

*Anthony and Sandra Wells
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(719) 649-3313*

DATE: March 7, 2017

TO: Michael Schultz, Reviewing Planner
City of Colorado Springs Planning & Community Development Department, Land Use Review Division
Phone: 719-385-5089
Email: mdschultz@springsgov.com.

RE: Comments regarding the following three land development applications:

- 1) File number CPC MPA 04-00043-A3MN17: Minor amendment to the Hill Properties Master Plan to include 28.55 acres within the plan for the land uses of Offices and Community Commercial.
 - 2) File number CPC PUZ 17-00030: A change of zone from PUD (Planned Unit Development) and R (Residential Estate) to a new PUD (Planned Unit Development) for the entire proposed Penrose-St. Francis Medical Campus. This request would establish a PUD zone for the purposes of hospital/medical office/office/commercial uses, a maximum building height of 165 feet, and a total building square footage of 1,850,000 square feet.
 - 3) File number CPC PUP 15-00052-A1MJ17: A major amendment to the prior-approved Penrose-St. Francis hospital PUD concept plan. The request is for an amendment to Penrose-St. Francis PUD concept plan for the purposes of hospital/medical office/office/ commercial uses, a maximum building height of 165 feet, and a total building square footage of 1,850,000 square feet for the entire proposed Penrose-St. Francis Medical Campus.
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Dear Mr. Schultz,

We are residents in Kissing Camels Estate and second generation natives of Colorado Springs. We understand the need for growth and we have seen the expansion of Colorado Springs over the years. We are not in objection to the land being developed, but it should be done in responsible manner and within reasonable parameters that fit the sight and the location.

To the best of my knowledge there is a 45' height restriction per the original zoning to the buildings on those parcels of land. The VA Hospital was granted a variance for the design element at the entry to 65' which is a reasonable variance. With latest Filings (above) to increase in land and scope of the project our concerns have increased dramatically.

Our specific concerns:

- 1) Hospital Building height at 165'
 - The building would be a black eye on the skyline of the city and the view of our cherished Pikes Peak. Note that the mesa is already at a raised height above the city which will accentuate the building height even further.
 - For comparison the Wells Fargo Tower is about 197' tall.
 - The tallest nearby buildings are somewhere from 45' to 65' tall.
 - The new complex would be about 2 ½ to 3 ½ larger and is not in in harmony with the other nearby properties developed. It would appear like a large monolith from the city.
 - The zoning and height restrictions were place on these parcels to protect and preserve the skyline.

2) Concentration and increased volume and size of buildings

- The sheer size of the hospital and complex has increase substantially. The geo problems on the east side of the land have forced the buildings to be positioned on the west side of the land.
- The additional office/medical buildings create even a larger complex.
- There potential 3 potential parking garages with a height 45' that would infill the land between the buildings. Parking buildings are not especially attractive.
- A mere 25' landscape area on the street side is very narrow and would have minimal impact in relationship to the size of complex. The main landscaping is on the east side due to the geo problems and they could not use this area for building with substantial expense being incurred.
- There is no design or square footage stated on the office/medical buildings.

3) Traffic Volume concern due to increase in land and buildings

- The traffic generated by this SIZE of this complex is of grave concern due.
- The expansion of Centennial Blvd to I-25 might help, but the width of the expansion has been limited.
- The accessibility in the winter due to Fillmore Hill could be an issue.
- The plans do not include internal streets to handle the traffic and changes to the ingress/egress points.
- The volume of traffic (and the heli pad) would generate substantial noise.

In summary, we object to the height and now increased size of the building(s) exceeding a reasonable height to be compatible with neighboring properties, the overall size of the complex and we are concerned over the traffic that would be generated by such a large complex.

We don't believe this is the best location for this facility in its current design. We understand the economy of scale would be beneficial to the developer but would not be in the best interest of the neighborhood or the city.

There are large areas at north Nevada and Fillmore which could be redeveloped, scraped and improved by the location of a new medical complex such as this. These are main street to this area and it could be beneficial to be located near the current Penrose Hospital.

Penrose-St. Francis has repeatedly mentioned they want to make a statement of their presence in Colorado Springs, both conceptually and visually this would put them on the "Top of the Hill".

Please protect the view from Colorado Springs and the quality of life for our neighborhood.

Thank you for your consideration.

Sincerely,
Tony and Sandy Wells

FLYNN & WRIGHT, LLC
ATTORNEYS AT LAW

PLAZA OF THE ROCKIES, SUITE 202
111 SOUTH TEJON
COLORADO SPRINGS, COLORADO 80903

BRUCE M. WRIGHT

(719) 578-8444

FACSIMILE (719) 578-8836
FWF File No. 3041.010

March 10, 2017

Via Email and U.S. Mail
(MdSchultz@springsgov.com)

Michael Schultz
Planning and Community Development
City of Colorado Springs
30 South Nevada Avenue, #105
Colorado Springs, CO 80903

Re: Penrose - St. Francis New Campus / Fillmore and Centennial

Dear Mr. Schultz:

This office represents the Fillmore Heights Owners Association, which consists of owners within the Fillmore Heights project. Fillmore Heights is directly to the east and down slope from the proposed new Penrose - St. Francis project. While the Fillmore Heights Owners Association is generally supportive of the proposed hospital project and believes it will be a valuable addition to Colorado Springs and the surrounding area, there are some significant constraints with the site which must be addressed to avoid the possibility for potential catastrophic impacts to Fillmore Heights. These were outlined in my August 27, 2015 letter to Steve Tuck, a copy of which should be in your file. I am enclosing a copy of my letter for your information and convenience as well.

Since the new concept plan submitted as Item CPC PUP 15-00052-A1MJ17 continues to show the "Hospital Building Zone" as extending to the east of the crest of the slope dropping down to Fillmore Heights, concerns over the geologic stability of that slope are heightened if additional overburden (from either fill or, even more significantly, from the proposed hospital building) are placed on top of what appears to be a currently unstable slope.

We believe the proposed hospital project must be designed so as to address both the drainage and geo-hazard constraints and to that end, we would request we be given the opportunity to review and respond to any drainage or additional geo-hazard reports and studies.

**FIGURE 3 - Resident Comments
Hill Property - Penrose/St. Francis**

Michael Schultz
Planning and Community Development
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We appreciate your attention to our requests.

Sincerely,

Bruce Wright

BRUCE M. WRIGHT

BMW/gad

Enclosure

cc: Joy Focht

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August 27, 2015

Via Email and U.S. Mail
(stuck@springsgov.com)

Steve Tuck
City of Colorado Springs
Planning Department
30 South Nevada Avenue, #105
Colorado Springs, CO 80903

Re: Penrose - St. Francis New Campus / Fillmore and Centennial

Dear Steve:

This office represents the Fillmore Heights Owners Association which consists of owners within the Fillmore Heights project. As you may know, this project is directly to the east and down slope from the proposed new Penrose - St. Francis medical campus on the northeast corner of Fillmore and Centennial. The proposed medical / hospital campus is an exciting project and will definitely be a valuable addition to Colorado Springs and the surrounding area. However, as planning for this project goes forward, there are some significant constraints which need to be addressed. The purpose of this letter is to highlight these issues now while it is early in the process, rather than having to address them at a later stage when solutions could become more problematic. The concerns basically fall into two categories -- drainage and geo-hazard. To take these one at a time:

Drainage. When Fillmore Heights was developed in 1998-1999, a 66" RCP culvert was installed to convey stormwater flows from the project as well as offsite (i.e., to the west) to the outfall point. This culvert was designed to accept and convey historic upstream flows (82 CFS in a 100 year storm, using then-adopted criteria), as well as developed flows from Fillmore Heights. (See Preliminary / Final Drainage Report for Fillmore Heights Filing No. 1 dated June 29, 1998 prepared by Associated Design Professionals, Inc., "Proposed Development Characteristics"). The concept plan for the hospital campus suggests approximately thirty-two acres of the fifty-one acre site will be developed as impervious area, thus significantly increasing historic runoff. If more than 82 CFS (in a 100 year storm) is diverted east on to Fillmore Heights, it will overwhelm the existing storm drainage system at Fillmore Heights. This constraint must be addressed in the final drainage plans for the hospital campus. An additional constraint exists in that facilities to convey stormwater from Fillmore Heights' outfall point to the new detention pond just constructed by CDOT on the southeast corner of Chestnut and Fillmore (as well as the capacity of that pond itself) are also not sized to accept any developed flows from the proposed hospital campus.

**FIGURE 3 - Resident Comments
Hill Property - Penrose/St. Francis**

Steve Tuck
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Geo-Hazard Concerns. The Geological Hazards Evaluation prepared by CTL/Thompson for the hospital campus refers to potentially unstable slopes and historic landslide areas to the east. This may understate existing conditions. The surface of the steep slope to the east is underlain by a downsloping impervious shale formation which “daylights” just to the west of Fillmore Ridge Heights. Ground water intercepted by this shale layer flows continuously and year round from this “daylight” outfall, even in past drought years. Thus, the existing slopes to the east of the hospital campus are resting on a well lubricated downsloping shale layer. I would be happy to put the CTL/Thompson folks in touch with representatives of the Fillmore Heights association to inspect this discharge area, since they may not have been aware of it. This condition raises issues with the safety of placing substantial additional overburden on this unstable slope, which the concept plan suggests will occur with fills to extend the “parking area” to the east of the existing crest and placing the weight of the proposed ten-story hospital right next to the potentially unstable crest. We would suggest these issues be more thoroughly evaluated as they may impact placement of the proposed structures and fill areas on the site.

I trust this letter is helpful to highlight these issues early in the planning process when they can be best addressed. I am certain representatives of the Fillmore Heights association would be more than happy to meet with you or the project’s representatives if you think such a meeting would be beneficial to the project.

Sincerely,

—Bruce

BRUCE M. WRIGHT

BMW/gad

cc: Peter Wysocki
Tim Mitros
Joy Focht
Mark Pierson, RTA Architects