

## Sexton, Daniel

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**From:** Jacob Nichols <jacob-nichols@hotmail.com>  
**Sent:** Saturday, January 8, 2022 11:47 AM  
**To:** Sexton, Daniel  
**Subject:** Comments on Copper Rose Development

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Hello Daniel,

My name is Jacob, and I strongly oppose the Copper Rose development proposal. I am 21 and have lived in Colorado Springs my entire life, and I am continually saddened and frustrated at seeing the city I grew up in destroyed by developers. Colorado Springs used to be a place with plentiful open space, but now every ince of native land is being swallowed up for residential or commercial use. We simply do not need the Copper Rose development. It is much more important to keep this native area intact. This development would be on Tutt Blvd, which already suffers from overdevelopment and a sad lack of road infrastructure. We DO NOT need more traffic on Tutt or in this area in general. Please allow your common sense to govern over your financial appetite and put a stop to this development.

Sincerely,

Jacob Nichols

Lifelong Colorado Springs Resident

## Sexton, Daniel

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**From:** Sheila Woolwine <sheilajenw@gmail.com>  
**Sent:** Sunday, January 9, 2022 4:12 PM  
**To:** Sexton, Daniel  
**Cc:** Rita Woolwine  
**Subject:** Copper Rose Development Proposal - File # CPC CU 21-00075

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Good Morning Mr Sexton,

I am writing to your office about the development proposal for Copper Rose Subdivision which will be built directly west of the intersection of Ensemble Hts and Tutt Blvd. However, I hope you will review my request. I live in the Townhomes of Ridgeview complex and Ensemble Hts is one of the access roads into our complex.

Those of us who live in our development have concerns about the impact a new subdivision will have on Tutt. There have been quite a few new establishments added to the area and the increase in traffic has been significant. The addition of a traffic light at the corner of Snowy River and Tutt has been helpful for those of us exiting and entering our complex so we are thankful for its placement.

One of my greatest concerns regarding the traffic centers around the lack of a sidewalk system extending all the way down the west side of Tutt. When the 55 Plus apartments were built recently, they did not extend their sidewalk all the way to the Ridgeview Marketplace (corner of Stetson Hills and Tutt) where King Soopers grocery store and other key stores are located. As a result, there are regularly older adults riding electric scooters/wheelchairs and walking along the side of Tutt. I'm surprised no one has been hit by a car yet, especially since many cars do not observe the speed limit and race down this section of Tutt between Dublin and Stetson Hills at high rates of speed. A person walking in the street is not always easily visible. [At this time to utilize the existing sidewalk system on the east side of Tutt, a person from the 55 Plus apartments could use the new crosswalk at Snowy River and then cross over to the Ridgeview Marketplace at the crosswalk at Iceberg Pass. This is not happening and the street is the option still being used.]

So I ask, when the Copper Rose Subdivision is built, can you ensure that a sidewalk that extends on that side of the street is included into the plans? The sidewalk should connect with existing and extend the entire distance down Tutt Blvd on that side of the road from Stetson Blvd to Dublin Blvd. The new residents there as well as those in the 55 Plus community complex would greatly benefit.

Thank you for your consideration of this request.

Sheila J. Woolwine, MS, CSA  
757-810-8187