

## Sexton, Daniel

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**From:** terry Cline <tanncline@gmail.com>  
**Sent:** Monday, April 6, 2020 8:55 AM  
**To:** Sexton, Daniel  
**Subject:** Barnes Center Apartments

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To: Peter Wysocki and Daniel Sexton

Thank you for the opportunity to consider our comments concerning the 183 unit multi-family development that is proposed directly to the east of our property.

We, John & Terry Cline at 4625 Chaparral Rd have reviewed all the plans provided within your database and have two concerns.

1. Will there be yet another detaining pond?
2. It appears the access point from Integrity Rd is at the northern edge of this new apartment complex. We are concerned that cars exiting the apartment complex will have their headlights pointing into our kitchen/livingroom. Is it possible to plant trees behind the guardrails at the bottom of the driveway?

Feel free to contact us at 719-201-4152.  
John & Terry Cline

## Sexton, Daniel

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**From:** Larry Guba <gubalarry@yahoo.com>  
**Sent:** Tuesday, April 14, 2020 3:03 AM  
**To:** Sexton, Daniel  
**Subject:** Barnes Center Apartments Development Proposal - Comments

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The project description includes "The creation of a secondary access between the proposed multi-family project to the south". What exactly does that entail? Are you saying that Integrity Point, which connects to Barnes Av will be extended through the ongoing Chaparral Point housing development to the north to provide ingress/egress at the top of the hill at Chaparral Rd? During the public meetings for the Chaparral Point development we were assured by then city traffic manager Kathleen Krueger that Integrity Point would not be connected to Chaparral Rd and access to the development would be through Integrity Point at the Barnes intersection/traffic light. Further, the City Planner for the Chaparral Point development stated that

Integrity Point would not connect to Chaparral at the top of the hill as Chaparral Rd did not meet the engineering requirements to do so. However, the current platting and landscaping for the Chaparral Point development appears to provide for such access, unless the plan is to subsequently block off such access once the development is complete. Chaparral Rd apparently is not wide enough for such a connection and is sorely in need of repaving and maintenance, especially when it snows. Maintenance of Chaparral Rd is already confused as it is split between the city and the county. Such access to Chaparral Rd would result in heavy rush hour traffic through The Ridge and Old Farm single family residential neighborhoods which offer access to Barnes Rd via Iron Horse Trail; to Oro Blanco via Bluestem, and to Austin Bluffs via Old Farm Circle. The residential speed limit is 25 mph and we have had virtually no speed limit enforcement for the last 22+ years, resulting in traffic racing over the top of the Chaparral Rd hill "Dead Man's curve" at over two times as fast as the stated speed limit. In the last 10 years, I've had three vehicles fly over the Chaparral curb onto my property at 4755 Yarrow Pl, one going airborne and doing a 360 degree barrel roll into the outstretched arms of a large Mugo pine tree. I've also had numerous close calls walking across Chaparral Rd to reach the south side of Yarrow Pl and Woodsorrel. The Ridge and Old Farm neighborhoods are not equipped to handle the increased traffic from this proposed 183 unit multi-family development along with the nearly 500 unit existing apartments and the 68 single family residences which will comprise Chaparral Point. At the very least there need be speed bumps at the top of Chaparral Rd, or even better, steel barrier gates should be installed at the top of Chaparral Rd which would offer fire/emergency vehicle access into the existing neighborhood via Chaparral Rd downhill to Iron Horse Trail. In that case, traffic from Integrity Point onto Chaparral would then be directed down the south side of Chaparral through Saddleback Estates to Barnes Rd, or onto Jeffrey to Barnes Rd. Without dedicated speed enforcement, the increased traffic flow through The Ridge and Old Farm neighborhoods will become a virtual "Autobahn" which places the residents at risk of life and limb. The residential neighborhood on the west side of Austin Bluffs across from Old Farm has speed bumps on Alta Loma along with road width restrictions and nowhere near the traffic count that would result if this proposed development is allowed access to Chaparral Rd.

v/r,

Larry M. Guba