorly thought out) low income apartment complex? Not True! It is **NOT** fair to the homeowners of the BB Bluffs area in terms of congestion, overcrowded schools, and property values!

Isn't it bad enough that our City Fathers **KNOWINGLY** ALLOWED AND APPROVED homes in BB Bluffs to be built on a landslide? Property values in the area have already dropped because of THAT, and homes are harder to sell. Now you want to put low income housing into the mix? How much more does this part of the City have to suffer at the hands of **DEVELOPERS**, with the approval, **AGAIN**, of the City? This is unacceptable!

We're sick of the lies and misrepresentation of everyone involved in this project. **ENOUGH IS ENOUGH!** Find someplace else to build it! Because we know there's plenty of it

Marilyn Bomash  
[mbomcar@aol.com](mailto:mbomcar@aol.com)



## Turisk, Michael

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**From:** Ozdere <ozdere@aol.com>  
**Sent:** Thursday, February 09, 2017 11:11 AM  
**To:** Turisk, Michael  
**Subject:** Proposed Low Income Housing Development Broadmoor Bluffs

Mr. Turisk,

I have grave concern about the proposed low income housing development in Broadmoor bluffs.

1. I am concerned that if this project is being developed to rent units to low income families the resources will not be there to support those families. At the income level to qualify for this housing project families will need to be minimum wage workers who will likely have need to use public transportation which is not available within a reasonable distance from the units. This is a safety issue since the shortest route to any public transportation is along Academy Boulevard and/or Route 115, neither of which have side walks and are high speed and high volume roadways. This will lead to a safety issue, especially for children who will need public transportation to get to Junior High and high School, I am assuming via public transportation since D12 has no school bus service.
2. There is no bus service in D12, how will these low income families who have no cars, unreliable cars, or are working multiple low wage jobs get their children to and from D12 schools. In emergencies and inclement weather, how will they get their children from school when an early release is ordered. This is also a safety issue, perhaps causing children to miss school or be trapped at school. This could lead to truancy for the children and affect their ability to be successful students. Children who have no transportation home may be trapped at schools who are not resources to take of them, leading to social services being called.
3. There is no after school program at D12 schools, what will be done to support these children while their parent or parents are still at work? This community will have single parents and dual working parents who likely will not be home at 3:00 Pm to pick-up children from school or supervise their children when home. I am especially concerned about the youngest children who may be either forced to reside as latch-key children or trapped on a school playground until their parents can pick them up after work.
4. D12 is a pay as you go for extra-curricular activities such as sports, dance, cheerleading, school clubs, etc., I am concerned these low income families will not be able to afford these afterschool activities and be left out.
5. I have looked at the proposal drawings, the complex will be effectively a concrete jungle with no green space, mainly parking lots and buildings, it is not conducive for family life and does not fit into the standards of other similarly situated developments in the Broadmoor area. I believe it does not conform to the aesthetics of the local community and therefor should be modified to add more green space or be denied in its entirety as currently proposed.
7. The concerns in 1-6 above all will have extreme negative affects on the future low income tenants. Placing low income families in this proposed project is akin to putting non-swimmers on the Titanic with no life vests or life boats. The outcome will be the same disastrous consequences for low income families, especially children.
8. The original approval was for privately owned condominiums. The developer at a local meeting stated that a family could comprise of up to 5 single adults sharing a kitchen IAW local regulations. Since there will be no school bus transportation this will be a bad venue for families with children. If most of the units will be occupied by single adult individuals there will be insufficient parking with only 107 spaces. I believe a new parking study is warranted based on the change from privately owned units to rental units, especially in light of the lack of school bus transportation which in itself will require more cars to support getting children to and from school by dual working families.
9. I am concerned that with only one private road for ingress and egress their is a safety hazard with emergency vehicles like fire department, police, and ambulance service getting in and out of the complex, especially since trucks will often block the roadway during deliveries to the shopping center. This complex is located in a high fire danger area. If a fire starts in the vicinity of the housing project and fire fighting equipment is delayed due to the nature of the access road and traffic in the area, this could cause a catastrophic fire like Colorado springs suffered in Mountain Shadows and Black Forest recently. I believe a new study should be initiated to look at the fire hazards of this planned community.

10. I believe this complex may have in excess of 130 vehicles per day entering and exiting the private road, Cougar Pass. This road exits in an area of Broadmoor Bluffs Road that has dangerous blind curves and is very dangerous due to the hill running North to South during inclement weather. Since the approval of the previous project the traffic in the area has exponentially increased. I believe the city should perform an updated traffic study. I saw that the developer did a partial one day traffic study, this appears to be dishonest and can't possibly be reliable for city planning purposes.

11. While I am not a soils engineer, I have been informed that his property lays in an area of expansive soils and slide danger. It is surrounded by retaining walls that I assume protect the privately owned properties above and Route 115 below. I believe from talking to engineers in the community that disturbing the ground during the building of this development could cause erosion and slide affects on the privately owned homes above the retaining walls and mud slides onto Route 115. Why would the city allow a project of this sort that could affect other landowners stability or in the future cause the developers buildings and parking complexes to fail. If a parking area fails due to landslide of expansive soils there is no other place for the tenants to park since the access road is a no parking right away. I believe a new study should be ordered to determine what affects the development will have on surrounding property owners, Route 115, and the future buildings and parking lots planned. Let's be sure the taxpayers will not be on the hook once again for a property development that should never have been granted due to soils and landslide dangers.

Joseph Impallaria  
5595 Jarman Street (Broadmoor Spires)  
Colorado Springs, Colorado 80906

## **Turisk, Michael**

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**From:** Patricia Suttles <pksuttles@gmail.com>  
**Sent:** Thursday, February 09, 2017 12:05 PM  
**To:** Turisk, Michael  
**Subject:** The Ridge project proposed for Hwy 115 & Broadmoor Bluffs Drive in District 3

Dear Mr. Turisk:

As a resident of District 3, I am writing to ask for your assistance in preventing out of state investors in their attempt to enhance their own profits by forcing an inappropriately situated low income project on our neighborhood. During a meeting with the development's representative, it became apparent that the developer was only concerned with profitability of the project, did not have well thought out plans for management of the project, did not understand the challenges that would face prospective tenants of the project, and was not worried about concerns of area homeowners and residents. Some, but far from all, of those concerns include:

- Traffic on Broadway Bluffs, which includes a blind curve and a blind hillside, is already congested. Adding the projected number of vehicles from the project will make it dangerously congested, especially for children who currently walk to and from school.
- Local schools are crowded and children from the project may not be assigned to schools relatively close to the project. District 12 does not bus students. If the ACLU wins a lawsuit to force busing, traffic problems will increase and the school district will be forced to allocate scarce funds to an unwanted and unnecessary service.
- Since the plans appear to provide inadequate parking for the projected number of tenants in the project, it is anticipated that the shopping center parking lot next door will become the "overflow" lot (and possible "hangout" area) for the project, to the detriment of the senior citizens and other residents who currently live near and shop at this location.

Please do not allow construction of this ill-advised project. Thank you for your consideration and concern.

**Turisk, Michael**

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**From:** Eileen Graham <eilgraham@comcast.net>  
**Sent:** Thursday, February 09, 2017 4:16 PM  
**To:** Turisk, Michael  
**Subject:** Housing Project/The Ridge/Broadmoor Bluffs

I am writing to you on behalf of my concerns regarding this above project. I am a senior citizen and live near this area and also shop in the Safeway shopping center. My biggest concern is the increased traffic this will cause, there is only 1 access road in and out of this new complex and it is inadequate to handle the additional traffic. Children coming home from school have to cross over this road and also this same road accommodates delivery trucks from the adjacent retail area and from 3:15 PM on, this is a pretty busy area. I believe a new traffic study should be done, I cannot believe this road can handle any more traffic, with all the empty spaces In Colorado why was this very undesirable spot chosen.

Sincerely,

Eileen Graham

## **Turisk, Michael**

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**From:** Carolyn Shaw <cshaw66-70@comcast.net>  
**Sent:** Thursday, February 09, 2017 7:53 PM  
**To:** Turisk, Michael  
**Cc:** stanvanderwerf@elpasoco.com; King, Keith; Suthers, John  
**Subject:** The Ridge LITC Apartment Complex

Dear Mr. Turisk,

You probably are aware of articles about this issue, The Ridge LITC Apartment Complex, Highway 115 and Broadmoor Bluffs Drive in District 3, in the Gazette and Cheyenne Edition.

I believe the concerns are valid.

One big potential problem is that of traffic. According to the information we received at the meeting at Pinon Valley Elementary on Monday, January 23rd, no new traffic study is required. The last study was done many years ago, perhaps 20 years. At that time, the Safeway right next door was not built, nor was the shopping center surrounding Safeway, the sizable housing development across Academy/Farthing, The Glens, to the south or the one to the west that includes a retirement, assisted living, memory unit, and housing.

Many of the children living in our area, Country Broadmoor and Broadmoor Downs, walk to and from school. Traffic is already a problem for them, especially at the unprotected corner of Broadmoor Bluffs and Cougar Ridge Place. That is also the area of the blind curve. In addition, I would imagine that traffic through the Safeway parking lot would be used for ingress and egress. Traffic in that parking lot gets very busy at certain times of the day, mostly when people are going to work, coming back from work or when Pinon Valley Elementary School is let out in the afternoon.

My husband and I are concerned with upkeep of the new buildings. We have heard that it is common for the brand spanking lovely buildings to be slowly degraded due to poor upkeep and from the apartments changing hands from the original owner to multiple owners down the line as time goes by. With each transfer/sale, the expectations of quality declines and so the property devolves into disrepair. In this cycle, the appraised value of the property declines as well as that of surrounding properties. In addition to disappointed homeowners, this would certainly affect property taxes negatively for Colorado Springs.

I understand the concept of raising low income earner's expectations by integrating them into more affluent neighborhoods. However, it seems to be a real stretch to place subsidized housing in one of the most affluent areas of the city. I am sure you have seen subsidized housing in significant disrepair after just a few years. This is in stark contrast to surrounding neighborhood where homes are maintained nicely.

Greccio Housing, the proposed managerial company, has a variety of negative reviews from both the occupants and surrounding neighbors. Have you had the opportunity to look into their problems?

We realize that the influx of students could bring \$1,000,000 to Cheyenne Mountain School District 12. Good for the district; might that be on the backs of long-time tax payers to the district?

This area has been in the news for the past year because of problems with expansive soils and landslide areas. Many homeowners aren't able to sell their properties. The contractor permits should have never been issued for these properties. As I understand, the Tax Credit Apartments are proposed to be on questionable land also.

Thank you for your consideration in stopping this project.

Sincerely,

Carolyn Shaw

## **Turisk, Michael**

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**From:** Ahamilton4430 <ahamilton4430@comcast.net>  
**Sent:** Friday, February 10, 2017 9:07 AM  
**To:** Turisk, Michael; stanvanderwerf@elpasoco.com; King, Keith; Suthers, John  
**Subject:** Broadmoor Bluffs apartment concerns

Sirs:  
I am certain you are keenly aware of the 60 unit apartment complex proposed to be built behind Safeway on Broadmoor Bluffs. The neighborhood concerns are valid and must be addressed before this project is approved or not. I implore you to become more educated and cognizant of the potential dangers before making any long-lasting decisions.

Traffic issues - ingress and egress on a blind corner, delivery trucks, private easement matters, noise abatement  
Constituent/pedestrian safety - in particular young students and adults walking on a street berm with no sidewalk.  
Geological stability of the building site  
Infrastructure maintenance and upgrades - existing underground lines were installed 20 years ago  
Parking availability  
Emergency fire and rescue accessibility to the proposed complex  
Student impact on the D-12 schools  
Public transportation access

For the benefit of all, please study this issue carefully. I look forward greeting you at the City Planning meeting on Wednesday, February 15, 5:30 - 7:30 pm at Pinon Valley Elementary School.

Thank you for your time, consideration and service.  
Ardith Hamilton

## Turisk, Michael

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**From:** Cami Roberts <cicroberts@pcisys.net>  
**Sent:** Friday, February 10, 2017 12:38 PM  
**To:** Turisk, Michael  
**Subject:** The Ridge

Mr. Turisk,

I am writing to you with concerns about the proposed apartment complex, The Ridge, in southwest Colorado Springs. I have many concerns about this project.

My biggest concern is the ingress and egress for the residents and huge traffic problems in our neighborhood. The proposed apartments will add additional traffic to an already clogged area.

The apartments will rely on a small delivery road for the shopping center. There are no sidewalks for pedestrians in and out (which will be necessary for the school children) and there is no room to add those needed sidewalks. Also, those residents may use the shopping center as a way in and out. That center only has one exit that is already overtaxed. The small delivery road is also located on a blind curve.

The closest major intersection at S. Academy and Broadmoor Bluffs is extremely busy. School children will need to cross there. Yes, there is a crossing guard, but due to the density of the traffic at that location, people are not patient and ignore the signals and the guard. I personally was almost hit by a car running the red light there about 6 months ago. Additional traffic will only add problems to an already dangerous intersection.

The last traffic study done in the area was about 20 years ago. Many residences have been added since then and at the very least a new study should be conducted.

I am also concerned with other safety issues and enjoyment of life issues for those who may live there. As I already stated, there cannot be sidewalks added for pedestrians. To get to the bus pick-up, residents will most likely walk on the side of HWY 115 which also does not have sidewalks and that area has a speed limit of 55mph. Additionally, it is reasonable to expect that people wanting to use the bus or the shopping at 115 and Cheyenne Meadows will try to cross 115 where there is no light.

As proposed, there will only be a small 1000 sq. ft. playground for between 100 and 200 children. No public parks are nearby. It is not good for those residents to not have an area for recreation.

Finally, District 12 schools do not provide school buses. If nearby elementary schools fill up, they would have a difficult time getting to the elementary schools that are farther away. Also, the junior and senior high schools are 4.7 to 5.2 miles away. It is already a problem for residents in the area. When you add the factor that the apartments will be low-income, this problem is increased for them.

Please listen to our concerns. I find it difficult to believe that the city I have lived in for 51 years would bow to an out-of-state investor over the residents of a wonderful neighborhood. He is in it for the tax benefits of building the low-income housing not in the interests of the residents of the apartments or the surrounding area.

Help us preserve our neighborhood.

Sincerely,  
Camille Roberts



725 Maroonglen Ct.  
Colo. Spgs., Co 80906

## Turisk, Michael

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**From:** Sherry Weinstock <sherryweinstock@yahoo.com>  
**Sent:** Friday, February 10, 2017 2:38 PM  
**To:** Turisk, Michael; stanvanderwerf@elpaso.com; King, Keith  
**Subject:** Las Casas Owner

As a condo owner on Broadmoor Bluffs we are concerned about the proposed low income apartments wanting to be built at the end of our street.  
We are seniors who moved here for the Safety and convenience of living in this area.  
Traffic already impacts us due to sharing the road with the stores.  
There is no place to put in sidewalks for the kid's safety, and for us to walk with the added cars coming up the street.  
We understand there will be no buses for the kid's, and no room at the schools for them to go.  
Traffic on 115 will be very loud for apartment residents.  
We are also concerned about our property values.  
I wish you would take the time to re-think your location idea.

Thank You  
Dan Theis  
Sherry Weinstock  
510 Cougar Bluff

## Turisk, Michael

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**From:** Meier Family <cmeierfamily@comcast.net>  
**Sent:** Friday, February 10, 2017 3:24 PM  
**To:** Suthers, John; King, Keith; stanvanderwerf@elpasoco.com; Turisk, Michael  
**Subject:** Proposed Development in SW Colorado Springs

Gentlemen,

I recently attended a neighborhood meeting regarding the proposed apartment complex called "The Ridge LITC" near HWY 115 and South Academy Blvd. At that meeting the developer and the management company presented their general plans for the development and answered some questions from those in attendance. After reflecting on what they said, I believe that they gave lip service to neighborhood concerns and have not adequately addressed some major issues with their development. I am writing you to express specific concerns that I have relative to this complex being built where it is proposed. The basic safety of individuals and property from both traffic and land changes are my major concern.

The only entrance from the nearest main thoroughfare of Broadmoor Bluffs to the complex is a modest two-lane street that serves as a delivery route for large trucks to deliver products to the shopping center. There doesn't seem to be a way to add sidewalks to add some measure of safety to pedestrians that want to come and go from the facilities. If and when this road gets busy, the next route drivers will choose will be to drive thru the Safeway Shopping lot. This would create a whole set of new issues and just move the congestion to the parking lot's only exit. It appears no study has been done to determine the increase in traffic on the major streets in the area. If it has been twenty years then much has changed and should be reflected in the development plans.

There also are concerns of landslide potential that the developer should have studied. Given what we know now about the "slide" danger, a geological study should be done to assure neighbors that such a development will not harm other residents in the area. Additionally, a twenty year old retaining wall should be inspected by a geo-tech engineering firm and be certified safe after all these years. Given the slide issues of the past few years these steps would seem to be common sense. Apparently if they are not required, the developer does not plan to address either issue to ensure that his development won't affect the nearby homes, condos and business concerns. That is wrong, short sighted, and something that I hope would be required before any approval from the City.

As a former small business owner who has lived in the Broadmoor Bluffs neighborhood for 24 years, I hope that you as my elected representative will give weight to my concerns and help stop any approval of this development going forward.

Thank you,

Chris Meier  
210 Paisley Dr. 80906

## **Turisk, Michael**

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**From:** FRED H WISELY <fredwisely@msn.com>  
**Sent:** Saturday, February 11, 2017 3:42 PM  
**To:** Turisk, Michael; Dan Martin  
**Subject:** Re: Request for Geo-Technical Reports

Hi Michael,

when this Development was originally approved, it was my understanding that the developer was required to submit a geo-technical study.

That Study would, usually, be in the form of a separate report included with the overall submission. The Study would include depictions of the areas within the entire Site where core soil samples were taken; depth of drilling for the core samples at each location; analysis of the core samples; analyses of the soil stratigraphy, moisture levels at various depths; location of bedrock depths/bedrock composition, drainage, and other key geologic features necessary to show the geologic suitability for building the condominiums at their respective locations.

At the same time, the Study would recommend specific engineering solutions to mitigate the problems found. Expansive soils would be removed and replaced; pylons to bedrock, or other anchoring structures might be needed; foundations would be reinforced; areas beyond the foundation footprint excavated; sub-surface drainage incorporated and other engineering changes made.

Each needed change would be inspected and signed off on by qualified City inspectors.

Since the area of the Ridge development and the previously built condominiums are located in the Hillside Overlay Zone, the summary of the requirements discussed above and other related geo-technical submission for the Site were required. There may also have been variances granted due to the Hillside location.

Hopefully, through the various times this Development progressed , there were other geo-technical studies that were updated and submitted.

It is these studies, up to and including any submissions by the Ridge developers, that I am interested in reviewing.

My wife and I have resided in the Broadmoor Bluffs area for 33 years. I have personally inspected many of the costly problems caused by the failure to perform geo-technical assessments of the sites upon which homes and buildings were and are being constructed.

My goal is to work collaboratively with you to help ensure the Ridge development does not become another serious problem.

Fred Wisely  
President, Broadmoor Bluffs HOA  
Geologist

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**From:** Turisk, Michael <[MTurisk@springsgov.com](mailto:MTurisk@springsgov.com)>  
**Sent:** Friday, February 10, 2017 2:56 PM  
**To:** Dan Martin; FRED H WISELY  
**Subject:** RE: Committee Volunteers

Mr. Wisely, I'd be happy to provide you with what you have requested. I ask that you please give me some time early next week to gather the information and direct you how to obtain.



**Michael Turisk**  
**Planner II**  
South Planning Team  
30 S. Nevada Ave.  
Colorado Springs, CO 80901  
Phone 719.385.5090  
Email [mturisk@springsgov.com](mailto:mturisk@springsgov.com)

Weblinks:

[Pre-Application Meeting Request](#) | [Springs View/Map](#)  
[Development Applications](#) | [Zoning Code](#)  
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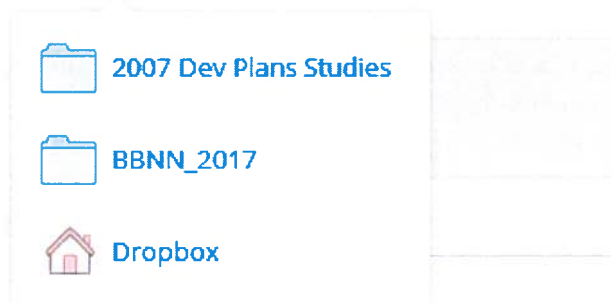
**From:** Dan Martin [<mailto:mardan1492@comcast.net>]  
**Sent:** Friday, February 10, 2017 3:47 PM  
**To:** FRED H WISELY; Turisk, Michael  
**Subject:** Re: Committee Volunteers

Fred,

Help me understand what reports you need.

- There is the geology report that is part of the previously approved package. I took photos of its pages,

 > LegacyDevPlanStudyLte



 20170125\_JCSC\_JQ-001.jpg

they can be found at

- I asked Mike Turisk for all geology reports pertinent to The Ridge. It would not hurt for you to email him directly, as well, at [MTurisk@SpringsGov.com](mailto:MTurisk@SpringsGov.com)
- You know, I think, that Planning has submitted this project to the Colorado Geological Survey (CGS). So, in addition to asking for that submission, you might contact CGS directly to get a reading on their criteria. <http://coloradogeologicalsurvey.org/>

Let me know what else I can do for you.

...../Dan

On 2/10/2017 3:11 PM, FRED H WISELY wrote:

Hi Dan,

would you ask that I be sent a copy of the "geology report" the developer provided to City Planning.

I want to review it, assess any shortfalls and be prepared to ask key questions concerning it at the Feb 15th meeting.

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**Turisk, Michael**

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**From:** Maureen Tuttle <mhtuttle@gmail.com>  
**Sent:** Friday, February 10, 2017 1:39 PM  
**To:** Turisk, Michael; King, Keith; Suthers, John  
**Subject:** Low Income Housing Safety 80906

Since this message reflects your actions on this project I wanted to forward it on to you:

I am not sure how this plan

got this far with the limited access and egress. It is an issue we need to raise over and over. It creates a dangerous and on going situation with much of the liability resting with City Planning.

What is the phone number and e-mail address of the Planning Department's official handling this?

Thanks, Maureen Tuttle

Maureen Tuttle  
[719 576 4661](tel:7195764661)

On Fri, Feb 10, 2017 at 11:50 AM, Susan Beitle <[sbeitle@quantumcommercial.com](mailto:sbeitle@quantumcommercial.com)> wrote:

I think it's likely blocking an egress point would be disallowed because of the potential problem it could pose for fire evacuation.

## Turisk, Michael

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**From:** KPJPPJ@aol.com  
**Sent:** Sunday, February 12, 2017 10:54 AM  
**To:** Turisk, Michael  
**Subject:** The Ridge - Low-Income Housing Project

My husband and I live in the Enclave@BroadmoorGlen, 4513 Songglen Circle.

I would like to tell you our thoughts about the Low-Income Housing Project (The Ridge) that is proposed for the area on Cougar Bluffs. Originally, we were told that the area was approved for condominiums. There is a big difference between condominiums and Low-Income Housing.

The Project will put 200+ persons in a very small area with only one-way out on Cougar Bluffs. The only other way would be exciting from the Safeway Shopping Center. Cougar Bluffs exits on a curve and it is hard to exit to the left. Also to the right it is hard to see the next street (Royal Crown). We were surprised that there was not a traffic study of the area. Also, we were told that there will only be parking in The Ridge for 109 cars. We were told that the overflow will be parking in the Safeway shopping center. We are concerned about emergency vehicles having enough room to get into The Ridge. We are also concerned that it will hurt the businesses in the shopping center.

In our opinion, it "dumps" low-income people with nothing but the housing. There are no parks for their children. It appears to be a concrete jungle bumped up against Hwy 115. There will be no daycare for the children which will cause them to go to the shopping areas. There is no bus transit for people getting to their jobs. This project should be closer to the city.

Pam Pappas-Jones

Kenneth Jones

4513 Songglen Circle

Colorado Springs, CO 80906



## Turisk, Michael

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**From:** ROGER MEYER <rmeyer0687@msn.com>  
**Sent:** Sunday, February 12, 2017 1:22 PM  
**To:** Turisk, Michael  
**Subject:** Broadmoor Bluffs Apartments

Greetings Mr. Turisk. As a ten-year resident of the Broadmoor Bluffs community I am deeply concerned with the proposal submitted by Broadmoor Bluffs Apartments, LLC/Commonwealth, to build a 60-unit apartment complex – named The Ridge -- at 4375 Broadmoor Bluffs Drive – more correctly on Cougar Bluff Point.

I have reviewed the Final Plat Application Requirements and am encouraged by its purpose and intent which is to promote the health, safety, convenience and general welfare of the citizens of this city. It appears our city leaders want sound economical and stable neighborhoods and a healthy living environment for the residents of the city.

The proposed “The Ridge” apartment complex does not accomplish this stated intent and the application must be rejected.

There is absolutely no benefit to the current residents by having these proposed apartments built in Broadmoor Bluffs. Likewise, there would be little or no benefit to any future residents of the proposed apartments.

According to city-data.com 2013+ statistics of zip code 80906, over 9,000 people live in this zip code west of Colorado Route 115. The more than 3,600 households have a median income of \$82,800. Median home values are \$411,300 with average monthly rents going for \$1,080. The cost of living in 80906 is 100.8 percent of the US Average whereas the Colorado Springs average is now 95 or so percent.

Broadmoor Bluffs is comprised of single homes, duplexes, and privately-owned condominiums. While a few exist, apartment buildings are not compatible with the surrounding neighborhoods. The proposed apartment complex will have a negative impact on the neighborhood, creating more congestion in this already densely packed area.

The proposed apartments will negatively influence the neighborhood by causing more noise and light pollution. The traffic from the proposed apartments – located at the base of one of only two major entries/exits that all Broadmoor Bluffs residents have to use -- will cause traffic friction and traffic hazards on Broadmoor Bluffs Drive, increase vehicle noise, exhaust pollution and complicate traffic flow – leading to the inevitable increase in vehicle and pedestrian traffic accidents.

The entire Broadmoor Bluffs area is in the city's wildfire "red" zone. With the advent of more residents and traffic congestion, quick evacuation may become impossible leading to the potential loss of life as residents are forced to wait in traffic jams to get out.

The proposed apartment complex is situated at the end of a private road that has no pedestrian sidewalks. It also serves the numerous residents of a condominium complex as well as semi-tractor trailer trucks and other delivery trucks that service a shopping center. As such the road to the apartment complex does not provide logical, safe or convenient vehicular access nor safety for children walking to school – D12 does not provide school buses.

The location chosen for the proposed apartment complex does not preserve the natural features of the area. As proposed the area will require additional fill dirt to remove an existing slope and more retaining walls to support one of the three proposed buildings and a parking lot. The retaining wall will abut a CO115 storm-water drainage area which could make it unstable. The unstable area is also known to be in a landslide zone so any construction there may be unwise.

Although claimed to be so by the applicant, open spaces are not adequate to accommodate the needs of residents. The proposed apartment complex does not include open spaces for residents and no public open spaces exist nearby. Adjoining private open spaces are the private property of neighboring communities and due to legal liability are off limits to public use. Trespassers will elicit criminal complaints and would require increased Police response.

So what should our city planners and elected officials do? The City of Colorado Springs should deny the permit to build the proposed apartment complex. Considering all the facts mentioned here, the City should disallow any construction on the property, obtain the property, slightly improve it and make it a public open space for the benefit of all Broadmoor Bluffs and other city residents.

Among other benefits, this would promote neighborhood peace, security, safety, and minimize congestion, noise/air pollution, and traffic. This initiative would truly provide for sound and stable neighborhoods and a healthy living environment for the residents of this city.

Thank you for your thoughtful consideration and support.

Sincerely,

Roger Meyer

925 Royal Crown Lane

Colorado Springs

## Turisk, Michael

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**From:** robin cornwell <robin.cornwell@gmail.com>  
**Sent:** Monday, February 13, 2017 8:43 AM  
**To:** Turisk, Michael  
**Subject:** The Ridge

Dear Mr. Turisk,

I am writing in regard to The Ridge development in the Broadway Bluffs neighborhood. After reviewing the facts and data regarding the proposed low-income housing development, I am in much favor of its addition to our neighborhood.

The Greccio organization has an excellent track record in the management of low-income housing developments; and, they are committed to making The Ridge a success. Data regarding the effects of low-income housing on home prices overwhelmingly supports that there will be little, if any, change in the price per square foot in the surrounding area. The building developer has done the proper assessments of soil/geological stability as well as impact to traffic patterns. Perhaps more importantly, given that the current plans for the development mirror those initially approved, the only objections to this proposal appear to be that age-old NIBY mentality built upon unsubstantiated fear tactics and misinformation.

Please count me as one of the neighbors who welcome the coming residents of The Ridge.

Respectfully,

Robin Cornwell, PhD  
14 Woodbridge Drive  
Colorado Springs, CO 80906  
719.351.6324  
[Robin.Cornwell@gmail.com](mailto:Robin.Cornwell@gmail.com)

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“In the life of every honorable man comes a difficult moment ... when the simple statement that this is black and that is white requires paying a high price.” *Adam Michnik*

## Turisk, Michael

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**From:** Suz <fboettcher1@comcast.net>  
**Sent:** Monday, February 13, 2017 10:27 AM  
**To:** Turisk, Michael  
**Subject:** Comments/The Ridge Multi Family Affordable Housing Project/File No. AR DP 17-00039/FIRE DEPARTMENT ACCESS  
**Attachments:** Draft Site Plan.pdf

### FIRE DEPARTMENT ACCESS

It appears that the turnaround point for fire equipment would be the split road area that serves the grocery store delivery trucks on Cougar Bluffs Pointe. To actually reach the 96 foot bulb requirement and turning ratio for a cul de sac/dead end road the site plan measurement must extend over the property line into the land owned by the retail center. The Commonwealth property, does not appear to support the requirement within their own property line.

Also of concern are the pinch point areas--for building 2. There is no road access to the rear of the building (east facing) and it seems to lack a consistent 15 foot unobstructed width requirement due to the size/width of the retaining walls and the entrance/exits to the building.

As for the parking plan, not sure the 24 foot minimum access as required by standard is consistently followed in the design.

Thank you for addressing these concerns.

Fred Boettcher  
729 Concerto Drive  
Colorado Springs, CO 80906  
719-494-3722

## Turisk, Michael

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**From:** debearle1@gmail.com  
**Sent:** Monday, February 13, 2017 1:20 PM  
**To:** Turisk, Michael  
**Subject:** The Ridge - low income housing

Feb. 13, 2017  
Dear Mr. Turisk

Once again, I am writing to voice my concerns over the recent purchase of property – The Ridge LITC apartment complex proposed for Hwy 115 and Broadmoor Bluffs Drive in District 3.

I called and e-mailed you in January 2017 and did not receive a response. I am hoping you will hear our concerns.

As my elected representative, I hope you will represent my interests before the Planning Commission and City Council regarding the efficacy of this project.

Twenty years ago this land was originally approved for community compatible condominiums with underground parking. In the past twenty years the residential area surrounding this project has grown significantly. Studies that were once approved are now out dated and incorrect.

Issues of great concern are:

1. Public access and traffic safety to and from the project.
2. Geological surveys that are out dated, specifically the land slide and storm water drainage issues
3. Pedestrian walkways and children's safety to and from schools
4. School district accommodations
5. Non-compatible buildings in relationship to the existing neighborhoods
6. Crime concerns and rental management concerns for low-income tenants.

Local Resident, Jim and Deberah Earle  
Concerto Drive, Colorado Springs

## Turisk, Michael

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**From:** Don Fowler <dfowler345110@yahoo.com>  
**Sent:** Monday, February 13, 2017 6:49 PM  
**To:** Turisk, Michael; stanvanderwerf@elpasoco.com; King, Keith; Suthers, John  
**Subject:** Ridge LITC Apartment Complex Proposal

Southwest planner - Mike Turisk  
District 3 County Commissioner  
District 3 County Commissioner  
Mayor John Suthers

Gentlemen:

I have serious concerns (outlined below) regarding the proposed Ridge LITC apartment complex. Here are my comments in line with the City Development Review Criteria.

**1. Will the project design be harmonious with the surrounding land uses and neighborhood?** Originally this land was approved for condominiums with underground parking not apartments with above ground parking. They need to look from an architectural standpoint like other structures in the area. Also, there are significant concerns regarding the D12 school system as to capacity, safety, and transportation.

**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?** Concern that the limited access road behind the Safeway store which shares use with delivery trucks, condo traffic, and potentially hundreds of extra trips per day from the apartments will overload the road and possibility present a traffic problem at its entrance on Broadmoor Bluffs in addition to the South Academy/Broadmoor Bluffs intersection. At a minimum, a new traffic study should be required. Also, is this a city street, and if not, who will maintain? What about accessibility for Fire service and traffic congestion if the area must be evacuated due to wildfire? What about safe sidewalk access for any children walking to school? What about park areas?

**3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?** It seems that three apartment buildings do not meet the original approved plans for this land use and do not fit into the surrounding landscape. Also, concern re geological conditions of the land and the impact construction of additional structures will have on structures surrounding this area.

**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?** According to the developer there are no plans for fencing or any other means of controlling access to or from the property. How will foot traffic, adults or children, be controlled in the shopping center parking lot, or along Route 115? This poses a large safety issue.

**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?**

As stated previously: Concern that the limited access road behind the Safeway store which shares use with delivery trucks, condo traffic, and potentially hundreds of extra trips per day from the apartments will overload the road and possibility present a traffic problem at its entrance on Broadmoor Bluffs in addition to the South Academy/Broadmoor Bluffs intersection. At a minimum, a new traffic study should be required.

Since sound radiates outwards and upwards from its source there will be a negative impact on the homes located on the ridge above the proposed apartments due to automobile and tenant activities.

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

As previously stated a single narrow street, with no sidewalks, provides access to the condos, shopping center deliveries and the proposed apartments. No plans as to how children or adults walking for shopping or school can safely walk either through the parking lot or along the access road.

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?

Through traffic should not be a problem. A large potential problem will be if the tenants utilize the shopping center parking lot for access to the apartments. Additional traffic in front of Safeway will pose a large safety issue.

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

The planned 107 parking places is not adequate. Based on allowed occupation by HUD and Colorado Springs there is a high potential for far more than 107 vehicles. Also, guest parking and handicapped parking have not been addressed. How will overflow into the condo parking and shopping center parking be controlled?

9. Handicapped parking.

See 8.

10. Will the design of streets, drives, and parking areas within the project result in a minimum of area devoted to asphalt?

It is apparent that the current plans will result in a asphalt jungle with little play area for children. Does not fit within neighborhood norms.

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?

No plans are evident that would provide safe pedestrian walkways separate from the existing roads. This is unacceptable.

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings?

A large concern is lack of a current geological survey. We are all aware of the issues with the land in and around Broadmoor Bluffs. Will the construction and weight of the proposed apartments impact the surrounding structures particularly those on the ridge above the proposed apartments. Concern that the existing retaining walls are not adequate for the proposed land use. What about drainage plans? What are the landscaping plans? Are they in accordance with city requirements?

Thank You for considering my comments. I trust you will give careful consideration to the problems I have addressed.

Sincerely,

Donald F. Fowler  
4425 Star Ranch Road  
Colorado Springs, CO 80906  
719-330-4299  
dfowler345110@yahoo.com



**Turisk, Michael**

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**From:** T B <britt\_tim@hotmail.com>  
**Sent:** Monday, February 13, 2017 8:08 PM  
**To:** Turisk, Michael  
**Cc:** King, Keith; stanvanderwerf@elpasoco.com  
**Subject:** Comments on Traffic Study Regarding "The Ridge" Housing Project

**Mr. Turisk,**

**My wife and I have reviewed the plans for AR DP 17-00039 regarding the request to develop "The Ridge" a 60-unit housing project. We are amazed that a traffic study was deemed to be not necessary. Suggest that before the project moves forward, Mr. Zaker Alazzeah reassesses the sole ingress and egress point (Cougar Bluff) for the housing project.**

**That point off Broadmoor Bluffs Dr. represents a tricky intersection of Broadmoor Bluffs Dr., Concerto Dr., Cougar Bluff, and the entry/exit to the Safeway shopping area that has a blind curve both up hill and downhill. It is already congested, as is, and without mitigations, represents a severe traffic and safety concern for the area.**

**Additionally, the influx of autos that will use Broadmoor Bluffs to access Academy Blvd just to the South should drive an assessment to change the traffic light, that is, an addition of a left turn signal at this major intersection/school crossing should be seriously considered. It is already difficult to make the left turn to head East on Academy during the weekday morning commute. It is not unusual to wait for 2 to 3 traffic light cycles.**

**Finally, there has been tremendous development on the opposite side of Broadmoor Bluffs (housing, the Palisades, businesses). To safely cross this already busy street for community pedestrians to access the shopping center may merit a traffic crosswalk light, perhaps incorporated in a traffic light at Cougar Bluff or the Safeway entry/exit.**

**It would seem that Mr. Alazzeah's assessment that a traffic study is not needed may have been based on this area years ago and does not reflect reality as it is today. In the interest of community safety, this project must get a proper traffic study.**

**Respectfully,**

**Tim and Sinika Britt**

**4255 Bromley Pl**

**Colorado Springs, Co 80906**

**719-761-1548**

## Turisk, Michael

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**From:** Beth Uhlinger <bsuhlinger@bellsouth.net>  
**Sent:** Monday, February 13, 2017 8:08 PM  
**To:** King, Keith  
**Cc:** Turisk, Michael; Suthers, John  
**Subject:** Proposed The Ridge Apartments

Mr. King,

I live in the Broadmoor Bluffs neighborhood and have some concerns about the proposed apartment complex being shoe-horned into the space behind Safeway at Broadmoor Bluffs and South Academy.

My understanding is that this was originally zoned for condominiums, including underground parking. I also understand that this zoning was validated sometime around 2009 to be for condominiums. Why is this now being considered for apartments with a radically different parking arrangement (as presented to us in January) and a higher density of cars and people in this small area?

We were told at the original meeting at Pinon Valley Elementary School that the intended rental target market was families. How will the lack of busing in School District 12 affect these families, especially the children of middle and high school age? Cougar Bluffs Point (the only in/out road) does not appear to be able to be expanded to accommodate sidewalks for any resident children to safely walk to Broadmoor Bluffs Drive.

In addition, we were shown a map of the property and it clearly showed a red marked portion that indicated unstable land, but the developer told us they were not building on that part of the property. Are you really going to put approximately \$11 million of taxpayer funded tax credits at risk in a part of town that has real issues with landslides? How can any construction activity close by not have a negative effect on the land and the surrounding existing structures?

What has the fire department or fire marshal said about the access, or lack thereof, in and out of Cougar Bluffs Point? The proposed site has one way in or out (on a blind curve on Broadmoor Bluffs) unless people spill out through the Safeway parking lot, that also has only one exit. I personally have had an accident in the Safeway parking lot and it can get extremely clogged at times already – what mitigation has been discussed to enable the proposed 107 additional cars (based on the approved parking spaces in the plans) to enter and exit the proposed apartment development? How do you get all those people out and emergency vehicles in there if needed?

I understand the city is wanting to have more family housing built in Colorado Springs, but is there really not a better place to put new housing than this piece of unstable land with limited access? I'd like to hear your thoughts...

Respectfully,  
Elizabeth Uhlinger  
4455 Gloucester Court 80906

## Turisk, Michael

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**From:** Dan Martin <mardan1492@comcast.net>  
**Sent:** Monday, February 13, 2017 8:29 PM  
**To:** Beth Uhlinger; King, Keith; Turisk, Michael  
**Cc:** Suthers, John; Cindy; Ozdere  
**Subject:** Re: Proposed The Ridge Apartments

Mr. Turisk,

Mrs. Uhlinger makes very good points. Of primary concern to me is the landslide and safety issues. That map that Mrs. Uhlinger mentions comes directly from the Colorado Geological Survey and states on it that it is NOT to be interpreted as precise enough to locate buildings around indicated hazard areas. To do so, as Commonwealth has done, exhibits a fundamental misunderstanding of the nature of landslide problem factors.

Furthermore, a fire developing in those apartments, or approaching upslope from Hwy 115 or downslope from Cheyenne Mountain, would cause hazardous pandemonium. Fire trucks could not get in as residents tried to get out. Fire trucks cannot turn around in those narrow parking lots. It is hard enough to imagine that trash trucks can.

That is the wrong place for that high-density, low-income apartment complex. It was never seriously approved for that density, and that is a primary factor.

These concerns require careful and deliberate consideration, and I urge precisely that.

Sincerely,

Dan Martin  
Broadmoor Bluffs Neighborhood Association  
Broadmoor Downs HOA

On 2/13/2017 8:08 PM, Beth Uhlinger wrote:

Mr. King,

I live in the Broadmoor Bluffs neighborhood and have some concerns about the proposed apartment complex being shoe-horned into the space behind Safeway at Broadmoor Bluffs and South Academy.

My understanding is that this was originally zoned for condominiums, including underground parking. I also understand that this zoning was validated sometime around 2009 to be for condominiums. Why is this now being considered for apartments with a radically different parking arrangement (as presented to us in January) and a higher density of cars and people in this small area?

We were told at the original meeting at Pinon Valley Elementary School that the intended rental target market was families. How will the lack of busing in School District 12 affect these families, especially the children of middle and high school age? Cougar Bluffs Point (the only in/out road) does not appear to be able to be expanded to accommodate sidewalks for any resident children to safely walk to Broadmoor Bluffs Drive.

In addition, we were shown a map of the property and it clearly showed a red marked portion that indicated unstable land, but the developer told us they were not building on that part of the property. Are you really going to put approximately \$11 million of taxpayer funded tax credits at risk in

a part of town that has real issues with landslides? How can any construction activity close by not have a negative effect on the land and the surrounding existing structures?

What has the fire department or fire marshal said about the access, or lack thereof, in and out of Cougar Bluffs Point? The proposed site has one way in or out (on a blind curve on Broadmoor Bluffs) unless people spill out through the Safeway parking lot, that also has only one exit. I personally have had an accident in the Safeway parking lot and it can get extremely clogged at times already – what mitigation has been discussed to enable the proposed 107 additional cars (based on the approved parking spaces in the plans) to enter and exit the proposed apartment development? How do you get all those people out and emergency vehicles in there if needed?

I understand the city is wanting to have more family housing built in Colorado Springs, but is there really not a better place to put new housing than this piece of unstable land with limited access? I'd like to hear your thoughts...

Respectfully,  
Elizabeth Uhlinger  
4455 Gloucester Court 80906

## Turisk, Michael

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**From:** Renee Pazdan <reneepazdan@gmail.com>  
**Sent:** Monday, February 13, 2017 9:36 PM  
**To:** Turisk, Michael  
**Subject:** The Ridge affordable housing

Mr. Turisk,

I am a neighbor in the Broadmoor Spires neighborhood (6035 Hardwick Road), and wanted to let you know my views on The Ridge Affordable Housing (FP 17-00040).

While I have some concerns (namely traffic and egress near the already congested Safeway/shopping center exit), I also believe that this affordable housing could bring diversity into our neighborhood and I'm looking for ways to help ensure that it is a success and not a failure.

I am hopeful that on Wednesday at the meeting the following will be addressed:

- 1) Traffic review update
- 2) Landslide concerns for this property and the nearby neighbors who worry it may affect their property
- 3) Schools - I unfortunately missed Dr. Coopers statement on the first meeting, but as I understand it our district has space to take on additional children - and Greccio's estimate was 60-90 for a 60 unit facility this size. My main concern is to ensure that families moving in are informed of the no bus situation, and /or that other community provisions to help ensure children get to school safely are made (ride shares, volunteer drop offs etc - as I see Greccio is a not-for profit what uses volunteers to help residents succeed).
- 4) I am hopeful Greccio can take some time to let the community know about their not for profit status and the volunteer opportunities available, specifically in ways that we can help ensure this affordable housing is a success. Our community has many resources as well as caring residents, and I believe if enough neighbors become committed to making this a success (instead of "not in my back yard") it can become a model for other communities.
- 5) Some general background information about the type of funding used for this affordable housing and its background may also be good info for the community. There appears to be significant distrust from at least one vocal organization (BBNA) regarding Greccio and the builder / investors intent. As I understand the funding, it is via low income housing tax credit, the Dept of Treasury's program / Tax Reform act put in place during the Reagan years in order to promote investment in affordable housing. Am I correct in this understanding? Background and history of how private/public partnerships come into existence may help to allay fears and blind mistrust. Background information about Greccio and Commonwealth's specific records (good and/ or bad) would also be helpful.

Thank you for your time.

Respectfully,  
Renee Pazdan  
6035 Hardwick Drive  
Colorado Springs, CO 80906



## **Turisk, Michael**

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**From:** nathan\_d\_stewart@yahoo.com  
**Sent:** Monday, February 13, 2017 11:43 PM  
**To:** Turisk, Michael; stanvanderwerf@elpasoco.com; King, Keith; Suthers, John  
**Cc:** BBR Cindy Grey; Alli Stewart  
**Subject:** The Ridge Low Income Apartment Complex - Broadmoor Bluffs

Members of the City Planning Commission,

My wife and I are owners of a condo unit in the Las Casas condominium complex near Hwy 115 and Broadmoor Bluffs Drive. We bought our unit new in 2005 while I was active duty on Ft. Carson. Our condo was our primary residence until 2008 when the economic down turn drove us to move back to our home state of California to seek employment opportunities. Since then, we have offered our condo as a rental unit.

I'm writing to express some concerns with the proposed LIHTC apartment complex, The Ridge, adjacent to the Las Casas property. As I understand it, this development must meet a number of criteria in order to be approved to move forward with actual construction. A number of Las Casas unit owners and residents as well as others in nearby neighborhoods have expressed the following concerns:

1. The proposed development does not keep with the existing look and feel of surrounding land uses and neighborhood. The Las Casas condos are an upscale development that fits in nicely with the surrounding area. The Commonwealth Development Corporation builds large, non-descript housing units that lack general aesthetic pleasantness and are generally just unpleasing to the eye. Allowing the construction of the low income apartment complex is likely to create a very unpleasant looking "sore thumb" in a more upscale part of Colorado Springs.
2. Public facilities may be negatively impacted if the low income apartment complex is allowed to be built. Currently utilities are already dated and there have been numerous problems with storm water drainage affecting the existing structures and other water supply mains. The current street situation would be hampered by even more vehicles which presents a number of concerns to all those living in the local area. Presumably, children will live in this complex and there are no nearby parks for them to enjoy and the developer has only suggested creating an undersized play area. These children will obviously have to attend school and there is no guarantee that children living in this complex will be able to attend the nearby elementary schools. This leaves the parents, who must be gainfully employed in order to qualify to live in low income housing, responsible for transporting their children to and from school. This seems like an obvious and counter-intuitive situation where residents, who must be employed and will likely be working during the hours at which their children are to be dropped off and picked up from school, will be unable to do so. And this problem isn't limited to elementary school students – there is only one middle school and one high school in the immediate area and both are much further way. How is this to be handled?
3. As a member of the Las Casas HOA, we have decided that the entrance roads dedicated for the use of the Las Casas residents will NOT be opened for use by The Ridge complex. The Ridge will not be an extension of the Las Casas property and will be treated as an entirely separate entity that will not have access to our roadways. The only entranceway for the proposed complex is down a long, narrow and steep access road that is essentially the "driveway" for Safeway semi trucks to use for store deliveries. This road was constructed with this limited use in mind and will not support the higher traffic flows in and out of the apartment complex. The road also lacks sidewalks making it dangerous for foot traffic and especially so for children who may need to walk to and from school.
4. The developer has apparently stated that there are no plans for any kind for landscaping, berms, fences and/or walls to provide a buffer against noise, lighting, or other negative influences between the housing development and other surrounding areas including the Las Casas complex that's immediately adjacent to the proposed development site. The area is currently open and beautiful and existing structures have minimal impact on the aesthetic of the area. The new proposed units will likely not be as nice with no means provided to effectively block off the apartments from surrounding areas.
5. With regard to vehicle access and existing streets, the proposed project does not keep with the criteria set forth to provide safe, logical and convenient vehicle access. Again, there is only one narrow access road that must be shared with Safeway store delivery traffic as the roadways through the Las Casas complex will not be shared with The Ridge. Limited access and parking is bound to have a negative impact on not only the Cheyenne Montana Shopping



center but the Las Casas condo complex and other surrounding neighborhoods. A traffic study should be considered mandatory as the last one was done 20 years ago and there has been significant change in the area since then. Additionally, the current access road into this area exits onto Broadmoor Bluffs on a blind curve. I've personally dodge numerous near accidents due to this situation and adding in more traffic without a solution for better managing this problem is a recipe for more accidents.

6. Along with limited access roadways are concerns for parking. The Ridge is to have 3 buildings with 20 units each. Each family occupying a unit is likely to have 2 or 3 cars and garages like the Las Casas condo complex has have initially been denied for this development leaving it necessary to park 120+ cars on the complex grounds. This will lead to parking overflow problems that will impact the nearby shopping center, the Las Casas condos and other surrounding neighborhoods. There is simply not enough room to support this type of parking situation. Such large areas devoted for housing development and parking areas will greatly reduce the amount of usable green space that one would hope to enjoy living in such a nice part of the Springs.

7. There are potential geological impacts with building a large high density housing complex in this specific area. As best I know it, this particular location is within the Colorado Geological Survey landslide hazard area and City Hillside Overlay. In recent years there has been significant landslide development in the nearby area and wanting to build a new apartment complex is completely counter-intuitive. Coupled with storm water drainage issues, allowing the apartment complex to be built in this location promotes a higher risk of problems occurring in the future which will not only immediately affect the complex but other surrounding neighborhoods as well.

Outside of the many concerns mentioned above that don't follow the criteria set forth by the planning commission, I think one can easily see that introducing low income, high density "workforce" housing just doesn't make sense for this area of the Springs. The Boardmoor Bluffs area is undoubtedly a more upscale, affluent area in the Springs and this is reflected in the many nice houses and neighborhoods that have higher than average property values compared to other areas. I find it illogical that there'd be a need for low income housing in this type of area and I plainly do not believe that there is a demand for this type of development. There are other areas in and nearby the Springs that already better support lower cost housing needs and those area residents likely already hold jobs in those communities. Offering low income housing in the Broadmoor Bluffs area would only mean that many families would have to uproot and relocate to a completely different part of town thereby possibly having to leave their existing jobs to find another one. Children will also get uprooted leaving their existing schools only to have to become re-acclimated in a new one. How does this make any sense?

I for one am not against low incoming housing but I feel that there are better, more sensible locations to think about offering it and I implore you consider these alternative options. As the elected representatives of our community, we feel it is your duty and obligation to represent the interests of those already living in the Broadmoor Bluffs area before the City Council and not let out-of-state developers and investors transform our lovely neighborhood into anything less. Simply enough, allowing the construction of The Ridge low incoming apartment complex in the Broadmoor Bluffs is not in these best interests.

Thank you for your time and consideration.

Nathan & Allison Stewart  
Owners – 605 Cougar Bluffs Point, #203  
Las Casas Condominiums

2-13-2017

Planning Dept.  
City of Colorado Springs, CO

Attn: Michael Turisk, Planner for Southwest C. S.

Subject: Project IS: The Ridge  
File Number: AR DP 17-00039

Dear Mr Turisk,

I am a nearby neighbor to the subject project and will be most certainly negatively impacted by your approval of the proposed 60-unit housing project. I believe, of all locations for such a project, the proposed location is among the worst. I believe it should not be approved.

When I first heard about this project, I was blasé about it because I knew nothing about it. Now that I know a fair amount about it, I believe it's best for our community to put a stop to it.

My reasoning, based on my research and what I believe to be true, follows:

ORIGINAL CONDO PROJECT V PROPOSED HOUSING PROJECT

This property was originally approved for a 27-unit condo with underground parking and some asphalt outdoor parking with a lot of green space. I am certain the Planning Department reviewed the original project carefully and found that it conformed to city requirements including lots of green space, adequate parking for both owners and guests, building footprint size relative to lot size, geological requirements at the time of approval, traffic study at the time of approval, and lots of other suitability issues as well. At some later date the Planning Department re-affirmed that this property was suitable for condos as originally submitted.

Almost two (2) decades have passed since the submission of the original 27-unit condo project, another project, known as The Ridge, involving a 60-unit low income housing units has been submitted to the City for approval. It appears the developers of The Ridge are relying, in part, on the footprints of the buildings being the same as those originally submitted for the 27-unit condo project. This re-purposing, but with major design changes involving only outdoor parking as opposed to a combination of underground and outdoor parking, greatly reduced green space, and much larger numbers of potential inhabitants, is generating a lot of concerns from neighbors and businesses in the immediate and greater areas of southwest Colorado Springs.

It is safe to say that even the original 27-unit condo complex project on the subject property as originally designed and approved by the City in 1998, or thereabouts, were up for re-approval today, it would probably require a lot more scrutiny from the Planning Department and the approval to proceed would not necessarily be a slam-dunk because of:

- (a) CODE CHANGES - Changes in a variety of codes, which, no doubt, are stricter and more limiting.
- (b) GREATLY INCREASED VEHICULAR TRAFFIC IN THE AREA - The traffic flowing on Broadmoor Bluffs and Academy Blvd. has steadily increased over the last seventeen (17) years due to:
  - (i) The construction of new nearby neighborhoods that were not in existence in 1999, like Broadmoor Park, the Palisades, the Canyons, and numerous others just off the uphill portions of both Broadmoor Bluffs and Farthing which have directly increased vehicular traffic on Broadmoor Bluffs in the area of the Cheyenne Montana Shopping Center because it is the main artery getting off the mountain to gain access to Highway 115, Academy Blvd., Interstate 25, etc.,
  - (ii) The increase of Fort Carson soldiers who regularly use the Cheyenne Montana Shopping Center,
  - (iii) The construction of the Cheyenne Mountain Elementary School on nearby Farthing. At a minimum, a "full-fledged" traffic study should be required as part of any submission for even a 27-unit condo project as originally proposed, much less a 60-unit housing project with untold numbers of sharing tenants and associated cars, and
  - (iv) Additional businesses have opened in the Cheyenne Montana Shopping Center.
- (c) GEOLOGICAL CONCERNS - The use of the subject property for even building the original 27-unit condo project is questionable without great scrutiny because of the now well-established geological instability of the soil in that area that might make any construction unsuitable on that property.

#### PARKING, CHILD SAFETY & LOITERING ISSUES

I believe all construction projects should be held to the same standards irrespective of use and that each new project needs to be in harmony with its surrounding. In this case, the 60-unit housing complex does not have underground parking like the original 27-unit condo project. What this means is that many more cars will be parking outside on asphalt which, in turn, vastly

decreases the amount of green space that was an essential part of the original 27-unit condo plan. This, in turn, means there will be a lot less play space for a lot more kids and much, much larger outdoor parking areas that still will probably be insufficient for the renters and/or inhabitants of this 60-unit housing project.

So now, where do the excess cars park and where do the kids safely play. You cannot count on the Cheyenne Montana Shopping Center to absorb the excess cars for parking - they will probably outlaw them or find ways to keep them out by using a one-way gating system or some other means. Neither would the shopping center want cars associated with the housing project to use their shopping center roads for access in and out of the housing complex. No one can count on kids of any age who live in the housing project to restrict themselves to playing on the housing unit's property exclusively, much less on a designated miniscule thousand (1,000) square foot play area - that would be a most unreasonable expectation. So where do the perhaps 200 or more kids go? It's pretty obvious that the Cheyenne Montana Shopping Center front and back sides will become the "playground of choice." And I'm certain the businesses located in that shopping center would not be happy about having a load of kids who are not customers milling around their establishments with nothing to do but loiter. What if Montana Shopping Center becomes known for having excessive loitering kids, do you think that's good for the businesses, good for the community-at-large, and in harmony with the surroundings? I don't!

#### COUGAR BLUFF PONT ALLEY ISSUES

Because the proposed project is located on a private alley, as opposed to a public thoroughfare, access and egress may be very limited. I assume that when the original 27-unit condo complex was approved, there was no question about accessing the alley even though it shares a right-of-way with Safeway semis entering and leaving the unload dock(s) at the rear of their store using that very same alley. If the housing project were to be approved, there would be a ton more cars using that very same Cougar Bluffs Point alley that, I assume, is jointly owned by the Cheyenne Montana Shopping Center and the existing condo complex across the Cougar Bluffs Point alley from the shopping center, but certainly not by the proposed housing project. There may be some easement granted for the original 27-unit condo project, but doubtful that it extends to the new property owner(s). And guess where the kids from the housing project will be milling around, if not in the shopping center proper? Of course, the alley!! Kids being kids will use the alley for playing ball, bicycle riding, and a myriad of other possibilities. At some point there is going to be a vehicular accident involving kids in this alley and the result will not be pretty. Everyone knows it's going to happen at some point, no one would be surprised, and everyone will say "I told you so!" A project like this just does not lend itself to a harmonious relationship with the surrounding community in any way, shape or form.

### SCHOOL & DAYCARE CONCERNS

And then we get to the subject of schooling where I am not an authority. Logic tells me and others, that, without school bussing (District 12 has no school bussing), without before- and after-school daycare, and without local and convenient municipal bus service for school-age kids with no other means of dependable transportation, the projected large numbers of kids cannot be properly served from the property. It's obvious! And there are a host of other associated potential issues concerning school age kids that make the proposed housing project an unsuitable property for such a complex.

### KIDS WILL BE KIDS

When the kids get tired of loitering around the shopping center and the alley, they will be expanding their horizons. No doubt, that means they will start loitering around our very quiet neighborhoods, which will potentially lead to other types of problems that none of us want and none of us want to confront. If the proposed project is not approved by your department, the potential problems disappear.

### OTHER ISSUES

I could go on and on, but enough said by me. I'm certain many other citizens will have a lot more to say.

I have to believe that all members of your department fully understand that the proposed "The Ridge" project bears no real similarity to that of the originally approved 27-unit condo project for the reasons presented above and that it is not a good fit for the surrounding neighborhoods and businesses. I trust that you too believe this proposed project should not be approved.

Sincerely,



Fran Austin  
715 Concerto Dr.  
Colorado Springs, CO 80906

## Turisk, Michael

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**From:** Jill Mohler <jmohler@blaisassoc.com>  
**Sent:** Tuesday, February 14, 2017 1:51 PM  
**To:** Turisk, Michael  
**Subject:** AR FP17-00040 The Ridge

Dear Mr. Turisk:

I writing to express my objection to the proposed 60-unit housing development ***due to a lack of a necessary traffic impact study***. I am concerned that the City has not done its due diligence in addressing traffic problems that will be exacerbated by new high-density housing developments at this location.

In reviewing the plans and submittal checklist, there is no explanation as to why the City (Mr. Zaker Alazze) determined that there is no need for a traffic impact study. The configuration of the Cheyenne Montana shopping center has limited ingress/egress which often causes back-ups in and around the shopping center and proposed location of the new housing. An additional 60 high-density housing units will further add to circulation problems at this poorly designed area between Broadmoor Bluffs Drive and South Academy.

In addition, the two local elementary schools (Cheyenne Mountain and Pinon Canyon) in this vicinity of this proposed development are at full capacity and not always available to accommodate new students who move into ***existing*** housing in this area.

The City's approval of this development appears hastily executed. The City should give proper consideration to all facets (traffic/school impacts) of the proposed development.

Sincerely,

Jill Mohler  
Regional Client Services Director

**Blais & Associates**  
*professional grant management*

Direct: 949-243-2735

[jmohler@blaisassoc.com](mailto:jmohler@blaisassoc.com)

[www.blaisassoc.com](http://www.blaisassoc.com)

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## Turisk, Michael

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**From:** Jan Jones <Janjones@live.com>  
**Sent:** Tuesday, February 14, 2017 2:07 PM  
**To:** Turisk, Michael  
**Subject:** Proposed Ridge Apartments

I am writing to you because of my concern with the planned low-income housing, Ridge apartments. There are several concerns about this developments.

1. I understand that there have been landslides in the area since the lot was zoned. I think it should be reevaluated to ensure safety.
2. It seems that increased traffic on the very small road leading into this area would be a problem. Safety for pedestrians and vehicles is at risk.
3. Where are all of the school aged children going to go? Both Pinon Valley Elementary and Cheyenne Mountain Elementary have some grades already full. If these new children are added either they or existing families will wind up at other schools further away potentially having families with children at more than one elementary.
4. There is no bussing, breakfast program, or free before or after school programs at these schools. How are these kids supposed to get to and from school, especially the junior high or high school. The staff at the junior high will tell you that when kids are not picked up by 3:30, the likelihood of problem behaviors increases dramatically. Who is supposed to watch them when their parents are at work. As a stay at home mom with kids whose ages are spread out, I can tell you that transportation to and from school is a major time suck and if I had to work while doing this, I would probably not be able to manage.
5. I understand that there is a concern about water main breaks. This needs to be corrected before any construction should be considered. Whose expense is this going to be?

I understand that the original plans for this land included underground parking. I don't see that in the current plans. Will the tenants be allowed to park/store their vehicles in the Safeway shopping center nearby?

Please represent the needs of the community as well as the needs of these future potential tenants by addressing these concerns.

Thank you,  
Jan Jones  
645 Fernglen Ct.  
Colorado Springs, CO 80906

## Turisk, Michael

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**From:** Judy Walker <walker5070@msn.com>  
**Sent:** Tuesday, February 14, 2017 2:07 PM  
**To:** Turisk, Michael  
**Subject:** Concern over The Ridge Apartments on Broadmoor Bluffs

Dear Mr. Turisk. I encourage you to take time to approve the 60 unit apartment complex and do all of the due dilligance.

I know many people are reaching out to you for a variety of reasons. My big concern as a property owner on this southwest side of town is the landslide activity I have been witnessing lately.

Although it has been known that this land is in a landslide area, in the last couple of years this area has seen a dramatic uptick in landslide activity. Currently, we are awaiting \$14 million in FEMA claims for bailouts on properties that have suffered as a result of this. Knowing that this project will receive about \$11 million in tax credits to build right in this active area seems like it would be putting more government money at risk into a known problem area. Years ago when development on this side of town was going on, the city looked the other way and let it get built up, but now with the revelation put forward to all property owners in news stories last year, I can't imagine this fact can be ignored.

In researching the current project for apartments and past approval for condos, it isn't really the same project. It seems that this new plan should have to go through a new application plan for the land use and to use this property for apartments.

I will be in attendance at the meeting tomorrow night. I hope you can speak to these issues and offer reasons why you think this project should move forward.

Sincerely, Judy Walker 5070 Kettleglen Court, Colorado Springs, CO 80906 719-661-0056,  
[walker5070@msn.com](mailto:walker5070@msn.com)



## Turisk, Michael

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**From:** andrea ulrich <andreaulrich@gmail.com>  
**Sent:** Tuesday, February 14, 2017 9:52 PM  
**To:** Turisk, Michael

Andrea Ulrich

4820 Farthing Drive

Colorado Springs, CO 80906

February 14, 2017

To Commonwealth Companies and Residents of the Broadmoor Community:

I support affordable housing due to associated economic and social benefits.

Affordable housing stimulates economic development. One cannot ignore the positive impacts from construction spending and infrastructure investment in the community. Less obvious perhaps are the benefits associated with supporting a sustainable workforce by providing efficient and affordable housing options. Businesses need to attract and retain talented employees in support of stability in daily operations. The collective value of supporting local business and their workers can have far reaching implications for the economic competitiveness of Colorado Springs; benefits that we can reap for years to come.

However, the most influential factor in supporting affordable housing are the direct benefits to those who live in our community. Households that spend less on housing costs can afford to spend more on nutrition, healthcare, education and emergencies. We should promote a healthy and thriving environment wherever we live and work.

My family has had the great fortune to live in the Broadmoor Bluffs community for the last 9 years. My children have benefited from the exceptional education provided by our public school system. I believe everyone should collectively benefit from what each individual contributes to our community, not only those who can purchase a single family dwelling in our area.

I would also like to challenge the developers of The Ridge and our city government to ensure that every effort is taken to ensure the preservation of the exiting harmony in our community.

I hope that we will turn our efforts to welcoming the residents of The Ridge into our community.

Sincerely,



## Turisk, Michael

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**From:** Stephen Davis <davis.stephend@gmail.com>  
**Sent:** Wednesday, February 15, 2017 9:38 AM  
**To:** Turisk, Michael; Suthers, John  
**Cc:** Stephen Davis  
**Subject:** Inadequate access to public transportation for Proposed Low Income housing violates CHFA standards

Dear Mayor Suthers and Mr. Turisk,

I would like to address some concerns I have with the proposed development on Broadmoor Bluffs. This area has limited accessibility to public transportation and thus violates Section 1 of the Federal Requirement for the Qualified Allocation Plan, which states that one of the guiding principles for the selection of projects to receive an award of Federal and/or State Credits.

"To provide opportunities for affordable housing within a half-mile walk distance of public transportation such as bus, rail, and light rail."

This was also adopted by the Colorado Housing and Finance Authority on December 15, 2016 and signed by the Governor on February 3, 2017.

Here is a link [https://www.chfainfo.com/arh/lihtc/LIHC\\_Documents/CHFA\\_QAP\\_2017.pdf](https://www.chfainfo.com/arh/lihtc/LIHC_Documents/CHFA_QAP_2017.pdf)

I know it was stated that there is a bus stop at Star Ranch Rd, that stop is NORTHBOUND only (and that stop is over a mile away from the proposed development). The closest Southbound stop is at Cheyenne Mountain Blvd (almost 2.5 miles from the proposed development) or Pikes Peak Community College (which has no pedestrian option due to the fact that you cannot walk down South Academy), leaving the potential tenants with a significant walk in conditions that are often snowy and icy. Here are a few travel times via Google Maps to relevant locations.

From the Southbound bus stop on Cheyenne Mountain Blvd to the proposed development

Verizon 7:40 AM 97%

← 285-299 E Cheyenne Mountain Blvd


Safeway Pharmacy (inside Safewa... ↑↓

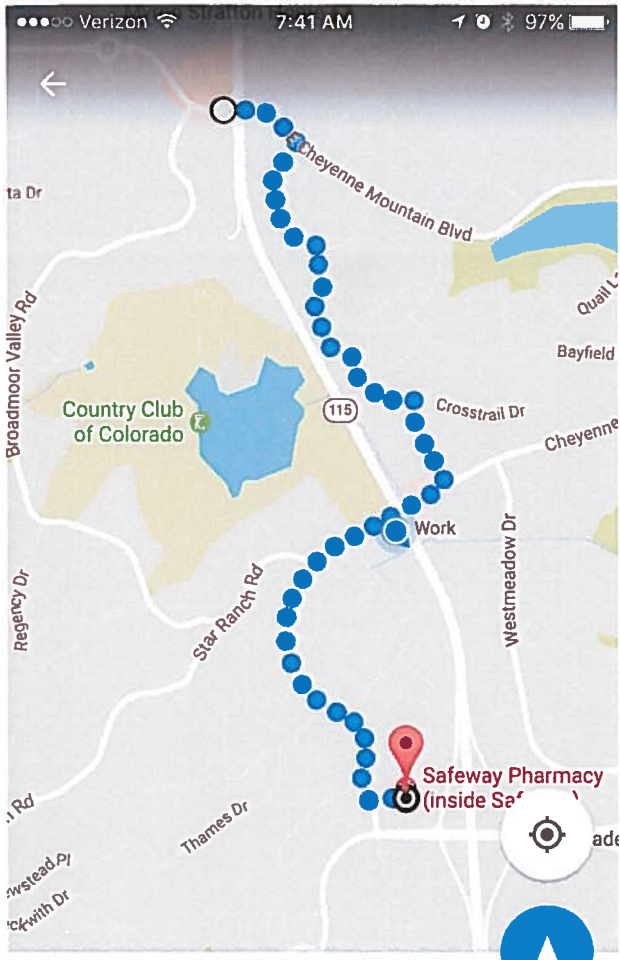
6 min **48 min** 48 min 6 min

⌚ Depart at 7:40 AM OPTIONS

 **via Broadmoor Bluffs Dr** **48 min**  
2.3 mi

 **Uber** **6 min**  
Sign up for Uber and get \$15 off **\$8-\$9**  
Ad Estimate for uberX. Actual fare may vary.

 **Lyft** **6 min**  
Free first ride (up to \$15 with code GMAPS) **\$7-\$8**  
Ad Estimate for Lyft. Actual fare may vary.

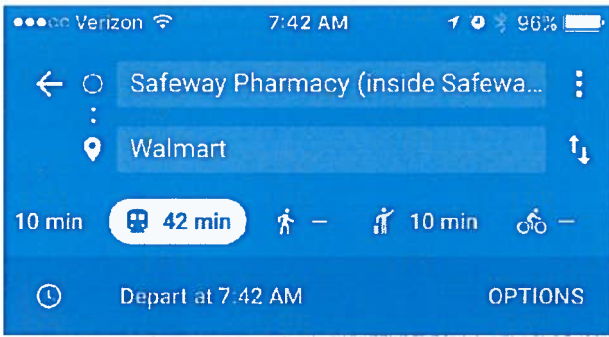


**48 min (2.3 mi)**

via Broadmoor Bluffs Dr

**START**

From the proposed development to Walmart



10 min > 42 min > 10 min > 14 min 42 min

**7:54 - 8:36 AM**

8:16 AM from Cheyenne Meadows Rd & Hwy 115

**Uber** 10 min

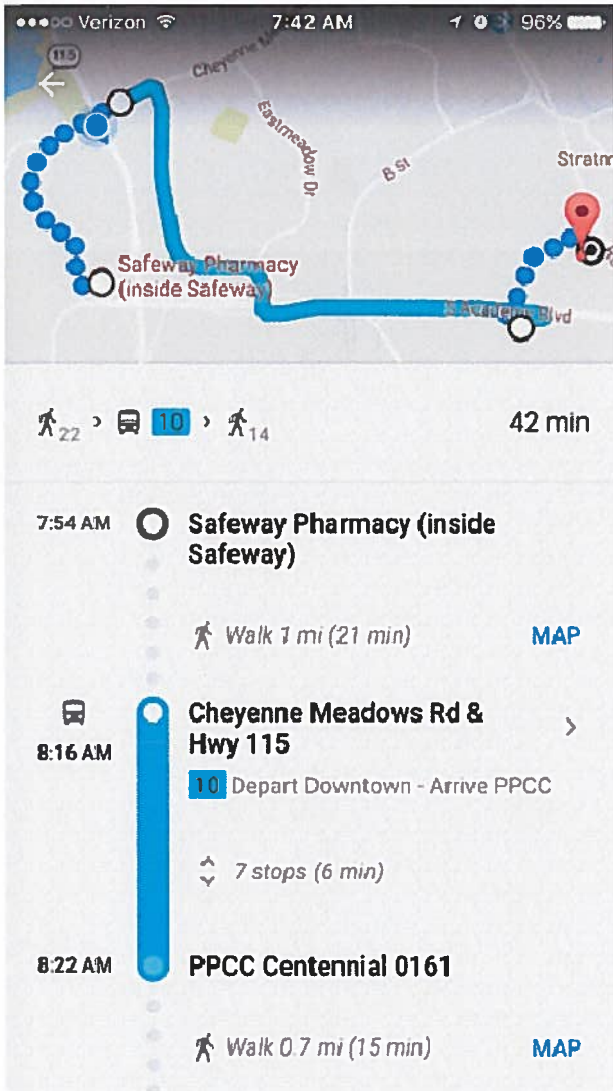
Sign up for Uber and get \$15 off \$8-\$9

Ad Estimate for uberX. Actual fare may vary.

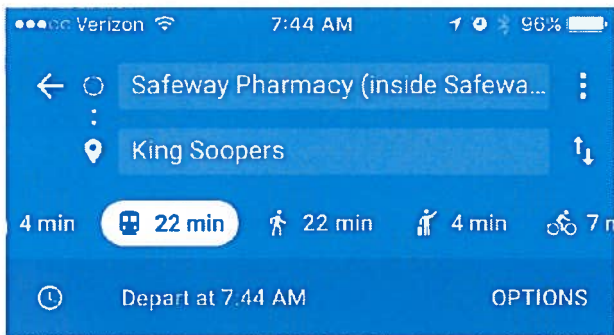
**Lyft** 10 min

Free first ride (up to \$15 with code GMAPS) \$7-\$9

Ad Estimate for Lyft. Actual fare may vary.



From the proposed Development to Kings Soopers



 **via Broadmoor Bluffs Dr** **22 min**  
1.1 mi

 **Uber** **4 min**  
Sign up for Uber and get \$15 off **\$8-\$9**  
Ad Estimate for uberX. Actual fare may vary.


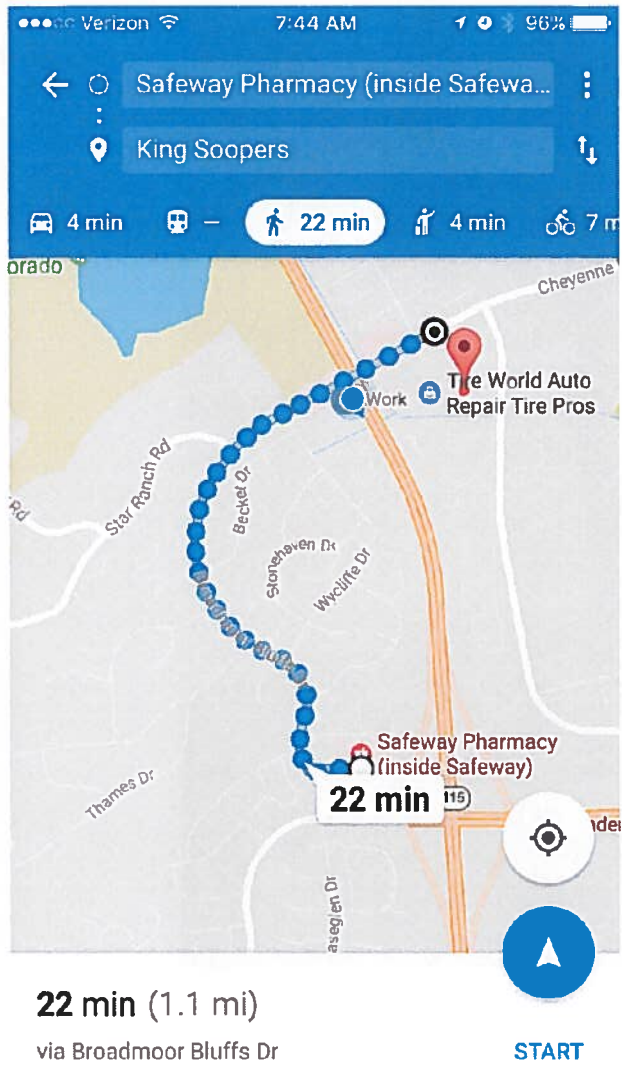
 **Lyft** **4 min**  
Free first ride (up to \$15 with code GMAPS) **\$7-\$8**  
Ad Estimate for Lyft. Actual fare may vary.

FIGURE 6





There is not an option to put a Southbound stop any closer due to the the nature of Hwy 115 and due to the fact that the corner of 115 and Star Ranch Rd is frequently flooded. It happens multiple times a year and is a well known issue. The fire dept usually shows up during heavy rain to detour drivers because every year multiple cars get stuck in the flood. This would be a big safety concern for any bus and their passengers. Here are a few pictures to show what I am talking about. This flooding effects both the North and south side of Star Ranch Rd and extends to and sometimes past the waterway south of Star Ranch Plaza. In addition to the lack of a bus stop, the developers and city would be expecting the potential tenants to walk through this, since walking west on Star Ranch Rd and over to Broadmoor Bluffs Dr is the only way for them to get to the development (since Hwy 115 is also an area that pedestrian traffic is not allowed).

FIGURE 6





This inconvenience and lack of accessibility to public transportation does not benefit the tenants in any way, violates the CHFA and Federal Government's own rules and regulations regarding projects such as this and would make this project ineligible for the tax credit the developers are planning on receiving.

Thank you for your time.

Sincerely,

Stephen Davis  
140 Balmoral Way  
Colorado Springs, CO 80906

## Turisk, Michael

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**From:** Katherine Luce <katluce@yahoo.com>  
**Sent:** Wednesday, February 15, 2017 12:03 PM  
**To:** Turisk, Michael; King, Keith; jsuthers@springs.com  
**Subject:** Low Income Housing Proposal on Broadmoor Bluffs & Highway 115

Dear Mr. Turisk,

Thank you for taking the time to listen to the multiple concerns my neighbors, who will have to support this low income housing project, have brought to your attention. I understand nobody cares that my family took on a much larger mortgage to have the privilege to live in the District 12 School system, however I have personally seen the devastating effects trying to incorporate low income people into an affluent community both in Upper Montclair, NJ in the mid 70's and where I lived prior to here in Montgomery, AL. In both cases, property values plummeted and the school performance dropped and became so unsafe for the property owners, who paid dearly to be in the district, that the many of them had to find alternative schools to send their kids to. But... I understand that nobody cares about my or my neighbors self-serving concerns. Since you are asking me and my neighbors to shoulder this project, I ask that you, at the very least, please "spend" our money (lowered property values/increased taxes to cover the added expenses low income children will have on our schools & possible increase in crime) responsibly and by actually making a difference for these LIH folks. Locating this complex in our community will not help these potential residents for the following reasons:

### **The property will not be a stepping stone for the residents**

If the intent is to move these people out of LIH after they repair their finances and to keep them in our school district (as it should be), please consider the apartment rents in the surrounding area. I've been told the LIH rents will be from \$400-\$700 for the 1 and 3 bedroom respectively. The two closest apartments that reside within D-12 are Cheyenne Crossing (1-2 bedroom \$799-\$1,409) and Pines at Broadmoor Bluffs (2-3 bedroom \$1,323- \$1,756). **There is no incentive to better themselves if moving out requires them to pay more than double their rent.** In order to truly help these people, wouldn't it be wiser to locate the community in an area with more reasonable rentals?

### **The closest public transportation is about a mile away, across the street on 115**

Let's not require these people to walk 2 miles (to/from) just to go do an errand. Perhaps they will try to save time and walk up State Highway 115, a route with no sidewalks and cars going 50+ mph. This is not safe. Common sense dictates this community needs to have better access to public transportation.

### **No free school buses and free after school programs in D-12 and no free breakfast at Cheyenne Mountain Elementary School**

Although my family could really use the additional money (we've got that large mortgage, after all), I cannot work outside the home in order for my kids to attend and be successful in D-12 schools. Its rigorous schedule and tempo is no secret.

### **The property is dreadful**

Before you make any decisions, I urge you to physically go to the proposed location. It butts up to the highway, I saw no plans from the developer for any parks or common area for the kids and the exit/entrance is inadequate. I drive by there daily and more often than not, there are delivery trucks blocking the passage. I can't even imagine the nightmare that would occur if there was a fire. It's simply not safe.

These are just a few of the many reasons putting this LIH will unduly stress both my family and my neighbors, but the true travesty would be for the potential residents. I cannot, for the life of me, understand why that location is being considered. I ask you to find a better location more suited to meet everybody's needs. Let's make a difference for these people!

Thank you for your time.

Katherine & Dan Luce  
180 Balmoral Way  
Colorado Springs 80906  
210-380-7069



# Broadmoor Bluffs Neighborhood Association

4729 OPUS DR  
COLORADO SPRINGS CO 80906

February 15, 2017

The Honorable Congressman Doug Lamborn  
United States House of Representatives  
2402 Rayburn House Office Building  
Washington, DC 20515

DISTRICT OFFICE  
Mr. Dale Anderson  
1125 Kelly Johnson Blvd. Suite 330  
Colorado Springs, CO 80920

Dear Mr. Lamborn:

We write to seek your assistance with protecting the peace, security, and well-being of our neighborhood and of the prospective tenants of "The Ridge" apartments. The Land Use Review Division of the City of Colorado Springs is currently considering two land development applications (File numbers AR DP 17-00039 and AR FP 17-00040) for an extremely low-income (HUD LIHTC program with eligibility limits as low as 30% of Area Median Income) apartment complex of 60 units in three buildings to be situated on an isolated parcel of land in known landslide hazard zone, and that has no public access onto a public street.

This project's isolation presents a fire response and evacuation hazard. Its access to the nearest public street is via a narrow delivery lane that is sized to serve delivery docks at the Safeway and other stores in the shopping center, and which cannot be widened. Fire trucks will not be able to turn around on the property, which violates a fire safety requirement. Indeed, ladder trucks may not even be able to get close enough to the three-story apartment buildings to deploy their ladders. Fire risk is of particular concern given the recent Waldo Canyon fire. Risk of grass fire is enhanced by the proximity of these neighborhoods to Hwy 115, Cheyenne Mountain State Park, and to Ft Carson. The inability of the fire department to adequately respond to a fire near those apartments could lead to a catastrophic fire moving up Cheyenne Mountain, like the up-slope spread of the Waldo Canyon fire.

This parcel's location at the base of a ridge on land that is designated on the latest Colorado Geological Survey map as landslide-susceptible presents land stability risks both to the apartment buildings and to the homes on the ridge above it, along Royal Crown Lane. Indeed, the Colorado Springs Hillside Overlay map shows a storm water drainage channel flowing through the parcel.

Since the last landslide buyout in Colorado Springs, there have been 749 new residences built in natural areas. Almost all were built on or near landslide-susceptible zones ... from 2000-2016 in the city areas zoned as "hillside." According to the same Gazette article, there are nearly 80 homes in Colorado Springs on the FEMA landslide list. (Gaps in system have allowed homebuilding in Colorado Springs landslide zones; The Gazette; By: Maria St. Louis-Sanchez and Billie Stanton Anleu; April 28, 2016 Updated: May 18, 2016 at 9:15 am)

The city has requested \$13.3 million in state funds for 26 of the most damaged homes (ON UNSOLID GROUND: Neighbors prepare for last Christmas in landslide-ransacked houses; The Gazette; By: Billie Stanton Anleu; December 17, 2016 Updated: December 18, 2016 at 7:28 am). About a dozen homes on Broadmoor Bluffs Drive are on a federal buyout list, slated to be condemned and demolished. (ON UNSOLID GROUND: Newcomer to Colorado Springs nearly buys house on landslide property; The Gazette; By: Billie Stanton Anleu; October 15, 2016 Updated: January 18, 2017 at 6:37 am).

Our concerns with these apartments in the Broadmoor Bluffs neighborhood mirror those documented with the proposed buildings at 543 Robbin Place, a public alley near Chestnut and Boulder streets on the city's West Side. We are concerned that the City's desire to build additional low-income housing is causing it to disregard safety concerns. This quote from the Gazette article sums it up:

*"The presentation that preceded the vote raised eyebrows among Organization of Westside Neighbors' members and some current and former council members. The Colorado Geological Survey reported that the hill, with grades up to 55 percent, is similar to nearby areas with recent landslides and 'should be considered an area susceptible to future landslide activity.' CGS added the emphasis." (ON UNSOLID GROUND:*



# Broadmoor Bluffs Neighborhood Association

4729 OPUS DR  
COLORADO SPRINGS CO 80906

Public safety, landslide risk disregarded in council decision; The Gazette; By: Billie Stanton Anleu; October 29, 2016 Updated: November 28, 2016 at 12:25 pm).

We are also concerned that School District 12 is a poor fit for the typical child of low-income families. As you may know, D-12 is unique among local school districts in that it does not offer school bus services to students. Nor does D-12 offer after school programs for children of working parents. Furthermore, D-12 does not guarantee that students will be assigned to schools within walking distance. Coupled with exemplary academic standards that challenge even well-prepared students, one must be concerned about how parents will get their children to school and how those children will fare.

Our concern for the prospective tenants of this low-income apartment complex, as well as for the neighborhoods they leave behind, is justified by effects documented in a study by Stanford Graduate School of Business (GSB) professors Rebecca Diamond and Tim McQuade as reported in Insights by Stanford Business (Is Affordable Housing Good for the Neighborhood? Research shows these buildings impact home prices and diversity; September 15, 2015; By: Shana Lynch). They were able to study about 16 million transactions from 15 states around 7,098 LIHTC sites.

- In low-income neighborhoods, where median incomes fell below \$26,000, the researchers saw home values appreciate 6.5% within a tenth of a mile of an LIHTC project.
- In higher-income neighborhoods, those with median incomes above \$54,000, housing prices declined approximately 2.5% within a tenth of a mile of a project, and segregation increased

The study revealed that an affordable housing project *in a low-income region was worth about \$116 million to the immediate surrounding neighborhood. In higher-income areas, the new building led to a loss of approximately \$17 million.* This quote from one of the study’s authors sums up our concerns about this instance:

“In terms of the actual people who live in these buildings, it could be better to move them to better neighborhoods,” McQuade says. “What we’re saying is that the government needs to think seriously about the tradeoff of how much we are benefiting the tenants of affordable housing versus what the effects are on the local neighborhood.”

Because of these and other concerns we, the property owners in the Broadmoor Bluffs neighborhood, respectfully ask that you take an interest in this development. We seek your assistance in seeing that common sense measures are taken to protect property and well-being. We believe that if land use review procedures are followed with due diligence towards our concerns, then the best interests of low-income housing families will be served as well.

Most respectfully,

Daniel L. Martin  
970 Royal Crown Lane  
Colorado Springs, CO 80906  
(719) 291-5332  
MarDan1492@comcast.net  
Broadmoor Bluffs Neighborhood Association, Chairman  
Broadmoor Downs Homeowners Association, President

2 Atch:

1. Map details: (1) CGS landslide Susceptibility, and (2) Colorado Springs Hillside Overlay
2. Signature pages

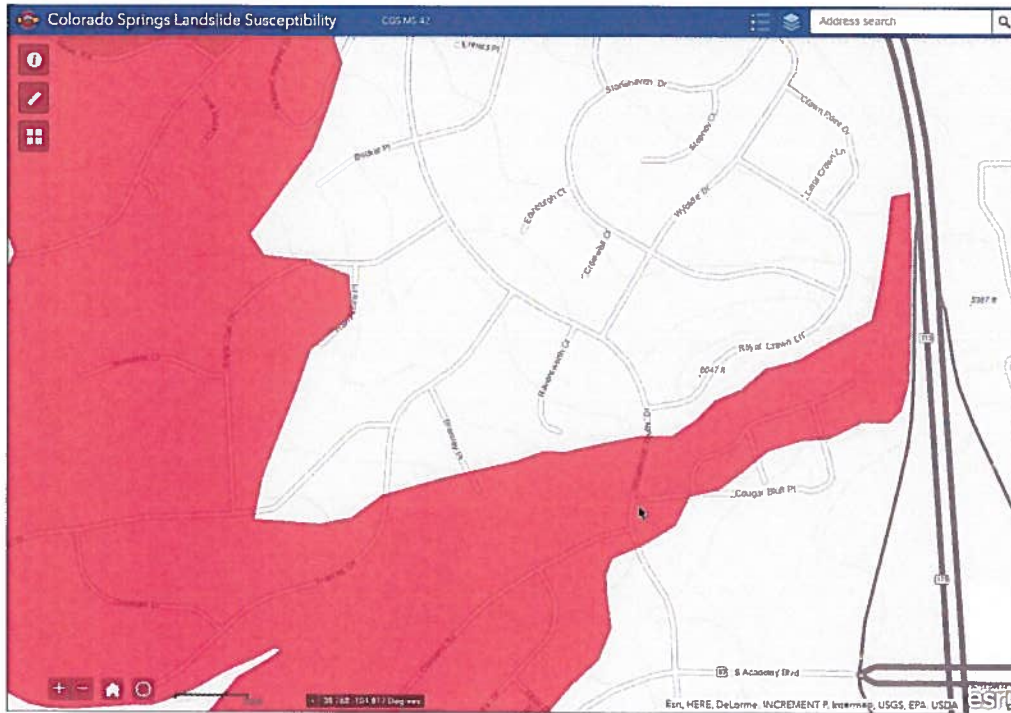


# Broadmoor Bluffs Neighborhood Association

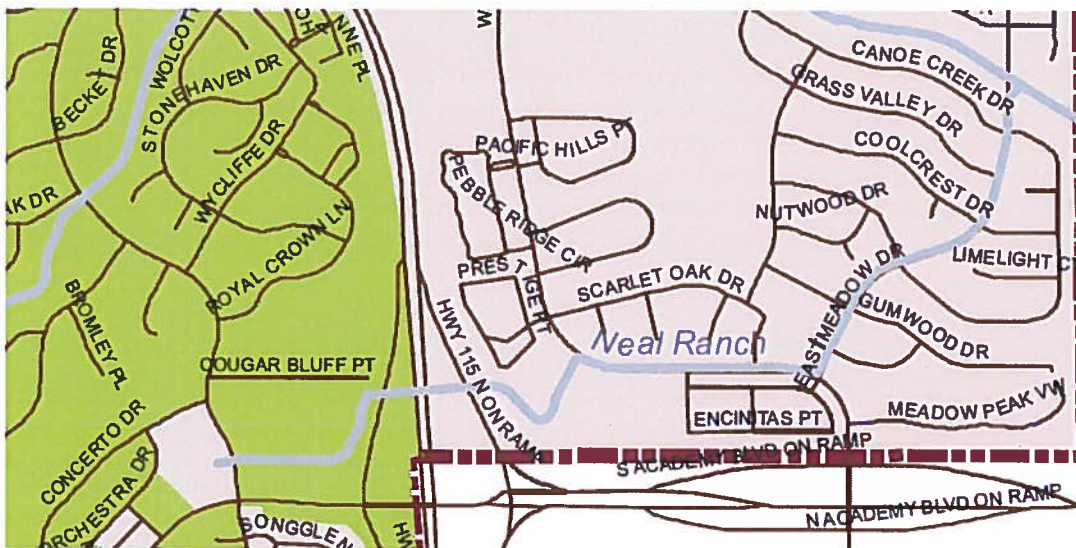
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Detail captured 10/10/2016 4:09:43 PM from CGS map.

<https://colgeosurvey.maps.arcgis.com/apps/webappviewer/index.html?id=9c157a2e546046faa8434309cdae557f>



Detail from Colorado Springs Hillside Overlay map.



Broadmoor Bluffs Neighborhood Association • email: BBNA0906@gmail.com  
<https://www.facebook.com/groups/BNA80906/> • Nextdoor at <https://broadmoorbluffs.nextdoor.com>

FIGURE 6