

FIGURE #4

Stakeholder Letters for Maverik – Motor Way

**STACKHOLDER LETTERS – Approve**

1.

**From:** Lauren Martin <[lauren.martin14@alumni.colostate.edu](mailto:lauren.martin14@alumni.colostate.edu)>

**Sent:** Tuesday, July 10, 2018 9:28 PM

**To:** Rick Magness <[Rick.Magness@maverik.com](mailto:Rick.Magness@maverik.com)>

**Subject:** Colorado Springs Maverik Location

Hello Rick,

It was very nice meeting you at the presentation for the proposed Maverik in Ivywild in Colorado Springs. The presentation was great and your team was very professional. I think the location is great as it is a key pathway to a lot of off-roading activities. Old Stage Road, just behind the Broadmoor Hotel, is a very popular place for residents to play in the mountains. The location also sits on one of the main turning points for people (mostly from the Denver area) heading to Penrose, Colorado, which is where one of the hardest rock crawling trails in the state is located called the Independence Trail System. People also travel through here to another popular trail riding destination in the town of Buena Vista, Colorado.

We've visited many Maverik's throughout our travels through Utah and it's always our top choice to stop at. We love the clean facilities, what the company represents, and the fact they support the off-road community. We are very excited for Maverik to be potentially moving into our neighborhood. I'm personally excited to have a convenient location for us to grab snacks, sandwiches, and ice before hitting the trails rather than having to drive further away to a grocery store.

Thank you again,

Lauren Martin

---

2.

**From:** Barbara Langer [<mailto:barbara.c.langer@gmail.com>]

**Sent:** Monday, December 03, 2018 6:44 AM

**To:** Fitzsimmons, Matthew P <[mpfitzsimmons@springsgov.com](mailto:mpfitzsimmons@springsgov.com)>

**Subject:** Maverick on S Tejon proposal

Good morning

I'm for this project. It will be nice to have a primary, national gas station there. Maybe it'll make the gas and grass move.

Thank you

Barbara Langer

---

3.

**From:** bryan long [<mailto:bthor66@hotmail.com>]

**Sent:** Saturday, December 01, 2018 7:48 PM

**To:** Fitzsimmons, Matthew P <[mpfitzsimmons@springsgov.com](mailto:mpfitzsimmons@springsgov.com)>

**Subject:** Maverick comment

I favorably approve this convenience store. I believe it is strategically located for neighborhood convenience and welcome it. I will definitely be a customer.

Thank you

---

FIGURE #4

Stakeholder Letters for Maverik – Motor Way

**STACKHOLDER LETTERS – Oppose**

1.

**From:** Cassandra Luppens [mailto:cassandra@petrelocator.com]

**Sent:** Friday, November 30, 2018 7:32 AM

**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>

**Subject:** Maverik variance request at Tejon and Motor way

I do not believe a variance for this should be allowed due to the proximity of the gas tank to the creek and the risks involved. Not to mention, traffic flow at the short intersections is heavy and gets backed up already, with additional traffic flow it will further congest the area. We also already have two other gas stations available.

Kind Regards, Cassandra

---

2.

**From:** JAN ESPLUND [mailto:janesplund@comcast.net]

**Sent:** Thursday, November 29, 2018 5:04 PM

**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>

**Subject:** Maverik Gas Station proposal

Gas stations in our neighborhood are becoming as common as medical marijuana dispensaries. While someone should be allowed to do what they want with their property, it should be confined to allowable zoning uses at the time of the purchase. To come in and demand we change our zoning to accommodate them shows a complete lack of respect for the residents and the neighborhood.

Traffic is out of control at this intersection. I have never seen a police presence, or any type of traffic enforcement, at this location. I doubt any thought has been given to traffic flow or motorist or pedestrian safety resulting from this project.

Maverik's only concern is profit, the City's only concern is tax revenue, the police are too busy telling us we aren't paying them enough to protect us. I wish someone would listen to, and abide by, the concerns of our neighborhood before we cease to exist.

---

3.

**From:** mike@waybackattic.com [mailto:mike@waybackattic.com]

**Sent:** Wednesday, November 28, 2018 9:29 PM

**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>; Council Members <allcouncil@springsgov.com>

**Cc:** mike@waybackattic.com

**Subject:** Comments on Proposed Maverik - Motor Way - OPPOSITION

November 28, 2018

Re: Proposed Maverik - Motor Way and Tejon

To whom it concerns,

After a detailed review and consideration of facts regarding the proposed Maverik development in Ivywild, my position is a clear "NO" to granting any variances for the project. First of all, I was lucky enough to see the comment period while walking my dogs right next to my house. In the business community, we

#### FIGURE #4

##### Stakeholder Letters for Maverik – Motor Way

try to refrain from dropping news and decision making items from the Thanksgiving week in order to deflect any feelings around a lack of transparency. This was NOT the case with the choices made by developers and Maverik by dropping a "comment period" when most of the immediate neighbors are away for the Holiday. I understand this tactic, however, it will not work as far too many citizens and home owners on both sides of Nevada and Tejon are very opposed to this project. The opposition has only grown since the anger that citizens expressed at the meeting at the Ivywild School in June.

I am a supporter of renovation and smart development in urban areas, but the Maverik project just will not meet this standard.

Here are the major reasons I am citing for my decision:

1. **Immediate danger to Cheyenne and Fountain Creek**- Ivywild was founded on the basis of water rights in the late 1800s, and Cheyenne Creek was the heart of the growth of this original working class neighborhood. Maverik is a 24 hour fuel stop that will bring a plethora of concerns with every type of business they conduct. Tanker spills during fueling, tank leakage or underground malfunction, guests pulling in off the highway with vehicular concerns, and traffic to fueling pads will all present dangers to the water in the creek. A variance is required here because we have already put laws in place to STOP this type of potential danger. I can't see any reason to create a variance and endanger the creek to simply ADD more fuel and food in an area that doesn't need it. The CODE exists for a reason, and we need to follow it here. In addition to Cheyenne Creek, the fuel stop would literally sit at the confluence of fountain creek. There is absolutely no reason to risk water flow, the sanctuary miles down the creek, or the water supply heading to Pueblo. Trash, fuel, diesel, oils, coolants, and many other harmful substances will flow directly from the site into the creek. I have much evidence to present to P&Z if this project somehow moves forward from here.

2. **Dangerous Traffic & Intersection** - In both 2016 & 2017, the Colorado Springs Police Department deemed the intersections of I-25 at S. Tejon and S. Nevada to be the 2nd highest accident site in the city, with approximately 150 accidents per year. Everyone that lives in the neighborhood knows this. Adding an Interstate fuel stop with either high pylon signage or freeway visibility is always meant to pull cars off the freeway. This intersection is already overcrowded and is very dangerous to bicycle and pedestrian traffic. Residents want to see more non-vehicular improvements, but adding a fuel stop will only ADD an additional 20K cars a month into the area. The "fake" traffic study referenced is literally creating data to suit the needs of the developer. I would dispute almost every point in the traffic study. For example, no where is Brookside referenced as a "cut through" street. It is the major vein from 8th street, and traffic will only continue to cut through the neighborhood to get to Maverik. The study also does not reference predictive models. With all the townhomes, additions, and even a new hotel, no where is future traffic overload from vehicles discussed in the neighborhood. The city would actually do a disservice to the community here by allowing more cars into the area without a complete and true study on current and future traffic patterns. I have taken extensive pictures and video of this area as we regularly witness pedestrian and vehicular accidents.

3. Historic Neighborhood - will keep this argument brief at this stage, but a historic, Victorian neighborhood with a distinct feel does not need a nationally branded building that does not fit architecturally (Maverik offering a sign does not enhance, but rather distract from the entrance which now goes past mature trees and homes on Tejon)

FIGURE #4

Stakeholder Letters for Maverik – Motor Way

4. Crime and Safety - Ivywild is a quiet neighborhood where residents look out for each other. Many citizens regularly reference just how dangerous the Kum & Go is after dark. Adding a 24 hour stop in an area that shuts down after 9pm is not welcomed by anyone. Crime, illicit deals, and homelessness will only be brought into the neighborhood by this business. Maverik will offer a late night hang out for many unwelcome business that will be bought right to our homes. The NIMBY argument will be extensive here.

5. Light and Noise pollution - Hi-rise signs and the additional cars stopping 24 hours a day will increase both concerns here.

I apologize for the lengthy email, but there are feelings growing rapidly against this project in both Ivywild and Stratton. I want to express some of the many concerns. Please don't misunderstand me as I personally love the Maverik brand. Their adventure themes do belong in Moab on the way to adventure, but they don't belong on a creek or in an urban development area less than 2 blocks from another major fueling retailer (Kum Go). Their brand does not fit the area, and we can not afford to change our existing laws to take a risk on safety of our residents or the environment.

Thank you for your attention to this matter,

Mike Fix

Ivywild Homeowner & Resident, 80905

---

4.

**From:** Anna Kruse [mailto:[anna@annablueberry.com](mailto:anna@annablueberry.com)]  
**Sent:** Wednesday, November 28, 2018 4:24 PM  
**To:** Fitzsimmons, Matthew P <[mpfitzsimmons@springsgov.com](mailto:mpfitzsimmons@springsgov.com)>  
**Subject:** Marverik-Motorway Project

To the planning & development department,

I object to the development proposal for the Marverik - Motorway project.

I live in Ivywild and my opinion is that this is not an appropriate project for this neighborhood. That intersection is a busy and dangerous intersection for cars, bikes, and pedestrians already as it is. Bringing additional traffic into an already clogged area is not commendable.

We are a neighborhood with small streams and no need for a super-large fueling station. I object too to the variance request to build on a streamside overlay zone. This is prohibited under the rules for developing next to a waterway, and I see no reason to grant this variance.

Anna Kruse  
[anna@annablueberry.com](mailto:anna@annablueberry.com)  
719-306-0716

---

FIGURE #4  
Stakeholder Letters for Maverik – Motor Way

5.

**From:** Traci D'Alessio [mailto:tracidalessio18@gmail.com]  
**Sent:** Wednesday, November 28, 2018 3:10 PM  
**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
**Subject:** Proposed Maverick Gas Station

I was alerted through Nextdoor of the proposed Maverick Gas Station for the corner of Tejon & Motor Way.

I can't say more stridently, NO, I am most certainly opposed to this proposal! In addition to there already being 2 stations within barely a 1/4 mile of this site, the intersection is already dangerous enough without further ingress/egress issues - which will be further compounded by the additional traffic with the new urban redevelopment.

Apparently there are "signs" up in the area, but seemingly so small or distant enough to be unnoticeable/unreadable unless you were walking in the area, and who does that in this vicinity other than the homeless? While somewhat outside the scope of this conversation, City Planning needs to devise a more inclusive and appropriate way to alert a neighborhood & surrounding areas of development proposals so that EVERYONE effected has the ability to respond in a timely manner. Seems like a ramrodding to me -

Thank you for consideration.

Regards,

Traci A. D'Alessio

---

6.

**From:** Kathy Stempko [mailto:icanhelpyouout2014@gmail.com]  
**Sent:** Wednesday, November 28, 2018 3:05 PM  
**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
**Subject:** JUST SAY NO!!!

Maverik Gas /Convenience has applied for a multitude of variances to build on the SE corner of Tejon and Motor Way

- The last thing needed there is more congestion!!!
- Didn't we have a 6 car crash there in. 2017?
- Pretty sure it's possible too-close to the creek also.

Thank you!  
Kathy Stempko  
602 Three Eagles Street  
COS, CO 80805

---

7.

**From:** Mike Starkey [mailto:xraynut@gmail.com]  
**Sent:** Wednesday, November 28, 2018 9:52 AM  
**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
**Subject:** Proposed Maveric Gas on Tejon and Motor way exit

FIGURE #4  
Stakeholder Letters for Maverik – Motor Way

To Whom It Concerns,

will cause additional accidents and undue stress on an already completely awkward and extremely busy traffic congested area. They can put their gas station somewhere else that is safer. I 100% OPPOSE this proposal for variance. Its up to you to determine to stop this though. After my due diligence homework on this, I am highly confident that its probably not a good idea for our community, though it would lead to more business for me in the ER.

Thanks,  
Dr. Michael Starkey  
Gold Hill Mesa resident

---

8.

From: PATRICIA YEAGER [mailto:payeager@icloud.com]  
Sent: Tuesday, November 27, 2018 7:25 PM  
To: Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
Subject: Maverick gas on south Tejon

I have just become aware of a zoning variance request to put a large gas and convenience store at south Tejon and motor way. I drive to and from my work at the Independence center and my Home at 921 w Cheyenne Road twice a day. It is already congested at that light as people trying to get into the turn lane for I 25 back up there. I have tried to get on to motor way from the alley that runs through Spencer's and found it nearly impossible during traffic on Saturdays....weekdays will have much higher traffic count coming through. It will be very frustrating for customers of this gas station to get out on to motor or south Tejon.

In addition there are several creek beds there. Is it customary I Colorado Springs to put new gas stations close to waterways that can become contaminated by gas spills and runoff? I hope not.

Please do not approve this variance or project. With all the new development going on in our area this project will be the straw that breaks our back with excess traffic.

Thank you for your reconsideration

Patricia Yeager  
921 West Cheyenne Road  
80906  
970-396-5808

---

9.

From: Jon's Yahoo [mailto:jofkorn1037@yahoo.com]  
Sent: Tuesday, November 27, 2018 6:24 PM  
To: Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
Subject: Gas Station near Tejon/Motor Way/Nevada

I love an entrepreneurial spirit, but another gas station in this area will be a wreck... or many wrecks! I've lived a few blocks away from this for 10 years... and this intersection is already in the Top 5 Worst in the entire city. Adding this business without major changes to the traffic will only make things worse, and the homeless in the area (there are plenty) will worsen the situation. This is not good... please reconsider this. As a local this is an easy choice. Don't be blinded by a few \$\$\$'s.  
Thank You for your consideration.

FIGURE #4  
Stakeholder Letters for Maverik – Motor Way

Jonathan Kornely  
132 Cheyenne Blvd  
Colorado Springs / Ivywild  
[jofkorn1037@gmail.com](mailto:jofkorn1037@gmail.com)

---

10.

From: [jcotter@q.com](mailto:jcotter@q.com) [mailto:[jcotter@q.com](mailto:jcotter@q.com)]  
Sent: Tuesday, November 27, 2018 6:16 PM  
To: Fitzsimmons, Matthew P <[mpfitzsimmons@springsgov.com](mailto:mpfitzsimmons@springsgov.com)>  
Subject: Maverik variances

Greetings,

As a long time resident of Upper Ivywild/Old Broadmoor, I am writing to you to object to the request for variances by Maverick to build a fueling station and convenience store at the corner of Motor Way and Tejon.

I feel building a gas station at this location would cause more traffic congestion in an already congested area, causing safety issues. In addition, there are ample gas stations in this area. We do not need or want another one.

I strongly urge you to deny these requests for variances: CPC 18-00159, CPC 18-00160 and AR 00769.

Best regards,  
Jeanne Cotter

---

11.

**From:** HENRY J NANCY TRUJILLO [mailto:[nanvirtruj@msn.com](mailto:nanvirtruj@msn.com)]  
**Sent:** Tuesday, November 27, 2018 5:34 PM  
**To:** Fitzsimmons, Matthew P <[mpfitzsimmons@springsgov.com](mailto:mpfitzsimmons@springsgov.com)>  
**Subject:** Gas station south Tejon

No, not needed, dangerous intersection. Nancy Trujillo

---

12.

From: John Ashton [mailto:[jwa1954@icloud.com](mailto:jwa1954@icloud.com)]  
Sent: Tuesday, November 27, 2018 4:35 PM  
To: Fitzsimmons, Matthew P <[mpfitzsimmons@springsgov.com](mailto:mpfitzsimmons@springsgov.com)>  
Subject: Proposed Maverick station

I would like to voice my objection to the development of the south east corner of Tejon and Motor Way as a Maverick gas station and convenience store.

I use that exit every single day, and I can say from personal experience that it is a dangerous intersection already. I have seen many accidents at that corner; people coming off the southbound ramp, turning right and trying to get over to make the left at Motor Way interfere with Southbound Tejon drivers.

Obviously, that property is to valuable to remain unimproved forever, but creating a situation that exacerbates an already dangerous situation seems to me like a bad idea.

John W Ashton  
1515 Hermosa Place

13.

**From:** Dani Commendador [mailto:dcommendador@gmail.com]  
**Sent:** Tuesday, November 27, 2018 9:44 AM  
**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
**Subject:** Maverik Gas at Tejon/Motor Way

I am writing regarding the variance requests by Maverik to build a store at the corner of Tejon & Motor Way. This whole idea is so out of character for the area, which is one block from an historic residential area. The variance requests would put a fragile waterway under additional stress and potential danger; increase traffic in an area that is already overburdened by interstate on/off ramps and would require many more dangerous left hand turns to access the store, There are already at least three gas stations within a two block radius, one of which is a Kum & Go, another monster station. Please, please do not get sucked in by higher tax revenues. Maverik at this particular location is a BAD idea. Thank you for your time.

Dani Commendador  
410 Yucca Dr, CS 80905  
[dcommendador@gmail.com](mailto:dcommendador@gmail.com)

---

14.

**From:** Dani Commendador [mailto:dcommendador@gmail.com]  
**Sent:** Tuesday, November 27, 2018 9:44 AM  
**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
**Subject:** Maverik Gas at Tejon/Motor Way

I am writing regarding the variance requests by Maverik to build a store at the corner of Tejon & Motor Way. This whole idea is so out of character for the area, which is one block from an historic residential area. The variance requests would put a fragile waterway under additional stress and potential danger; increase traffic in an area that is already overburdened by interstate on/off ramps and would require many more dangerous left hand turns to access the store, There are already at least three gas stations within a two block radius, one of which is a Kum & Go, another monster station. Please, please do not get sucked in by higher tax revenues. Maverik at this particular location is a BAD idea. Thank you for your time.

Dani Commendador  
410 Yucca Dr, CS 80905  
[dcommendador@gmail.com](mailto:dcommendador@gmail.com)

---

15.

**From:** ANN ROTOLO [mailto:plumblaw@msn.com]  
**Sent:** Tuesday, November 27, 2018 7:31 AM  
**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
**Subject:** Maverick Gas/Convenience Store at Tejon and Motor Way

Good Morning,



FIGURE #4  
Stakeholder Letters for Maverik – Motor Way

I would like to strongly voice my objection to allowing any variance that would pave the way for a Gas Station and/or Convenience store at the corner of South Tejon and Motor Way. First, it is completely irresponsible for this or any city to grant a variance to build a gas station in a streamside overlay zone. Second, as a cyclist who commutes to work from Cheyenne Canyon to downtown (and back), the traffic cluster in that area is already life-threatening. Cars block the bike lane, run red lights, and just don't pay attention. To attract more vehicles to that area would compound the problem exponentially. There are gas stations/convenience stores on the corner of Brookside and S. Tejon, and at Las Vegas and Nevada, to name a few. Just the thought of dodging more traffic, especially in such a dangerous zone makes me sick. I thought Colorado Springs was moving toward becoming a bike friendly city. I would also hope, after some of the significant ground water contamination issues that have surfaced, the City would actually care about preserving our environment.

Thank you for your time.

Sincerely,

Ann M. Rotolo

---

16.

**From:** Tracy Goodale [mailto:tracygoodale@yahoo.com]  
**Sent:** Monday, November 26, 2018 9:32 PM  
**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
**Subject:** Proposed Maverick Gas Station Motor Way at S. Tejo

I am vehemently opposed to the station going in. Because they will also have a convenience store within, it will be one more spot for the horde of homeless folks to hang out and leave their messes. All the new businesses on S. Nevada Ave has forced the homeless into our neighborhoods and now we have these folks going to the bathroom behind our bushes, leaving trash and litter everywhere they go, and when call out, they are belligerent and challenging. We already have two fueling stations within a block of this proposed location, Everyday and Native Roots, and several more north and south on Nevada. We also have a throng of service stations on 8th St within a mile. We need to stop business encroachment into our old established neighborhoods. If you have to put in this station, why not contact the State and place it on the N/W corner of this intersection. Plenty of room their.

Tracy and Maxine Goodale

1611 Woodburn St.

---

17.

**From:** Tracy Doherty [mailto:tracysdoherty@gmail.com]  
**Sent:** Monday, November 26, 2018 9:12 PM  
**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
**Subject:** Proposed Maverick Gas/Convenience Store

Dear Mr. Fitzsimmons,

I am writing to you, as a property owner in the Ivywild neighborhood (1521 S. Cascade Ave), in response to the request for public comment on the proposed Maverick Gas Store at the SE corner of S Tejon St and Motor Way.

FIGURE #4

Stakeholder Letters for Maverik – Motor Way

I am concerned about the proposed development and associated variance requests for two reasons:

1. Traffic. This is an already busy and dangerous intersection.
2. Proximity to Water. This property sits right next to our major waterway. Run-off/pollution should be a major concern.

Many Thanks,  
Tracy Doherty  
804.833.4110

---

18.

**From:** Mark Scofield [mailto:litenupp@gmail.com]  
**Sent:** Monday, November 26, 2018 7:23 PM  
**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
**Subject:** Resident opposed to Maverik in Ivywild

Very bad idea: the variance request to build a gas station on a streamside overlay zone. This is prohibited under the rules for developing next to a waterway. Granting this variance is dangerous to residents and the environment around and downstream from this site. The Tejon/Motor City Way/I25 demolition derby is already a dangerous intersection for cars, bikes and pedestrians (top 5 accident zones in the city), and this project will bring thousands of additional cars off the freeway each week, which will then be making left hand turns in a clogged area. Correct ingress/egress on Tejon/Nevada before considering proposals to massively increase traffic into the area.

An oversized convenience depot is far out of character w the existing neighborhood, as well.

---

19.

**From:** shelleymail [mailto:shelleymail@comcast.net]  
**Sent:** Monday, November 26, 2018 7:20 PM  
**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
**Subject:** Tejon & Motor City gas station?

Please do not grant a variance to this business. There is already too much traffic in the area coming off or getting onto the freeway. We really do not need a gas station/ convenience store there, entering the stretch of Tejon that becomes historic Ivywild. Worse still, the area is prone to flooding and so near the waterways...it can't be safe to have gasoline tanks there. So please, stick to the rules and do not grant a variance.

Thanks,  
Shelley Smith  
[shelleymail@comcast.net](mailto:shelleymail@comcast.net)

---

20.

**From:** Lauralee Lowrey [mailto:t3llowrey@gmail.com]  
**Sent:** Monday, November 26, 2018 6:08 PM

FIGURE #4

Stakeholder Letters for Maverik – Motor Way

**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>

**Subject:** Gas station proposal for Tejon and Motor City corner

We have two friends who each have been a city planners for over 35 years. On several occasions when visiting us they have commented on how poorly planned the growth in this city has been occurring.

Having just heard about this proposal for the gas station, just helps to prove their point. Lets take the worst intersection in the south part of town and make it even more dangerous. I do not disagree that development needs to come to the Southwest part of town. Nevada and Tejon thru there is basically a slum. But, this corner is NOT the place for this opportunity.

Lauralee Lowrey

---

21.

**From:** Renae DellaCroce [mailto:renae@opendoorwayscolorado.com]

**Sent:** Monday, November 26, 2018 4:53 PM

**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>; Renae DellaCroce <renae@opendoorwayscolorado.com>

**Subject:** Maverik gas

Maverik Gas /Convenience has applied for a multitude of variances to build on the SE corner of Tejon and Motor Way.

I live in Ivy Wild-I am personally against this build because of the variance request to build a gas station on a stream side overlay zone. This is prohibited under the rules for developing next to a waterway, and I see no reason to grant this variance.

This area is already a dangerous intersection for cars, bikes and pedestrians (one of the top 5 accident zones in the city), and this project will bring thousands of additional cars off the freeway each week, which will then be making left hand turns in a clogged area.

Please do not allow this build in this area

Thank you

-- Renae DellaCroce-

- Renae DellaCroce PhD, LPC, RPT-S, CACIII
  - Open DoorWays Counseling/Genesis Out Patient
  - 2565 Airport Rd.
  - Colorado Springs CO. 80905
  - Office (719) 632-3510 FAX (719) 632-3534 Cell (719) 433-8552
- 

22.

**From:** Tracy Goodale [mailto:tracygoodale@yahoo.com]

**Sent:** Monday, July 09, 2018 11:20 AM

**To:** Council Members <allcouncil@springsgov.com>

**Cc:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>

**Subject:** Proposed Maverik Gas Station opposition

FIGURE #4  
Stakeholder Letters for Maverik – Motor Way

Proposed Maverik @ Tejon & Motor Way

We are apposed to the proposed Maverik gas station/convenience store at Motor Way and Tejon (SE corner). While there are many issues with a business of this kind on that site, there is one primary issue that is critical. As it will be adjacent to Cheyenne Creek and very near Fountain Creek, a Use Variance is required due to the location in a Streamside overlay zone. Fueling stations are strictly prohibited here. Back in the 80's there was a gas station at this site and they did have fuel spills. Once the EPA directed the change of all underground fuel storage tanks, it was found these small tanks at this site had been leaking. The station was closed, the fuel tanks removed, and different businesses have utilized this property. With the confluence of the two major drainage systems in this area, to again place underground fuel storage tanks in this area is a disaster waiting to happen. There are many other existing gas stations along Nevada Ave., South Tejon, and in the Southgate area that provide more than adequate fuel availability, there is no reason to place another hazardous materials storage facility adjacent to our residential neighborhood. Please reject this project.

Tracy and Maxine Goodale  
1611 Woodburn St  
Colorado Springs, CO 80905  
(719) 650-0049

---

23.

**From:** Kathy Zilverberg [mailto:katmazi@yahoo.com]  
**Sent:** Sunday, July 08, 2018 8:36 PM  
**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
**Subject:** No maverick!!!

We have enough problems at the kum n go. We don't need another convenience store there! It's bad enough traffic accidents and vagrants!!!! Highly opposed!!!

---

24.

**From:** Perezpulido [mailto:perezpulido@gmail.com]  
**Sent:** Thursday, June 28, 2018 12:48 PM  
**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
**Subject:** Maverik Gas Station and Convenience Store - Comments

Matthew,

What's going to happen to the alley? Will vehicles still use Iliff CT to have access to the gas station? There is severe flooding into Iliff ct, will the city remedy with proper draining and gutters? What's going to happen to the remediation pump station and wells?

How is it that both gas stations on Tejon have leaking tanks that is a hazard and there is plans to build another gas station? Will the others be closed down?  
What's going to happen to the homes on Tejon? Will they be relocated or demolished?

My concern with an added gas station is increasing drug crimes and gaining more traffic from out of town travelers being so close to the highway. Is there potential to build by the highway south exit on the open field in front of the Toyota Dealership?

Thank you

FIGURE #4  
Stakeholder Letters for Maverik – Motor Way

Amaury Perez  
7194477678

---

25.

**From:** Nifty Voos [mailto:nifty23@msn.com]  
**Sent:** Tuesday, December 04, 2018 12:36 PM  
**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
**Subject:** Maverik Gas Station - Motor Way & Tejon

Hello Matthew,

I sent the following message to you on 6-27-2018:

My husband, Justin, and I live at 12 W Brookside St. We feel strongly that this development proposal of Maverik Gas Station would negatively impact our neighborhood.

We purchased our house over 12 years ago. While positive developments like the Ivywild School businesses have added character, life and energy to our area, adding another gas station to the intersection (while there are already 2 a few feet up Tejon) we feel would negatively impact our community. We have enough people camping, begging, jaywalking, littering, etc. as it is. Yesterday, a vagrant man threw a boot at my car as I drove through the intersection of Motor Way and Tejon. We feel that this gas station would be another gathering area for people to beg & litter. It would also bring more traffic to an already busy intersection.

Please reconsider this proposal and let our neighborhood remain as calm and quiet as we have been. The charm of this area depends on it.

My husband and I still oppose the development of this gas station at the corner of Motor Way and Tejon. In addition to the traffic increase and threat of contamination to our creek, we would hate to see any more of our beautiful historic trees cut down. Ivywild is a charming neighborhood and we'd like to keep our trees.

Again, Thank you for your consideration.

Sincerely,

Nifty Voos

---

26.

**From:** Claudette Mayer [mailto:cflmayer@msn.com]  
**Sent:** Monday, December 03, 2018 1:12 PM  
**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
**Subject:** Maverick Station Proposal

I am opposed to the planned fuel station at Tejon & Motor Way. This intersection is an awful location for a business that will potentially draw even more traffic to an area that is poorly designed for current traffic. Please, please drive here during morning and evening rush hours and see the problems that will be caused .

FIGURE #4  
Stakeholder Letters for Maverik – Motor Way

Claudette Mayer

---

27.

**From:** Julie Nedrow [mailto:rustedfence@gmail.com]  
**Sent:** Friday, November 30, 2018 10:51 PM  
**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
**Subject:** Maverik-Motor Way CPC UV 18-00159

Matt -

The Ivywild Improvement Society (IIS) does want to make a few comments regarding the traffic study that was included in Maverick's application. Impact of the various development on the boundaries of Ivywild and within Ivywild boundaries is a primary concern of the IIS. Our overall concern is that this traffic study stands by itself, while we have another comprehensive traffic study going on that looks into the whole picture, not just the Tejon/ Motorway, which is the identified area of influence for the Maverick project. The board did request to have a comprehensive traffic study that looks into the whole picture for the neighborhood, Karen Aspelin is assigned to complete our study. We did forward her a copy of Maverick's Traffic study.

We are wondering if Maverick did include the South Bound I-25 ramp in their traffic study and did not include that information in the report. If so, could they submit the information. If they did not, we would like to request that they do include the Southbound I-25 ramp as we are concerned about the increase of traffic that will be utilizing that exit to access the Maverick Gas Station and Convenient Store. Additionally, we would request CDOT complete a study. In the study, Maverick included an analysis indicating that many of their patrons are already traveling through that area but the IIS believes that this study grossly under estimates the amount of new individuals/vehicles accessing this area. When looking at the whole Urban Renewal Area and the amenities that are now and will be available, the south end of town will become more of a destination area than it previously has been. Traffic will increase.

The IIS has identified the following two locations as especially concerning: 1) The AM Tejon Street + Motor Way: 1. The EBL is currently an E and projected to be an F in 20 years with Maverick; this is unacceptable. 2. The PM Tejon Street + Motor Way: SBL is currently an A and projected to be an D in 20 years with Maverick; this is a severe concern.

Embedded in the study it does discuss the widening of Tejon and it does speak of the limitation due to multiple influences. The IIS wants to make sure that all bicycle lanes both north and south as well as east and west will always be the standard, required width to include through the intersection. Tejon Street is the major artery that the neighborhood will be using to access the bike trails as well as to access downtown.

In closing, the IIS does acknowledge the effort and thoughtfulness that Maverick did put into completing this traffic study. We appreciate that Maverick did mention in the study the inclusion of a neighborhood sign and their willingness to work with the neighborhood regarding the design etc. The IIS also appreciates your willingness to consider our comments in your review of the Maverick application.

Thank you.

Julie Nedrow  
President  
Ivywild Improvement Society

FIGURE #4  
Stakeholder Letters for Maverik – Motor Way

719-650-7085

Bryan Long  
1102 w Cheyenne road  
Cos, Co.80906

---

28.

**From:** Pamela Pitrone [mailto:plpitrone58@gmail.com]  
**Sent:** Saturday, January 19, 2019 8:08 AM  
**To:** Fitzsimmons, Matthew P <Matthew.Fitzsimmons@coloradosprings.gov>  
**Subject:** Maverick

Sir, this is just going to be another homeless hang out. Her neighborhood is under assault.

Pamela Pitrone

---

29.

**From:** Alexander Fix [mailto:xanderfix@gmail.com]  
**Sent:** Friday, January 18, 2019 5:02 PM  
**To:** Fitzsimmons, Matthew P <Matthew.Fitzsimmons@coloradosprings.gov>  
**Subject:** Comments on Proposed Motor Way Maverik Construction

Mr. Fitzsimmons,

I am writing to inform you that I am **firmly opposed** to the proposed construction of a Maverik station at the intersection of Tejon and Motor Way. To further clarify, this is due to two key concerns I have that have not been addressed.

**1. Traffic Concerns** - It seems simply inevitable that the construction of a gas station and convenience store, at an intersection that is already quite busy and near the interstate will massively increase traffic in the area. Naturally as I live only 3 blocks away from the proposed construction site, you can see why this is a major concern for me. Despite the presentation of a traffic study at the meeting on January 8th, my fears are still far from assuaged due to both apparent flaws in the study and questions of mine it could not answer, including the fact that it had been conducted during less-busy travel months and that the conductor of the study could not tell me how much traffic in the area would be increased over the present. I honestly believe a more comprehensive study would be in order to assure myself and others in the neighborhood that there would be no significant increase in traffic.

**2. Environmental Concerns** - For me personally this is the largest issue, as I care extremely about the environment, and the proposed construction site is incredibly close to a stream. With how windy it often is in the city, how close the structure will be to the stream, and the fact that it is simply impossible to keep a convenience store clean at all times (as can be observed by visiting other Maverik locations here in Colorado Springs), I have no doubts that at least some waste will end up in the stream. Again, despite the fact that I asked about this at the meeting, I was unable to find any assurance that trash could be kept from entering the water. Additionally, though this is a bit less likely, I'm also concerned that an extreme weather event such as a flash flood, which we have had in the neighborhood a few times in recent years, could wash some oil and other contaminants into the stream despite any precautions involving spill

FIGURE #4  
Stakeholder Letters for Maverik – Motor Way

collection and storage systems. Once again, when I asked about this with reference to extreme weather specifically at the January 8th meeting, no one could guarantee to me that this would not be an issue.

Thus if those two major issues cannot be resolved with 100% certainty, I will continue to oppose this project as a resident of the Ivywild neighborhood.

Sincerely,  
Alexander Fix

---

30.  
**From:** Dani Commendador [mailto:dcommendador@gmail.com]  
**Sent:** Friday, January 18, 2019 4:23 PM  
**To:** Fitzsimmons, Matthew P <Matthew.Fitzsimmons@coloradosprings.gov>  
**Subject:** Maverik Stationbe

Mr. Fitzsimmons, the proposed Maverik station at Tejon & Motor Way is a bad idea in many, many ways; primarily the traffic issues and access to a waterway. The fact that this location is in a floodplain should be enough of a red flag to halt this project. Common sense dictates that putting a gas station next to such a fragile and important stream is irresponsible and ill considered. Why tempt fate?

The traffic issue has to do with the present congestion in the area, and the number of accidents that now happen every year. How would this issue be reduced by adding even more traffic while reducing the number of lanes? Please do not fall prey to the lure of tax benefits for the City by ignoring the hazards that will be increased by allowing Maverik to develop the site in question. Ivywild is an historic residential community, not a dumping ground for monster businesses that don't compliment the Ivywild lifestyle. Find them another location that won't impact ,so many community and ecological values in such a negative manner.

Thank you for your consideration,

Dani Commendador  
[dcommendador@gmail.com](mailto:dcommendador@gmail.com)  
Yucca Drive  
Ivywild

---

31.  
**From:** mike@waybackattic.com [mailto:mike@waybackattic.com]  
**Sent:** Friday, January 18, 2019 3:08 PM  
**To:** Fitzsimmons, Matthew P <Matthew.Fitzsimmons@coloradosprings.gov>;  
AllCouncil@springsgov.com  
**Cc:** mike@waybackattic.com  
**Subject:** Comments on Proposed Maverik - Motor Way - OPPOSED

January 18, 2019

Re: Proposed Maverik - Motor Way and Tejon



#### FIGURE #4

##### Stakeholder Letters for Maverik – Motor Way

To whom it concerns (Matthew Fitzsimmons, City Council COS, Maverik),

After a detailed review and consideration of facts regarding the proposed Maverik development in Ivywild, my position is a clear "NO" once again, even after attending the second meeting with the community. Although Maverik has made some alterations to the original plan, it is still my position that this is the "wrong use in the wrong space."

I am a supporter of renovation and smart development in urban areas, but the Maverik project just will not meet this standard. Before I go into specifics, I need it to be noted that I merely want all of us to adhere to existing guidelines as set forth by the City Council of COS through their hard work over a 7 year period resulting in the Streamside Design Guidelines updated in the Streamside Ordinance.

On page 4 of the Streamside Design Guidelines (City of COS Rev 2009), "Any property zoned with the Streamside Overlay (SS) zone district is subject to the regulations of the 2007 Streamside Ordinance." According to the Land Use Hierarchy on page 6, there are specific uses that are very desirable for the space such as Multi-Family Residential, Restaurant, Interactive Commercial and Office. However, there are also strictly prohibited uses as well as outlined on page 7 which include "Convenience Food Sales with Fuel Sales (Gas Stations)." When a developer chooses to work inside the prescribed area, the guidelines provide a wonderful checklist found on page 91. Point 5 of the developer checklist states, "ensure the proposed land use is allowed under the Streamside Ordinance." According to point 5c, "If the use is NOT permitted, find a new use." It does not ASK the developer to ask for a "use variance." To put it succinctly, after a full legal review of the Streamside Ordinance, I am not sure why we are even having these discussions. Maverik should have simply been relayed that they were not allowed to place this project where it is proposed.

In addition, I would like to add onto the major reasons I am citing for my decision:

1. Immediate danger to Cheyenne and Fountain Creek- I discussed this point extensively the first time around, and unfortunately, Maverik was still unable to address it during the second round of meetings. In addition to my prior comments, Maverik has no plan to deal with a flood event. According to city mapping, it is not an "IF," but a rather "WHEN" it floods on their site. The proposed pond can't hold flood water, and all contaminants located on and through their property will flow directly into the river. In addition, Maverik could not discuss solutions to other environmental concerns: Animal/pet feces and waste produced by driver stops on site, parking spots outlaid so close to the river, trash created by Maverik food services thrown onto property, guest trash removed from trucks and vehicles on the property, and the addition of major positions of the proposed site becoming impervious surfaces to support the fuel stop (currently gravel). I was also alarmed when a Fire Chief from COS spoke up about concerns involving fuel spills and explosions at the site since the fuel drop area is so tight under the canopy and next to Motor Way.

2. Dangerous Traffic & Intersection - I also discussed this point extensively the first time around, and now, there were little to no answers provided to questions and concerns. The traffic study is completely inaccurate and flawed, and it can not be considered without incorporation of the entire Ivywild survey currently in progress. The city would make a huge mistake to even allow this project without complete data as Maverik will only make a bad situation much worse. The traffic consultants could offer no proof, inferences used, or algorithmic data to support their future projections and conclusions. They admitted that traffic is a problem from the freeway exit at Tejon, and the consultant even admitted afterward that he uses Brookside as a "cut through" coming from Skyway. The only solutions to ease concerns were recommendations to ADD turning lanes and expand Tejon on Maverik property, however, the consultants

#### FIGURE #4

##### Stakeholder Letters for Maverik – Motor Way

stated that all of this was up to the city. The traffic consultants also offered no means to enhance safety of pedestrians or cyclists in this dangerous area. When residents asked questions about the hotel, shopping center, or amphitheater being added into traffic flow, they simply had no answers. Maverik just wants to turn Tejon into a major vein similar to Nevada. One resident asked if CDOT had to get involved, but Maverik answered with "we are not on a major road." I found this insulting as the project will sit less than 150ft from State Road 115, Nevada. I did not even realize how this affects everyone in my community until many angry residents challenged the survey and data provided on almost every conclusion.

3. Historic Neighborhood - will keep this argument brief at this stage, but a historic, Victorian neighborhood with a distinct feel does not need a nationally branded building that does not fit architecturally (Maverik offering a sign does not enhance, but rather distract from the entrance which now goes past mature trees and homes on Tejon). Many residents are already concerned about the "feel" of Ivywild or if we will even exist after all the urban renewal projects are completed. I can't speak to this, but I do know that Maverik does not fit inside the neighborhood. I certainly do not want a "Welcome to Ivywild" sign placed on their gas station signage as previously proposed. If they wanted to build in Southgate on Nevada, it would be a great site away from the other fuel sites and directly on Nevada for public use (and away from the stream & river).

4. Crime and Safety - Ivywild is a quiet neighborhood where residents look out for each other. Many citizens regularly reference just how dangerous the Kum & Go is after dark. Adding a 24 HOUR stop in an area that shuts down after 9pm is not welcomed by anyone. Crime, illicit deals, and homelessness will only be brought into the neighborhood by this business. Maverik will offer a late night hang out for many unwelcome business that will be bought right to our homes. The NIMBY argument will be extensive here. Maverik even acknowledged that the site would bring crime, campers, and loitering. This is why they removed the tables and seating wall from the proposal revision. We did not hear anything about the addition of 24 hour security onsite, nor did we hear how the GM and operator would deal with potential concerns as campers expand from their current home at Dorchester Park. We can not afford to place a strain on Police resources by adding another dangerous site. As it is today, the CSPD sits in and around the Las Vegas and Nevada intersection just to respond to calls from Kum & Go and the park.

I apologize for the lengthy email, but there are feelings growing rapidly against this project in both Ivywild, Stratton, and now, lower Cheyenne. I want to express some of the many concerns. Please don't misunderstand me as I personally love the Maverik brand. Their adventure themes do belong in Moab on the way to adventure, but they don't belong on a creek or in an urban development area less than 2 blocks from another major fueling retailer (Kum & Go). Their brand does not fit the area, and we can not afford to change our existing laws to take a risk on safety of our residents or the environment.

Thank you for your attention to this matter,

Mike Fix

Ivywild Homeowner & Resident, 80905

---

32.

**From:** Valerie Fix [mailto:vpfix29@gmail.com]

**Sent:** Friday, January 18, 2019 2:09 PM

**To:** Fitzsimmons, Matthew P <Matthew.Fitzsimmons@coloradosprings.gov>

FIGURE #4  
Stakeholder Letters for Maverik – Motor Way

**Cc:** allcouncil@springsgov.com

**Subject:** Comments on proposed Maverik Gas Station

Dear Mr. Fitzsimmons,

The proposed Maverik gas station and convenience store at the SE corner of Tejon and Motor Way should not be awarded variances to develop for the following reasons:

1. Use Variance: Prohibition on building a new Convenience Sales Outlet with Fuel Sales (Gas Station) in Streamside Overlay Zone (SS) per city code 7.3.508. Representatives and consultants for Maverik failed to sufficiently address why such a variance should be granted. Questions regarding capturing both everyday chemical pollutants from fueling vehicles and major fuel spills were not adequately addressed. Other issues such as trash and wildlife were not addressed at all, and parking spaces appear to be too close to the stream, per development guidelines.

The city council spent years researching and developing these guidelines, taking partners from neighborhood organizations, developers and city partners so that citizen discussion around a project of this nature would not be necessary. With convenient fueling stations on 8th St., Nevada and Tejon, additional businesses of this type are not necessary.

2. Traffic: Maverik proposes to build in an area adjacent to one of the most dangerous intersections in the city (I-25 @ Tejon/Nevada). In our previous comment periods and meetings, we have presented our concerns regarding adding a 24/7 business with heavy in and out traffic at this intersection, and our concerns regarding bicycle and pedestrian safety, cut-through traffic, turning northbound from Brookside, etc. have been dismissed. The developer contracted traffic study was not conducted during the heavy tourist season, relied upon potential traffic lane changes by the city, and failed to adequately discuss interstate travel.

Furthermore, the representative from Maverik insists that they expect little to no traffic to be pulled from I-25 to this location, and that this would be inconsistent with their business model. However, no hard data has been shared to corroborate this claim, nor does the current job title or past experience of this representative indicate that he is qualified to speak to these concerns.

3. Neighborhood Environment: This project is the wrong use in the wrong space. S. Tejon terminates in the Ivywild neighborhood after leaving downtown. It is the main artery for our small community, but not a major road for the rest of Colorado Springs, as it goes nowhere. We have been actively working with the city to make our community more bike and pedestrian friendly, yet this would bring the motor vehicle traffic of I-25 and state Hwy 115 to our door. Currently, Tejon only has small, local businesses with limited hours and houses, so a project of this magnitude changes the entire feeling of our historic neighborhood. We have been asked to compare this proposed location with the store on Fillmore, but there are no similarities, as it neighbors light industrial and a post office, not residences.

In addition to these concerns, I do not believe Maverik has performed due diligence in determining their next location. They were handed this real estate deal by a broker, and charged forward without considering the nature of the neighborhood or environment, and without exploring other opportunities. Also, we were told that our initial comments would receive a direct response, but we were instead treated to an additional presentation which most residents could not attend or were not notified. Maverik has not allowed us to speak with a member of their team who can speak to daily operational concerns such as trash from vehicles or convenience items, crime, loitering, etc.

FIGURE #4  
Stakeholder Letters for Maverik – Motor Way

Thank you for hearing our concerns on this matter. In light of our neighborhood objections, environmental concerns and unanswered questions, the only way I believe Maverik can move forward in southern Colorado Springs is to choose a better location for the project where the business use is not prohibited.

Valerie Fix  
1500 S. Cascade Ave

---

33.

**From:** KAYE MITCHELL [mailto:mkayem@msn.com]  
**Sent:** Friday, January 18, 2019 1:26 PM  
**To:** Fitzsimmons, Matthew P <Matthew.Fitzsimmons@coloradosprings.gov>  
**Subject:** feedback and request from Ivywild resident on Maverik Gas/Convenience store proposal

Dear Mr. Fitzsimmons,

I wish to relate my concerns over any variance request for the proposed development of Maverik Gas Station between Tejon and Nevada by the Ivywild neighborhood. I have tried to attend all of the development meetings for the Ivywild redevelopment projects and I was in attendance at the meeting on January 8, 2019 held at the Ivywild School Gym. At this meeting I was most concerned with the information provided about the traffic study. Without a comprehensive traffic study of the area, this area near one of the top 5 most dangerous intersections (I-25 and Nevada/Tejon exit) will conceivably become a bigger nightmare than it is now and has been. I am further concerned with the need or purpose of another Convenience Store/Gas Station in a historical family neighborhood that is already dealing with an increase of homeless uprooted from various areas in and near downtown do to other issues the City is attempting to resolve.

The combination of neighborhood pedestrian and bike traffic from the residents and the added pedestrian and bike traffic from homeless and potential new visitors to the area as the re-development of the Nevada corridor continues was and is not comprehensible to any of us yet. The traffic study performed does not suffice to detail how the added burden of a development such as Maverik Gas will do anything but increase the danger of what is already a traffic nightmare entering and exiting the Ivywild community from this direction.

In 2018 there were 2 fatalities near the area of this proposed development. In 2016, as I exited from I-25 Northbound lanes at the Nevada Exit, the car directly next to me accidentally hit a bicyclist that had jumped from the road to the sidewalk and ran the red light and do not crosswalk sign. Thankfully the biker was not killed or even hurt too badly. The car that hit him had been stopped at a red light and was just starting through the intersection having just received the green light. He did not immediately speed into the intersection as the light turned green. There was a pause before he accelerated from a stop, but the bike running the light came from no where and none of us in the exit lanes even saw him until he shot in front of the truck that hit him.

In 2017, as I was turning west on Brookside from Tejon right at the corner by Spencer's Market, an adult bicyclist that did appear to be new to biking as he was unsteady, used the sidewalk and crosswalk to shoot in front of me as I had already initiated my turn. I slammed on my brakes and almost got rear-ended, but thankfully missed hitting and possibly killing this biker by inches. He had just crossed Tejon (against the crosswalk sign) on the southeast sidewalk leading to the Everyday gas/convenience and

#### FIGURE #4

##### Stakeholder Letters for Maverik – Motor Way

continued riding while he had momentum on the sidewalk to speed across Brookside with the crosswalk sign. No matter how many bike lanes the City creates, there are bikers that constantly use sidewalks and roads to their convenience or advantage. No matter, the traffic is heavily congested at various times of the day in this area and will only increase with the proposed development.

There is a Kum and Go nearby on Nevada already and it is not necessary to have multiple gas and convenience stores in such close proximity. I respectfully urge you to deny the variance being requested as our household is strongly opposed to the proposal put forth by this developer.

Maureen Kaye Mitchell and Marvin T. Mitchell, Jr

707 Yucca Drive

Colorado Springs, CO 80905

---

34.

**From:** Kyle purer [mailto:kylepurer@gmail.com]

**Sent:** Thursday, January 17, 2019 7:01 PM

**To:** Fitzsimmons, Matthew P <Matthew.Fitzsimmons@coloradosprings.gov>

**Subject:** maverik

Mr Matthew Fitzsimmons,

In 2018 two fatalities occurred near the proposed Maverik fuel station: the death of the 30 year old bicyclist Jessica Tozer, who died last July at I25 and South Nevada Avenue, and Dirk Cortdz, who was killed by a vehicle nearby, at I 25 and East Las Vegas Street. The area of the proposed Maverik fuel station is deadly.

It is my desire to ensure safe access to the family attractions present in Ivywild, including the art installations, the Milibo Teater (the mat), breweries and distilleries, creekwalk, the concert hall and nevada ave, and to ensure a safe access for people walking to and between these attractions. The proposed station will only add to a traffic nightmare causing hard to pedestrian and other multi modal transportation at this already deadly intersection. This proposal must be denied because it is a threat to our safety.

Following downtown events (ie, at America the beautiful park, downtown, including parades, marathons) the increase in all types of traffic would logically allow for more traffic accidents and fatalities if the proposed fueling station were to be built. We already have seen with the deaths of the cyclist and pedestrian in this area, we cannot have more people hurt. This fuel station, being on the opposite side of I25 from downtown would cause even more risk for the pedestrians. There is no proven safe passage from (north to south, or south to north) on the I25 underpass for bicyclists or pedestrians - forcing them to cross multiple lanes and roads of traffic and now with additional fleets of cars trying to jockey for position to fuel at this center. This proposal substantially increases the risk of fatalities and should be denied. For every car traveling from downtown and going to this proposed station and then northbound I25, the proposed location would contribute twice to the traffic under the I25 bridge. The proposal should be denied.

#### FIGURE #4

##### Stakeholder Letters for Maverik – Motor Way

A google search of Maverik gas station accidents lists a chilling list of injuries and deaths at Maverik owned locations, the company shows a problematic past that cannot allow at this location.

City code prohibits this kind of business in a Streamside Overlay zone. The proposed station should never be granted a variance to develop in the overlay zone. Coloradoans cannot allow this persistent ecological threat to Cheyenne creek and Fountain creek, to the city of Pueblo and all who are downstream. The variance being applied for should NOT be granted, a gas station should never be built near this waterway.

I am strongly against this proposal.

v/r

---

35.

**From:** Tracy Goodale [mailto:tracygoodale@yahoo.com]

**Sent:** Wednesday, January 16, 2019 1:32 AM

**To:** Fitzsimmons, Matthew P <Matthew.Fitzsimmons@coloradosprings.gov>

**Cc:** allcouncil@springsgov.com

**Subject:** Proposed Maverick Station S. Tejon at Motor Way

After attending a recent meeting at Ivywild School in regards to the subject line, where city traffic patterns had not been confirmed, or obviously not seriously researched, I have realized this project has not been well thought out as to neighborhood safety, traffic access, proximity of underground fuel tanks to the adjacent creek, or noise and increase of crime.

With two other fueling stations within a block of this proposed Maverick, it is beyond me why we need a third. Back in the seventies, when Barney had a fuel station on this site as well as his trailer house restaurant, an underground fuel leak caused this station's demise and (according to Barney) the city would never allow another station there because of its proximity to the creek. When the questions to a Maverick rep at this last meeting failed to provide the size, retention pond lining specifications, fuel overflow rates, etc., I did not get a real warm fuzzy that this plan had been appropriately researched.

If by chance this station **IS** authorized to be constructed, increasing I-25 traffic, neighborhood traffic, and South Nevada Ave traffic all wanting to fill'er up on their way to or from work, will give them no option to turn North off of EB Motor Way at Nevada Ave, forcing them to either, go straight through the intersection and perform a U-turn to make it onto Southbound I-25 or make a 360 around the block to get into a single lane of Northbound Tejon to take a right before the bridge to continue South onto the I-25 on-ramp.

For those customers exiting Maverick on the Tejon side, they will jam up that intersection even more because they will have no way of entering the Northbound Tejon traffic to NB I-25 because of an already congested intersection which will in-turn, jam up incoming Maverick traffic from South and Northbound Tejon. There does not look as though there will be a turn lane only into the Tejon entrance to Maverick and if not, traffic will be backed up to the Tejon bridge north over Monument Creek, and south to the new proposed round-a-bout at Cheyenne Blvd. This station at this location is a bad idea.

We also currently have a real cluster during rush hours in this area due to traffic from E & W bound Motor Way and EB I-25 off ramp traffic wishing to turn NB on Tejon. Currently, we have 3 directions of traffic attempting to crowd into the Tejon NB left turn lane to get onto the I-25 NB on-ramp while we still have two lanes of much less usage NB Tejon traffic the goes down to one lane on the NB Tejon bridge. Regardless of whether or not this Maverick Station is approved, at a minimum, the NB Tejon traffic not

FIGURE #4  
Stakeholder Letters for Maverik – Motor Way

wanting to gain access to NB I-25 should be allowed only one lane NB beginning at Brookside leaving an additional lane, (total of two lanes), for the heavily congested NB Tejon traffic entering the I-25 NB ramp. By simply placing traffic flow monitors for a few weeks separately monitoring these lanes will show this is a no-brainer.

If this station is given a go-ahead for construction, it will become a magnet for the local homeless population. With new lighting, restrooms, 24 hr warmth, quick access to the creek and proposed hidden trail, the current population and camping problems CSPD has been battling for years will magnify exponentially. This station will likely become " **Homeless Central**". This will increase crime, move even more of the S. Nevada Ave, Dorchester Park, Monument Creek, and Santa Fe Trail homeless populations into our residential neighborhoods and parks. **IF** this construction is allowed, the proposed sidewalk must be wide enough for a police patrol car to enter it from either Brookside or Motor Way and be large enough at the proposed mid-block circle for a patrol car to park without obstructing the sidewalk. This patrol car parking spot must give the police an un-obstructed view both ways down this sidewalk as well as a full view of the front (North) and East sides of this station. All foliage between the Maverick station and creek should be eliminated so as not to provide hiding places or shadows for the homeless to set up camps or loitering. Also a barrier for access to the creek (wall or fencing) in this area would discourage homeless bathing and using the creek for toilet facilities as is currently a problem downstream. If you think this will not happen, count the homeless sleeping on the ground, in the open, during the day, next to and behind the recently constructed Come-and Go station at S. Nevada Ave and Las Vegas St.

I will admit that the influx of new national and regional chain business that have replaced old structures and industrial type facilities along S. Nevada Ave, south of the creek, is a breath of fresh air. However, not making a serious effort to deal with the homeless populations that are impeding traffic, loitering around business, and criminal activities already in the area has just moved these elements further into our neighborhoods and parks. I can't remember the last time I drove behind the KFC and Taco Bell at S. Nevada Ave and Brookside, where there were not several homeless with their signs, sleeping on the curb, and/or someone crawling in our out of a plastic shelter erected next to the fence.

Increasing the transiting density of the population in this area and providing the homeless with a new and large venue to congregate will only magnify problems that already exist.

Tracy Goodale  
1611 Woodburn St  
Colorado Springs, CO 80905  
[tracygoodale@yahoo.com](mailto:tracygoodale@yahoo.com)

---

36.

**From:** Alicia Gomori [mailto:agomori@gmail.com]  
**Sent:** Sunday, December 30, 2018 3:33 PM  
**To:** Fitzsimmons, Matthew P <mpfitzsimmons@springsgov.com>  
**Subject:** Proposed Maverik Gas Station on Tejon

I live in Ivywild and I am opposed to this project. One reason is due to the variance request to build a gas station on a streamside overlay zone. This is prohibited under the rules for developing next to a waterway, and I see no reason to grant this variance. Additionally, this is already a dangerous intersection for cars, bikes and pedestrians (one of the top 5 accident zones in the city), and this project will bring thousands of additional cars off the freeway each week, which will then be making left hand turns in a clogged area. I already have a very difficult time getting in and out of my neighborhood due to the

**FIGURE #4**

**Stakeholder Letters for Maverik – Motor Way**

congestion and timing of the lights as well as drivers who do not care about anybody else's vehicle or safety. There are also two other gas stations within a short distance...The Gas & Grass and The Everyday. There is absolutely no reason to put another gas station in this area. This is not the right project for this area and I urge you to deny the proposal. The residents of this neighborhood are very involved and I am sure you have heard from many others. You need to deny this project and put it to a stop. Ivywild is opposed!

Thank you for considering what an incredibly negative impact this will have on the residents of Ivywild!

Alicia Gomori  
1681 Dorchester Drive  
Colorado Springs, CO 80905