

Thelen, Lonna

From: Wysocki, Peter
Sent: Wednesday, June 03, 2015 12:06 PM
To: Thelen, Lonna
Subject: FW: The sale of Bate Elementary School

For your records.

PETER WYSOCKI, AICP

Director of Planning and Development | City of Colorado Springs, CO
30 South Nevada, Street | PO Box 1575 Mail Code 155 | Colorado Springs, CO 80901
Tel: 719.385.5347

From: Knight, Don
Sent: Wednesday, June 03, 2015 11:44 AM
To: Darren Whaley
Cc: Wysocki, Peter; Council Members
Subject: RE: The sale of Bate Elementary School

Mr Whaley,

Thank you for letter of concern. I did want you to know that it was received and read. I am also including Mr Peter Wysocki, head of City Planning, so it can be part of the official record when this comes before Council. In the meantime though, I have to refrain from any comment or involvement in the matter as this is a quasi-judicial issue for Council and the laws prevent us from having any a-priori, one-sided conversations (ex parti) with either side. We must base our decision solely what we hear during the appeal as well as what is in the official record we read beforehand.

Don Knight
Colorado Springs City Council, District 1
107 N Nevada Ave, Ste 300
Colorado Springs, CO 80901
719-385-5487
719-368-0729 (cell)

From: Darren Whaley [<mailto:scottwhaley815@yahoo.com>]
Sent: Tuesday, June 02, 2015 10:13 PM
To: Knight, Don
Subject: The sale of Bate Elementary School

On Tuesday, June 2, 2015 7:21 PM, Darren Whaley <scottwhaley815@yahoo.com> wrote:

Darren Scott Whaley

3941 Stanton Street
Colorado Springs, Colorado 80907

719.313.6030

scottwhaley815@yahoo.com; dwhaley@uccs.edu

June 2, 2015

Re: The sale of Bate Elementary School

Mr. Knight:

As I am sure you are aware by now a pending sale exists between Colorado Springs School District 11 and GG Land Group for the Bates Elementary School property located in the Cragmor neighborhood. I first want to bring to your attention the dissatisfaction that the residents of the Cragmor neighborhood have voiced at both meetings that have occurred at Bates Elementary. Besides the common complaints that accompany a construction project of this magnitude like noise and light pollution and the possibility of lowering surrounding property values, I want to bring to yours and City Council's attention two things in particular that concern me as well as Cragmor residents. First, this piece of land was donated to District 11 by the Binkerd family in 1956 under the provision that "... said property shall always be used as a public thoroughfare and in the event other use be made of said property, then [the] deed shall be null and void and the property... herein shall revert to the grantor." I think what's on all of our minds is what gives District 11 the standing to sell this property, especially to developers who don't have the Cragmor neighborhood or the cities best intentions in mind? Our other major concern is that the traffic study that was provided to the city by GG Land Group was conducted during the time period that the University of Colorado at Colorado Springs, District 11, and Colorado Springs School District 20 were all observing Spring Break. While I can understand the burden that this vacant lot must bring upon District 11, I can't understand how this seemingly back door deal is being considered by District 11 and the city of Colorado Springs. As I am sure this isn't the first and won't be the last email you receive concerning the issue of this sale I will leave other arguments to more qualified individuals.

Thank you for your time.

Scott Whaley

:dsw

pc: Merv Bennett, Jill Gaebler, Jan Martin, Tom Strand, Bill Murray

enclosure: attached please find a hard copy of this letter

Thelen, Lonna

From: Rebecca Gabriell <beka410@aol.com>
Sent: Saturday, May 30, 2015 12:05 AM
To: Thelen, Lonna
Subject: Bates project

Lonna,

Please consider the neighborhood around Bates when it comes down to deciding whether to allow them to build the monstrosity they are planning. It is NOT a good fit for the neighborhood. It is too big. It will tower over the homes nearby. Those with six foot privacy fences will have no privacy with the 621+ people peering into their homes and yards. Parents will not feel comfortable having their children put on display. Parents will not be comfortable allowing their children to play in the front yards or the streets as the traffic (pedestrian and vehicle) WILL increase. The crime rate WILL increase. I know the officer said it wouldn't increase any more than any other apartment complex but it will increase drastically over the amount of calls they have EVER had for that property or the neighborhood. The noise and light pollution will be unbearable for those homes blocks away from the proposed building.

Can you imagine trying to put your kids to bed in a hot, stuffy house all summer because the "Party Deck" is the place to be and your choice is to sleep with the windows shut or hear the noise and see the lights all night? Can you imagine your grandmother's milk getting stolen from her porch week after week and her outdoor Christmas decorations getting vandalized? Can you imagine having to shut everything out just so you can enjoy the one place that should be your retreat? Can you imagine trying to sell that house that was once in a nice neighborhood but is now in the shadow of a monstrosity? I've heard many neighbors discuss just that. They don't want to live there if this project is approved. What will it do to the property values? Would YOU want to live around that?

Mrs Binkerd would have NEVER donated this land to District 11 if she thought they would sell out to a developer to bring ruin on this neighborhood. This neighborhood was her home. She wanted to improve it for the community and the neighbors around her. I feel that her wishes should be respected. This project will NOT improve this neighborhood in ANY way. Shame on District 11 for selling out to a developer instead of selling it to the Thomas MacLaren school and keeping a school a school! It's all about money for the developer and the district at the neighborhoods expense. The neighbors have spoken and now it's time for the city to listen. THIS DEVELOPMENT IS NOT, AND WILL NEVER BE WELCOME IN THIS NEIGHBORHOOD. This proposed monstrosity would ruin this neighborhood. Not here, not now, not ever!

Thank you,
Rebecca Gabriell

Sent from my iPad

Thelen, Lonna

From: J. Edward Plank <jep.oso@gmail.com>
Sent: Friday, May 29, 2015 3:28 PM
To: Thelen, Lonna; Ed Plank
Subject: Fwd: Bates Elementary Apartments File No. 15-008

Ms. Thelen,
2015

May 29,

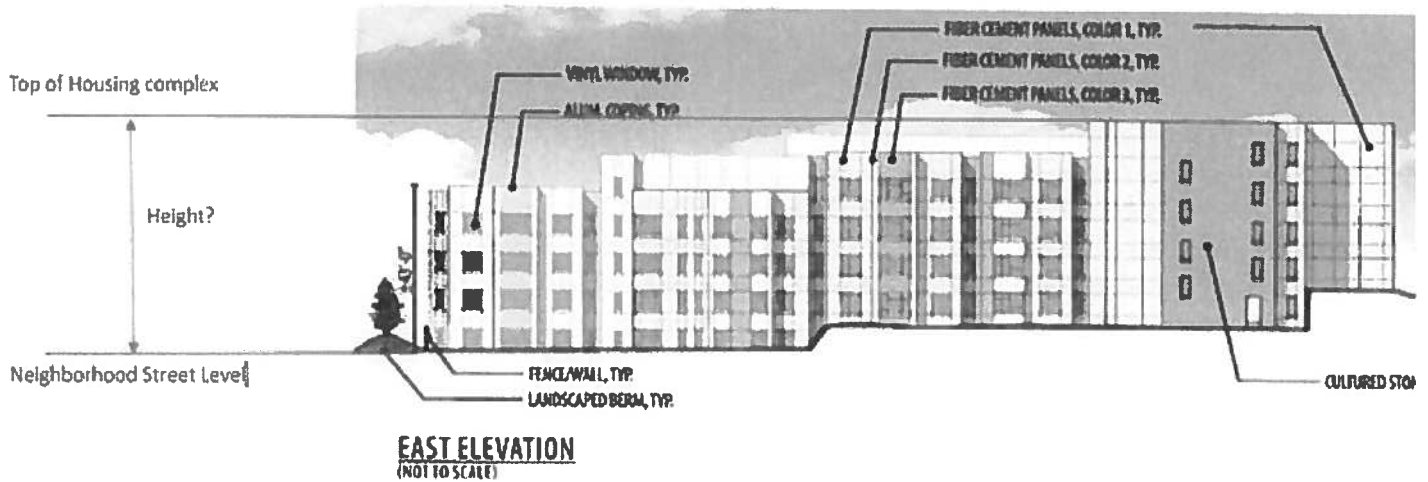
Again, we have reviewed the city of Colorado Springs 7.5.50 (E) Development Plan Criteria for the proposed apartment complex, by CG Land Group, at the Bates Elementary site property, and attended the second public meeting regarding this proposed development.

Again, we are asking the same questions but not receiving answers. At the March 6th meeting, the total number of beds was 550. At the May 19th meeting the total number of beds has risen to 621 beds. The Traffic Impact Analysis states “The development is planned to include 218 dwelling units, with 717 beds, and 684 parking spaces.” We seem to be chasing a moving target. This inconsistency is causing distrust in the entire process and what is being told to the neighborhood.

The second group representing GG Land Group was comprised of four different people, calling themselves “Entitlement Managers “ This seems a little presumptuous and heavy-handed. Entitled to what? This second group from GG Land Group didn’t appear to have communicated with the first two gentlemen. In the March 6th meeting the suggestion of a bridge over Austin Bluffs was mentioned several times. In the May 19th meeting, the GG Land Group representatives appeared surprised at this suggestion.

The Traffic Impact Analysis performed was done during the college’s spring break as well as spring break for the local school district. I can tell you from experience, the traffic during this time of year is not representative of normal traffic patterns during the regular school year of both the local school districts and the college.

I have seen several “Conceptual Elevation Renderings”, one of which is below, provided by Kitchen and Associates. I understand that the maximum building height allowed under the Special Use zoning district is 60 feet above grade. I would like to see actual grade drawings for this project.



Can you, or someone else, please give me a definitive answer as to how many different grade levels there will be in this project?

What will the height of the building closest to Austin Bluffs Parkway be above street level grade at the intersection of Stanton Street and Cragmoor Road?

Development Plan Review Criteria

Will the structures be located to minimize the impact of their use and bulk on the adjacent properties?

The building of a five story complex, on several undisclosed grade levels, will dwarf the surrounding neighborhood of one to one-and-a half story houses.

Development Plan Review Criteria

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?

A six foot fence on top of a four foot berm, plus immature trees and vegetation will also be dwarfed by the building of a five story complex, on several undisclosed grade levels. How long will the trees take to mature into the desired buffer? Will this buffer be in place to shield the neighborhood from the construction noise, etc? Although temporary, the construction also effects the neighborhood.

Another question that was dodged at the May 19th meeting is where is the construction traffic and parking going to be? If Austin Bluffs Parkway traffic is restricted to vehicles with four axles or less, as per the Colorado Springs Truck Route map, will the heavy trucks and traffic be routed through the Cragmoor neighborhood to access and accommodate this development?

Ms. Thelen, this is a high population density development, planned for a small parcel of land, trying to capitalize on the almost unrestricted growth of UCCS, for the benefit of the GG Land Group, not the benefit of the existing neighborhood.

As residents of the Cragmoor neighborhood for 30 years and based upon several of the 12 criteria review points, we strongly encourage you NOT to approve the proposal by GG Land Group.

Respectfully,

Sharon and Ed Plank

Thelen, Lonna

From: Mikel <firefightermikel@aol.com>
Sent: Friday, May 29, 2015 2:36 PM
To: Thelen, Lonna
Subject: Cragmoor Monstrosity

To whom it may concern,

I will be blunt. I do not want this monstrosity in my neighborhood. I am PISSED the city has allowed the discussion to go this far! Low income housing will devalue my home and the entire neighborhood. The city is supposed to represent its people, and we have spoken. If you proceed with this horrible idea, I will make it my life's purpose to see that you are no longer employed with the City of Colorado Springs!!!!!! That is a PROMISE. Do what your citizens want and tell the Chicago developer to POUND SAND and go back where he came from! Do your damn job and represent US, the citizens of Colorado Springs.

Respectfully submitted,

Mikel Gabriell
Home Owner
434 Redwood Dr.
Colo. Springs, CO
80907

Thelen, Lonna

From: jennifer speer <jengo6771@yahoo.com>
Sent: Friday, May 29, 2015 11:03 AM
To: Thelen, Lonna
Subject: Bates Project

Ms. Thelen,

I am a life-long resident of Cragmor. I have witnessed many changes in our neighborhood over the last 40 some years. I welcome growth and change but this proposed apartment complex where Bates Elementary School stands is very disturbing.

As you should know our homes are mostly 50's and 60's style ranchers. To put up a SIX story apartment complex "stacking" up a hillside at one of the highest points of Cragmor would be devastating to our close community. We would lose our Privacy! In addition, the height of the proposed structure would block our life-long view of the beautiful bluffs and potentially decrease our property values.

For blocks the peering eyes towering SIX stories above our small homes would be able to see into our yards, where our children play and families gather, windows where we sleep, garages, sheds, everywhere! We would have no feeling of being safe and secure in our own homes with all the eyes upon us. Who would want to live like that? Would you?

The apartments in our neighborhood are three stories built on the lower grade of Cragmor. Bruin Manor on Cragmor Road houses 51 units while Spring Creek on Westmoreland Road has 4 or 5 buildings with 120 units. So you can see where SIX stories with anywhere from 621 beds to more than 700 (as written in the traffic report) does NOT fit into our neighborhood.

Light pollution, noise, traffic, sewer problems and a concentration of 1,000 people or more (we all know how many people can share a bedroom) would be very detrimental to our established single family home neighborhood.

I ask you to PLEASE, PLEASE consider the residents that call Cragmor home and all that they would lose. This is simply NOT a good fit for Cragmor. Cragmor is more than a neighborhood. It is the place in which I have lived since I was born and it holds a special place in my heart. Please consider the emotional impact of changing our beloved and honored Bates Elementary School and surrounding neighborhood with views of nurtured trees, bluffs and friends who are more than simply neighbors.

Sincerely,

Jennifer Speer

439 Redwood Dr.
Colorado Springs, CO 80907

Thelen, Lonna

From: wayne olson <swedewolson@gmail.com>
Sent: Friday, May 29, 2015 10:34 AM
To: Thelen, Lonna
Subject: Re: Neighborhood Meeting Notice for Bates Student Housing

Good Morning Lonna,

I am sure you have received many emails concerning the Bates Elementary Project. I would also like to submit my feelings about this project to you.

First let me thank-you for the well organized meeting you held on May 19. The seating was great and the microphones helped a great deal for those you could not hear in the prior meeting. It is sad that some people can not hold their tempers and view their opinions without offending others. That is an exception to the rule and not the whole neighborhood.

I know many have already expressed all their concerns with the legal aspects of this project which seem to be enough data to me that the project would not be able to go through but I am expressing a personal part to this project. I wonder if you have driven by the project on Cragmor street. If not I would like to encourage you to drive over to Bates Elementary and park your car there and sit awhile to enjoy the view. Please take the time to notice so many special things about that area. My husband and I have lived in this neighborhood for 16 years. We live on Linden Circle and prior to that we lived on Stanton Street. Our daughters went to school at CSCS and both graduated from UCCS. We walk our dog every evening by Bates and down the streets. We enjoy the quiet and the views of the mountains and bluffs. My grandson is starting school at CSCS in the fall and I plan to walk and pick him up every afternoon and will be walking past Bates on our way home. I want him to be able to enjoy this atmosphere as well and not have to shelter him from all the downfalls of this project. This is our neighborhood. We love this neighborhood and could have moved away from here when we left Stanton Street but chose to stay because of the beauty of the mature trees, the people and the peace and quite this neighborhood has. If you would sit at the school and envision what this project would really look like and ask yourself if I lived here how would I feel if a six story building were placed across the street from my house? if you had to walk your grandchildren past all the ugliness of a six story building, parking garage, parties and bad language, lights, noise, and worse could you honestly say you would be looking forward to the project?? I know this is a cry from a personal standpoint, but is that not how a neighborhood is designed, for the personal benefits it brings to the people. You know sometimes, just sometimes in life you find a place that makes you happy and you hope that your life can be peaceful. I feel that is how the Cragmor neighborhood is meant to be for all the people that live here.

I understand the school district needs to sell the property at Bates but I feel there are probably several different options that would improve our neighborhood not take away from it. I do not feel the GG Land Group is honestly representing the whole picture of the project. I think we will be shocked at the reality of the final results of the project but then it will be to late. Many are already leaving the neighborhood and rentals are popping up everywhere. This will not be a healthy neighborhood to live in if that happens. I have lived in college neighborhoods before and they are run down, dirty, loud, not taken care of properties. I feel this project will force this neighborhood into the only outcome we have. We will be forced out and this wonderful neighborhood we take care of will go down hill quickly. We have seen so many changes already from the college but we still remain. We can live with a lot of changes but this project will cause my husband and I to leave. Is that something the city wants for this area? I ask you to really search your heart and tell me aside from being a city employee that you would not agree with our neighborhood that we need to find a different solution to this problem!!

Thank-you for your time.

Renaë Olson

On May 7, 2015, at 7:57 AM, Thelen, Lonna wrote:

> Good morning,

> You are receiving this email because you provided comments to me during the pre-application process for the redevelopment of Bates Elementary at 702 Cragmor Road. Attached is a postcard for the meeting to be held on May 19,

2015. You are welcome to attend to learn more about the project that has been submitted to Land Use Review. Instructions on how to electronically view the documents are noted at the bottom of the attached postcard.

> Thanks,
> Lonna

>
> Lonna Thelen, AICP, LEED AP BD+C

> Principal Planner

> Land Use Review

> City of Colorado Springs

> 30 S Nevada, Suite 155

> Colorado Springs, CO 80903

> (719) 385-5383

>
> [Description: Description: LEEDAP_BDCcmyk] P Before printing, please consider the environment

>
> <image001.png><Bates Elementary postcard - LT.docx>

Thelen, Lonna

From: Estrada, Sarah M - COLORADO S CO <sarah_estrada@ml.com>
Sent: Friday, May 29, 2015 9:58 AM
To: Thelen, Lonna
Subject: Bates Elementary

Lonna,

I have lived in the Cragmor neighborhood since December 2014 when we purchased a home at the corner of Jasmine and Cragmor. It seems that the plans for the Bates Elementary property proposal and the size of it has grown over the last few months and seems to continue to change depending on which report you view. Also, I feel it is very deceptive that the builder keeps referring to this as a student housing project, when in fact due to fair housing laws, they cannot discriminate from anyone renting at this site. Therefore, in reality this is an apartment complex. They have not only made these statements to you, the city, the residents of Cragmor, but also to the companies performing the studies to determine if this project is safe and appropriate for the area. I have read the reports and they all have indicated that this is a student housing project, when it is not. They may hope to cater to students of UCCS, however, they cannot turn away applicants who are not students.

I have read the Special Use code, as this property has been deemed and this project does not meet the requirements. Any of the descriptions that refer to this being used for housing clearly state that this project does not fit within those parameters. This is not going to be a dormitory, fraternity, sorority house or any type of human service establishment. Nor will this be a mobile home park or multi-family dwelling as each description clearly states that each unit is to be occupied by one family. This is not how this property is being explained or will be marketed. They will try to house several different individuals into each unit, most of which will not consist of families.

The traffic study that was performed was completed during UCCS' spring break. I don't see how this could quite possibly be even remotely accurate. Their spring break even coincides with most, if not all, of the school districts in Colorado Springs. Traffic on Austin Bluffs, Meadow Lane, and Mount View were most certainly depleted due to this which will not be the norm for the majority of the year.

I understand that a 8-10 foot wall is no longer in the proposal, but simply a 6' cedar wooden fence. If this project were allowed to be approved, I would highly suggest that a large wall be constructed, similar to those that run along Austin Bluffs to keep noise, foot and vehicular traffic and our privacy protected from this housing project.

I am going to ask the city that they strongly oppose this project. It will be a detriment to our neighborhood, life style and surrounding community. In my previous letter to you I outlined further reasons I feel this way.

Please consider the residents of Cragmor in your decision. We are a part of this city and deserve to have our voices and concerns heard and taken into consideration. There are several other sites near the university that housing of this type could be built and would be appropriate. This type of project does not belong in a single family residential neighborhood.

Thank you for your time,

Sarah Estrada

Registered Senior Client Associate

Stonger & Garcia Wealth Management Advisory Team
Merrill Lynch, Pierce, Fenner & Smith Inc.
90 S. Cascade Ave., Suite 600, Colorado Springs, CO 80903
T 719.630.6018 Toll Free 888.630.6018 Fax 719.359-8508

sarah_estrada@ml.com

Our goal is 100% Client Satisfaction! We take your survey results seriously. If you are not “Extremely Satisfied” with the service that Merrill Lynch and I have provided, please call me immediately to discuss your concerns.



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Thelen, Lonna

From: Dan Sullivan <caverdan@comcast.net>
Sent: Friday, May 29, 2015 9:30 AM
To: Thelen, Lonna
Cc: Council Members
Subject: Bates elementary apartment complex.

To the city planning dept

I have attended two meetings about Bates elementary school being turned into an apartment building to be used as student housing for UCCS. I feel this is a very bad idea for the neighborhood and property values in the Craigmore area. Listed below are my concerns.

- 1) UCCS student housing has nothing to do with this development. This is a private developer and there is no guarantee that only students will be allowed to rent here. It will be open to the public for rentals. I asked about this at the last meeting on May 19th and the developer confirmed that anyone will be allowed to rent in the complex.
- 2) The developer is counting on one person per bed in these rental units, but with the general public also renting here, I foresee couples with children being tenants. Couples usually sleep 2 persons per bed. This means the occupancy will be greater than the developer anticipates.
- 3) The developer is showing on his plan how many parking spaces are required by the city per bedroom and not per occupant. There are no guest spaces allowed for on his plan. There is potential that with couples sleeping in the same bed, more people than he shows will be living in the apartments there. I do not feel the parking will be adequate for the amount of people that will actually be living and visiting there.
- 4) At the May 19th meeting, the developer did not show a acceleration/deceleration lane at the entrance to the property along Austin Bluffs Parkway. I've looked at his plans and confirmed that turns into the complex will be made from the existing third lane on Austin Bluffs Parkway.
I see this as dangerous and not within the design of the existing parkway.
Every other turn off from parkway along that stretch has these lanes for safety of travel. Snow and Ice will also be a major concern for people making turns here. The ramp into the project will be steep and people will have to slow down considerably to make that turn. The developer has not made any considerations for snow and ice on his plans.
- 5) The newest plan that was submitted to you now shows over 700 beds for rent. This number keeps going up every time the developer submits a new plan for us neighbors to see. How many more times is he going to add more beds to rent? What will the final count be and will the number of parking spaces be enough for the continual adding of more beds?
- 6) Please note that the traffic study and report were compiled during UCCS's spring break, skewing the numbers in the developers favor.
- 7) The developer thinks that the people living in the complex will walk a block or two to the nearest traffic signal to cross Austin Bluffs. I have witnessed myself that people parking in the neighborhood do not use the cross walks in that area. They cut straight across Austin Bluffs and head to class. With over 700 people living here, many will do the same thing on a daily basis. The developer needs to put in a cross walk that either goes over or under Austin Bluffs. I feel this is a must if the project is approved and a definite safety concern.

8) What happened to the 10' high screening wall that is suppose to go between the property and the neighborhood. At the last meeting it was shown to be a 6' high chain link fence on a berm.

These are just a few of my concerns about this project and I truly hope you do not allow this huge apartment building/complex to be built in our neighborhood.

Sincerely,
Dan Sullivan Home owner
4307 Mallow Road
Colorado Springs, CO

Thelen, Lonna

From: gdc4lp@comcast.net
Sent: Friday, May 29, 2015 9:29 AM
To: Thelen, Lonna
Cc: Council Members
Subject: Bates Elementary
Attachments: Bates Elementary.doc

Thelen, Lonna

From: pbjdw@comcast.net
Sent: Thursday, May 28, 2015 11:03 PM
To: Thelen, Lonna
Subject: Proposed apartments in Cragmoor

Dear Lonna -

After having listened to the information presented at the first meeting with the developer and the City and reviewing the plans available through the City website, as a resident of the Cragmoor neighborhood to be impacted by the construction of the 600 + apartment complex proposed for construction, I am presenting the following issues/concerns:

Addition of a 5 story building and parking and recreation areas with continual security lighting systems etc. will cause additional light pollution and visual pollution of the views in the area. Addition of 600 plus residents plus guests in a single family residential neighborhood will increase congestion on Austin Bluffs, and the Cragmoor neighborhood. The apartment complex will impact stormwater flows in the area, potentially overloading the aging stormwater infrastructure due to runoff and discharge to the neighborhood. Stormwater modeling, and improvements to the neighborhood drainage and conveyance systems must be implemented with the developer and/or UCCS paying 100% of the cost for improvement. The apartment complex will impact sanitary sewer flows in the area, potentially overloading the 1956 vitrified clay pipe 8" mains in the area, potentially causing backups in residences due to volume of flow and the poor design and oversight of the residential construction which was built outside of the city back in the 1950s. Upgrade in size and material of the aging sewer system must be included in the development costs to ensure the neighborhood is not impacted. The lack of sidewalks in the neighborhood due to date of construction may require sidewalk construction and should be paid for by the developer of the apartments due to increased foot traffic from the neighborhood areas. Stormwater infrastructure due to runoff and discharge to the neighborhood. Stormwater modeling, and improvements to the neighborhood drainage and conveyance systems must be implemented with the developer and/or UCCS paying 100% of the cost for improvement. Congestion due to increased traffic and population from the development will increase the air, noise and stormwater pollution in the area. Trash and debris from the apartment complex and guests and visitors traveling and parking in the Cragmoor neighborhood will increase and needs to be addressed by the City and the developer. Construction of the development, and all infrastructure improvements including water, stormwater, gas, electric, wastewater, roads and sidewalks etc. will again impact the neighborhood. Cragmoor has been impacted by UCCS and Austin Bluffs construction and improvements for over 15 years, with construction traffic, poor road conditions, violation of city ordinance regarding construction times etc(starting as early as 6 am), with no consideration for neighborhood impacts.

In fact, the housing development to the north of UCCS was supposed to have a through street to take load off Austin Bluffs; but instead, that neighborhood indicated their concerns and resulted in the expansion of Austin Bluffs, increasing the traffic flow, speeds and congestion adjacent to the Cragmoor neighborhood.

Construction of this apartment complex will affect property values and the ability to sell the homes in the area. How will the City, UCCS or the developer mitigate these issues and compensate the neighborhood for congestion due to UCCS.

I am opposed to this development and the implications that it is student housing. It is just another apartment complex that could be anywhere in the city. I appreciate you listening to our concerns.

Best regards,

Brenda J Wolfe

1011 Acacia Dr.

Colorado Springs, CO 80907

Thelen, Lonna

From: leonjanet@comcast.net
Sent: Thursday, May 28, 2015 8:30 PM
To: Thelen, Lonna
Subject: Bates Student Housing Project

Re: AR DP 15-00231

I have lived in Cragmor for 15 years and can see traffic on Austin Bluffs Parkway from our property. After hearing comments at the May 19 meeting at Bates Elementary and looking at the plans on the springsgov.com website, I want to submit several comments.

- I am concerned with the effect of traffic on Austin Bluffs Parkway from 621 students entering and leaving the property. I think a right turn lane into the property and a merge lane out of the property are needed.
- Encouraging students to quickly cross 3 lanes of traffic to make a u-turn to head West on the Parkway will likely cause significant congestion, if not accidents as traffic frequently speeds through the area at 50-55 MPH.
- The difficulty, danger and delay from making u-turns will encourage many students to instead turn right on Meadow and use Mountview to head West. There are often other students and residents walking and biking along this route and the additional traffic will raise the risk of accidents.

I recommend that for the project to be approved, the number of bedrooms must be significantly reduced from 621 to mitigate the above risks.

Respectfully submitted,
Leon Neumann
3915 Jasmine St.
Colorado Springs, CO 80907

Thelen, Lonna

From: Leslie Travis <leslietravis@yahoo.com>
Sent: Thursday, May 28, 2015 6:00 PM
To: Thelen, Lonna
Subject: Proposed Bates Project

Ms. Thelen,

I have been reviewing the traffic study that was done for this project. I hope that you realize it was done when UCCS and D11 were on spring break. The traffic in the neighborhood when school is off is greatly decreased. I am saddened that the study was done at a time that is not typical of the traffic here. It will be the end of August before an ACCURATE traffic study can be done. Also to note is the bed count at over 700 in this study and the parking listed as spaces for only about 600 cars. These two things alone have greatly decreased my trust that this builder is really concerned about my neighborhood, being a good neighbor or even just being able to follow through with what they say which will affect the city as well.

My main focus however is really the fact that this is not a good fit for our neighborhood. A 60 foot building towering over mostly ranch style homes built in the 1960's will never blend in. Please consider that the residents of this city look to city planning to do what is right for the residents. I understand this project will provide te city with income, but at what cost to the integrity of the city, and the long-term residents of Cragmor.

Thank you for your time,
Leslie Travis

Thelen, Lonna

From: sellisqldy@aol.com
Sent: Thursday, May 28, 2015 4:11 PM
To: Thelen, Lonna
Subject: File AR DP 15-00231 Proposed Apartment on Grounds of Bates School

Ms. Thelen -

I'm once again contacting you to express my sincere concerns about the proposed student apartment complex on the grounds of the former Bates Elementary School. This project is backed by my GG Land Group - an out-of-state developer who only cares about the almighty dollar & not how a development of this magnitude will affect this small, 1950's residential area. The damage physically, mentally & financially to the quality of life in this neighborhood would be forever ruined if this project is approved.

After the last meeting & reviewing the architectural developments plans, I was totally shocked! The building is gigantic & would be completely out of place in our neighborhood. This massive building would not only create issues with our utilities & water run off, but would destroy the property values in our neighborhood. The environmental impact would be disastrous to the infrastructure & a traffic nightmare as well. Our neighborhood has already seen traffic from the growing university grow at least 10-fold & the potential traffic flow onto to Meadow Lane would direct traffic on to Mt. View Lane, which has become nothing more than a high speed race track already west to Nevada Avenue. We are currently overwhelmed with a huge concentration of vehicles & what would happen if this apartment complex was completed? This road is now so concentrated with pot holes from truck, bus & the sheer volume of traffic now. Where would the over-flow of traffic be directed, especially if people don't wish to deal with the heavy, dense traffic on Austin Bluffs Parkway?? I'm also concerned with noise & general lewd behavior that this apartment would attract to our small residential neighborhood. We already have problems with loud music, rowdy parties & drunk, speeding college students who reside in old, run-down houses that have been turned into student housing. You might check the numerous police reports of various disturbance calls & often are repeat offenders.

Therefore, I respectfully request that this application for construction be denied citing dangerous & troubling complications to our already stressed neighborhood. The magnitude of this project is not suitable for this neighborhood & should be denied.. Thank you for listening to my concerns & I sincerely hope this aids in your decision to stop this developer.

Thank you,

Sandra Ellis

Thelen, Lonna

From: Nicole GuBrath <gubraths@yahoo.com>
Sent: Thursday, May 28, 2015 2:01 PM
To: Thelen, Lonna
Subject: Comments FILE NO. AR DP 15-00231, Bates Elementary School, 702 Cragmor Road

Nicole GuBrath
Chad GuBrath
1701 Newcastle Street
Colorado Springs, Colorado 80907
gubraths@yahoo.com

May 28, 2015

Lonna Thelen
City of Colorado Springs Land Use Review
30 S. Nevada, Suite 105
Colorado Springs, CO 80903
lthelen@springsgov.com

RE: FILE NO. AR DP 15-00231, Bates Elementary School, 702 Cragmor Road

Dear Ms. Thelen,

On March 18, 2015, we contacted you with concerns about the, "student housing project," that is being proposed at the former Bates Elementary School site, by GG Land Group. Our previous concerns have not been reduced, and based on new information, we have more.

The size of this project seems to be increasing. In the, "Neighborhood Meeting Public Notice," you sent on May 7, 2015, it was stated that this complex would have 187 units with 619 parking spaces. According to the, "Student Apartments Traffic Impact Analysis," published in April of 2015, this project is proposed to have 218 units and 684 parking spaces. That is a 16% increase in beds and only a 10% increase in parking. Inadequate parking will result in the already existing problems with parking in the neighborhood. The changing size of this project, as it goes through the proposal process, makes us think it will only continue to do so and increase further.

Even more concerning is the fact that the, "Traffic Impact Study," that was conducted on March 23, 2015. This was during Spring Break for BOTH UCCS and Colorado Springs Public Schools, which completely invalidates the data given. This study is not at all representative of a typical day when all schools are in session in the area. Please keep in mind that since D-11 closed the only Elementary School in the Cragmor area, every K-12 student is transported in and out of the neighborhood on a daily basis, in addition to normal traffic to and from UCCS. Due to the importance of Austin Bluffs, construction of this project will not only impact our neighborhood directly, but the rest of the city as well. At the very least, an entirely new traffic study needs to be conducted when both UCCS and neighboring school districts are in session full time.

We are not, "NIMBY," type people. We understand that there will be new development in that area eventually. However, this proposal is flawed and not in the best interests of the neighborhood. It is being called, "UCCS Student Housing," while UCCS has no involvement. This is a massive apartment complex that will be open to anyone, not just students, built in a residential area, among residents who believed they were purchasing homes in an area not zoned for such a project.

Due to these inconsistencies and the disingenuous nature of the, "traffic study," we are asking that you consider the impacts to the existing neighborhood, and NOT approve this project.
Thank you for your time and consideration.

Sincerely,
Nicole D. GuBrath
Chad D. GuBrath

Thelen, Lonna

From: warrenraustin@aol.com
Sent: Thursday, May 28, 2015 10:43 AM
To: Thelen, Lonna
Subject: Katherine Lee Bates

Hello Lonna,

I have attached Gwen Komatz's email to the bottom of mine (with highlighting and my comments), because she has hit on a number of important concerns and objections that virtually all Cragmor residents share.

Above and beyond what Gwen has written:

1) City policy (per the website) requires that "**The Land Use Review Division ensures that the land use pattern created by new development** meets the standards of the Zoning Code and Subdivision Regulations and is consistent with the Comprehensive Plan and **enhances the quality of life and the design of the community**" - since there was nothing but negative feedback from the residents at the second meeting (I could not attend the first meeting, but I was told by a neighbor who attended that it was a larger meeting that also had ALL NEGATIVE FEEDBACK by the attending residents) this is simply **not** the case. The residents of Cragmor do not endorse this behemoth complex in any way, shape or form - if the City's Planning Department moves it forward I will, if necessary, personally pay for the appeals that will surely conclude that this project does not meet the published City policy that I have highlighted in red above.

2) I read the Traffic Study, and it is one of the most bureaucratic, incompetent studies that I have ever reviewed - it's up there with the Health Care Bill that was pushed through our Federal government with the logic: "Let's pass it and then we can see what is in it". I read part of the Bill since I was a Pre-Law major at Arizona State - lots of pages, no common sense, data that didn't grasp the obvious (very similar to what we are talking about here). The right in / right out approach that the GG Land project proposes is ridiculous, and an intelligent person would infer the incompetence (and possible conflicts of interest or fraud) of the parties involved in trying to get this project moving forward. A right in / right out on a curve at the base of the crest of a hill on a busy thoroughfare with young drivers (who forced our hand into making it a law not to text while driving) is preposterous. This will not stand under intelligent and honest scrutiny, and diverting traffic through Cragmor via Meadow Lane and Mountain View is ill advised. City Planning should be embarrassed - I have most certainly lost faith in the department moving forward.

The most recent Gazette article (with Jennifer's interview) and Gwen's email below cover most of the rest of my feelings - please be the intelligent one in the City Planning Department's process to work with Cragmor residents to put something there that works for everyone (not just the developer (who most likely was working with our developer-centric ex-Mayor Bach), the inept District 11 School District (who has put a legally-questionable deed restriction on the property (that was donated to them) which doesn't allow it to be used as an education facility - which is what it was for its entire life) and the City Planning Department who apparently has a case of short-sighted tunnel-vision that is focused on tax revenues from the proposed project).

I do not enjoy having to be this direct and, no doubt, abrasive, but if necessary I will forward this correspondence far and wide within the City and within the local press as means to an end. Please re-establish all of our trust and confidence in the City Planning Department by scrapping this proposed project that is in direct conflict with City policy.

Warren Austin
3950 Mariposa Street
(719) 466-1246

GWEN'S EMAIL (with my highlighting):

Their website lists 8 projects they are working on, including UCCS. Since they list UCCS, and they haven't even started on it, I wonder if the others listed are completed or are just in the planning stages as well. Did you or your staff contact any of these other cities to see if they have completed a project, and if so, where is the location of the apartment complexes? It would be nice to know how completed projects affected the neighborhoods; how they are run, what problems have arisen due to the apartment complexes such as an increase in crime. What happened with **property values (we can logically assume that a house that is looking at a 5-story apartment complex (instead of a charming 1-story**

elementary school of historical significance) will experience a SIGNIFICANT drop in resale value)? Are they managed and maintained like they said they would do in their proposal? I'm sure you could think of other questions to ask. Questions or concerns for GG Land Group

When asked if they had plans on how they were going to handle the construction they all had blank looks on their faces. Where would they have a staging area? What would they do about noise, dirt, and dust. What about the traffic of large trucks, heavy equipment, cranes? How would they accommodate the homeowners in Cragmor. Who would be responsible for street repair after completion as the streets would be torn up from the heavy duty traffic? Would this be another burden on tax payers? GG Land needs to put some focus on this area and provide a detailed plan on how they are going to handle this. **This all adds up to POOR PLANNING - how this proposed project ever got this far is hard to explain.**

Parking – They stressed the fact that each bed would have a parking place, 621, and noted that The Lodge did not have parking problems. They failed to mention that residents at The Lodge use the jewelry store parking lot for overflow. In addition, when it is really bad they use the UCCS shuttle parking lot. Cragmor does not have areas like this for overflow, except to park in the neighborhood.

There is also no way they can track how many people are living in an apartment. They may have been rented by one individual, but that person has allowed one or more friends to move in with them to save on rent; **621 residents can quickly turn into 700.** How do they propose to handle that situation?

Traffic – Austin Bluffs Parkway is already overcrowded and I have to admit, poorly designed. Residents may quickly get on the Parkway turning right, but as soon as they can get off using a neighborhood street they will. Traffic in the neighborhood will increase substantially. What are the residents going to do when the weather is bad in the winter and Austin Bluff Parkway is closed? **This design is a serious accident waiting to happen. Traffic Engineering needs to really consider this traffic plan, and not just automatically approve it.**

Crime and Partying – Planning has already been advised by CSPD that crime will increase in the Cragmor neighborhood as a result of this apartment complex. Will there be security at the complex? Who will monitor the surrounding grounds so that residents aren't climbing over the fence into the neighborhood? Will there be any type of pre-screening of residents before they rent an apartment? Will the Management Company be pre-screened and what kind of credentials will the management company have? Or does GG Land Group consider a management company someone off the street that's been offered a free apartment? **The Lodge was mentioned that calls for service had not increased that much. Take into consideration that when they party at that location there are only businesses around them that are closed; in other words, who is going to call in the police.** This will not be the case in the Cragmor area. Such parties will disrupt the lives of many families.

This plan is poorly designed for the area GG Land has to build this apartment complex, and designed only to increase the number of apartments in order to make more money for the developer. My one big question to the individuals that sat in the front of the room at the May 19, meeting would be: Would you want this across the street from your house and in your residential neighborhood? If they were "honest, truthful" individuals that answer would be an outstanding "NO".

In closing, I would ask that the City of Colorado Springs not turn their backs on residents of a neighborhood that have lived, worked, raised families and enjoyed and loved what Colorado Springs has had to offer them for 40, 50, and in some cases 60 years. Cragmor residents have raised their children, and many of those children are now raising their children in the closed-knit Cragmor neighborhood. Residents of Cragmor have contributed much to Colorado Springs. Please **don't sell us out to line the pockets of an out-of-state developer.**

Gwen Komatz

Thelen, Lonna

From: Jill Travis <scootergirl125@yahoo.com>
Sent: Thursday, May 28, 2015 9:51 AM
To: Thelen, Lonna
Subject: File No. AR DP 15-00231

Dear Ms. Thelen,

I am writing to you about the proposed student housing apartment complex (File No 15-008) where Bates Elementary currently stands at [702 Cragmor Road](#). The number of students seems to keep increasing. In the Traffic Impact Analysis prepared by Felsburg, Holt, & Ullevig in April 2015 the number of beds is up to 717 with only 684 parking spaces provided. I can appreciate that some students may not have vehicles but if each student does they will end up parking in our neighborhood. The traffic study numbers of existing traffic count was collected during spring break for both School District 11 and UCCS so those numbers are not a good indication of a normal school day. This seems purposefully deceitful on the part of GG Land Group. It makes me wonder how many other promises made will be changed in the future.

I still contend that this giant complex is not a good fit for our neighborhood. Please deny their application.

Thank you,

Jill Travis

[521 Cragmor Road](#)

[Colorado Springs, CO 80907](#)

[\(719\) 238-8855](#)

Thelen, Lonna

From: Paul Ellis <cpellisn3@aol.com>
Sent: Wednesday, May 27, 2015 3:55 PM
To: Thelen, Lonna
Subject: proposed Bates apartments

Ms Thelen;

I was not able to attend the 2nd meeting at Bates, but wanted to send you this note to again oppose the building. This neighborhood has always been intended to be a quiet little area, where we can sit outside in the evening and enjoy and relax from the day. Not we cannot sit outside or even have our windows open in the summer. due to the traffic on Mount View, even before this building happens. I see the 'precautions' the builders are taking, but what about the construction trucks, and where is the closest bus stop? I think it is here on Mount View Lane! Tenants will be walking down from the apartments to catch the bus into our neighborhood. More noise and traffic. Has anyone done a study on Mount View traffic? No trucks were allowed originally , but now anything goes.
PLEASE convince the builders to go somewhere else!

Thanks for you attention,

Paul Ellis
Stanton Street & Mount View Lane

Concerns:

- traffic on Austin Bluffs
- undermining - Will the new structure affect my home?
- Why is D-11 selling the property? The property should be sold to Silver Key
- The structure is too tall and does not fit in with the neighborhood.
- The neighborhood already has too many students.

Helen Panczykowski
3945 Applewood Dr.
598-6689

Staff took notes from a phone conversation, Helen was not able to email or write comments.

Thelen, Lonna

From: KAY VUCASOVICH <kvucasovich@msn.com>
Sent: Tuesday, May 26, 2015 8:59 PM
To: Council Members; Office of the Mayor; Thelen, Lonna; Wysocki, Peter
Subject: Apartment Bldg in Cragmor

Councilman Don Knight, Council members, mayors office, and city planning ;

I am writing in response to the proposed housing of students in an apartment building across from the UCCS campus at the former Bates Elementary School in Cragmor.

This is not a feasible use of the property in regards to the neighborhood it would be in. This is a quiet neighborhood made up of single family homes that were built primarily in the 50's and 60's and where many of the original owners or their children still live. Putting in an apartment building of the proposed size of 619 occupants would be a detriment to the area. First of all there is the student activity and noise factor to consider in a quiet residential neighborhood, then there is the additional traffic both through the Cragmor area and on Austin Bluffs that would be turning and making U turns on Austin Bluffs, this alone is a huge safety factor both for the students, people in the neighborhood and on Austin Bluffs.

There has to be a better use of the school property for something that will blend into the neighborhood. A retirement or senior living apartment would be a much better fit if it is apartments the developer wants to build. Maybe some sort of recreational facility to benefit the neighborhood, I'm sure there are many other options that could be considered after careful deliberation instead of forcing something on the people of the neighborhood that live there and just want to have a nice neighborhood. There has been considerable past problems with students parking in the neighborhood that has been documented and although that issue has gotten better, putting such a large building with the tenants being primarily college students or college age people in the area would just bring the parking and driving problems back to the area. I know the developer says there will be 621 parking spaces in the complex, but really do you think there won't be parties with guests that will need parking. Plus even though the drawings look nice, the facility is 5 stories high, how does that fit into a neighborhood of primarily ranch style homes. And it will obstruct the nice view of the Bluffs that many people now enjoy.

Please consider all the opposition to this project, I know we all want what is best for the majority and not just for a few out of town developers . Listen to the Cragmor neighborhood and consider seriously our concerns about this proposed project.

Kay Vucasovich
Cragmor area homeowner

Thelen, Lonna

From: Margie Schaefer <margieschaefer@comcast.net>
Sent: Tuesday, May 26, 2015 10:58 PM
To: Thelen, Lonna
Subject: Cragmor apartment complex

Ms Thelen:

Once again we are writing to urge you not to approve the building of the large apartment complex on the Bates School property. This is an outrageous proposal that is purely for the profit of an out of state company and at the expense of Cragmor residents. It is impossible to say that the project fits with the existing neighborhood. It is interesting to see that the application gets around this requirement by saying that the complex will be a buffer between the homes and UCCS. 600+ students is not a buffer – it is an invasion! We are already struggling with numerous students living in the single family homes and the noise, trash, parking problems, and traffic that results. Some homes have more than the allowable five unrelated persons and there is no control over the rentals. Actually, the code needs to be revised. It was intended to limit the size of group homes for handicapped persons, not for housing of college students. Add 600 more students? Cragmor would no longer be a residential neighborhood.

It was explained to us that these would be “high-end” apartments so it is unrealistic to believe that many of the residents will not have cars. UCCS is currently building several buildings along North Nevada Avenue and that building will continue for some time. Students are not likely to walk that distance and university shuttles are quite slow. Traffic would indeed increase through the neighborhood, especially on Meadow Lane. The Meadow/ Acacia/Columbine intersection is already a difficult one due to speed, lack of visibility and the fact that most drivers anticipate the turn onto Meadow and cut off those of us who exit from Columbine and Panorama Rd. We have personally experienced several near misses there and fear for our safety with increased traffic.

We cannot believe that this complex would be a benefit for Colorado Springs. We request that you not approve the proposed apartment complex. To approve the proposal would be to favor an out of state company over the residents/homeowners/voters/taxpayers of Cragmor. The city of Colorado Springs must decide whether Cragmor is to be a residential neighborhood or a student housing area. The two are not compatible.

Thank you for your consideration.

Jerry and Margie Schaefer
3822 Panorama Rd

May 22, 2015

Dear Ms. Thelen;

I appreciate being informed for this planned project AR DP 15-00231 for the Bates school property. Having lived here in the Cragmoor community since 1980 I feel that my voice should be heard.

I agree with my neighbors that this planned apartment complex will have a large negative impact on our generally peaceful way of life.

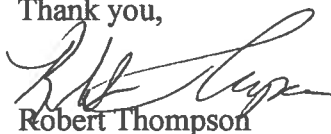
As stated in the May 19th meeting the zoning of SU was for the university special use, as the university is not involved in this project at all, seem to be a stretch of the intent to the SU zoning code.

Though I appreciate the traffic planning suggestions, I see two obvious problems. First the definite need for deceleration and acceleration lanes to the eastbound Austin Bluffs parkway. Where the entrance to the project is planned is very near where the wind blown snow gets drifted on the outside of that curve. I have seen vehicles stuck in the snow and abandoned on that curve. Only one entrance/exit will not be enough for a unit that large. Second problem will be the increase traffic on Meadow Lane and Mount View Lane. The suggestion of an U-turn from eastbound Austin Bluffs to westbound, at the light is not realistic, to cross two lane of traffic in such a short distance is not safe. I'm referring to merging from the right eastbound lane of Austin Bluffs to the inside left turn lane at the first traffic light, is not reasonable.

The house at 417 Maplewood drive, a near neighbor to my family, has been rented to university students for many years, though generally not much of a problem, it is their "friends" that have cause many problems. Problems as my next door neighbor truck was stolen, my son car window broken out, not to mention the countless time the police have been called just for disturbing the peace, and all the beer bottles and cans and trash.

Please for the sake of my family and neighbors deny land development application.

Thank you,



Robert Thompson

408 Elmwood Dr

Colo Spgs. Co
80907

Thelen, Lonna

From: Wysocki, Peter
Sent: Tuesday, May 26, 2015 10:46 AM
To: Thelen, Lonna
Subject: FW: The proposed building at Cragmor Neighborhood (Vogrin Gazette article, May 30)

Passing it on to you.

PETER WYSOCKI, AICP

Director of Planning and Development | City of Colorado Springs, CO
30 South Nevada, Street | PO Box 1575 Mail Code 155 | Colorado Springs, CO 80901
Tel: 719.385.5347

From: Gonzalez, Eileen
Sent: Tuesday, May 26, 2015 10:38 AM
To: Wysocki, Peter
Subject: FW: The proposed building at Cragmor Neighborhood (Vogrin Gazette article, May 30)

Peter, could you please forward to Planning Commission members as appropriate, as Ms. Elder's email is addressed to them, as well? Thanks.

Eileen Lynch Gonzalez, City Council Administrator
City of Colorado Springs
Phone (719) 385-5452
Cell (719) 310-2383
www.coloradosprings.gov

From: Cal & Donna Elder [<mailto:elderdc@gmail.com>]
Sent: Tuesday, May 26, 2015 10:32 AM
To: Council Members; Side Streets Bill Vogrin; Cal & Donna
Subject: The proposed building at Cragmor Neighborhood (Vogrin Gazette article, May 30)

TO: Colorado Springs Council and its Planning Commission :

FROM: Donna F. Elder, Manitou Springs

RE: Proposed Cragmor Building

DATE: June 1, 2015

Dear Council and Planning Commission Members:

Thank you for your service to this community which we all love. I have lived in Colorado Springs, Woodland Park, and Manitou Springs for the last 40 years, and love this area as you do.

I plead with you, in the interests of community harmony, respect for orderly governing, for the appreciation of the view of mountain splendor by local home owners and citizens, for the orderly and reasonable rule of law, etc. please do everything in your power to not allow the Planning Commission, by "dministrative action" or "administrative power", to over ride the opportunity for local citizens to fully argue their views on this proposed building on Cragmor Heights.

In the past 87 years, I have lived in Wichita, Chicago, and Denver, plus several other cities in Kansas, Illinois, Indiana, and Colorado, blessed in many ways in being an American, and blessed to live in communities served by neighbors such as yourselves.

But well-meaning planners and councils have made some egregious rulings in the past, and I do not want this Cragmor ruling to be one of egregious ones. In south Denver there are four tall buildings that block the incredible Front Range view for thousands of Denverites. Those buildings should never, in my view, have been authorized by the city of Denver, regardless of what powers they had at the time.

Some authorizations, I'm thinking, are a good example of "An ounce of prevention is worth a pound of cure." As those Denver buildings were and this Cragmor building would be, "a pound of cure" that can NEVER be cured. Cragmor should never be approved without a full hearing by the neighborhood residents, and any other interested contributors.

Please do not let "administrative power" darken the view people have of self-government.

Again, sincerely, thanks for all you do. I'll be praying for you, as my departed husband, Cal Elder, always prayed for leaders all over the world, "Wisdom, knowledge, integrity, compassion and courage". I pray that for all, now and in the future.

Sincerely,

Donna F. Elder, 311 Plainview Place, Manitou Springs, CO 80829

Thelen, Lonna

From: JEFFREY <crook5@comcast.net>
Sent: Friday, May 22, 2015 1:06 PM
To: Thelen, Lonna
Subject: AR DP 15-00231

Hello Ms. Thelen

I'm writing in regards to the planned apartment complex to replace the Bates School in the Cragmor area. I live on Westmoreland Road which is a few blocks away. I am apposed to such a large apartment complex being built next to single family residential property. As a state certified residential appraiser I know from experience what to expect with regards to value when such a large apartment structure is placed within an existing residential neighborhood. I was very surprised that the developer noted that the apartment building would add value to the area. It will no doubt add value to the land of the proposed apartment building, but in no way will it add any value to surrounding residences. It's common sense that if you place high density low cost housing next to single family residences the values will converge. Ask any developer who lives in a high priced neighborhood (say, in the Broadmoor in the 2 million dollar range) if they would like someone to come into their neighborhood and build houses that cost \$150,000.

Also this complex is quite large and would block out the views of the bluffs for many of the residence located nearby. Also their's no way to keep the apartment renters form moving to and from the neighborhood around the rear of the apartment. Traffic would increase, noise would increase and values in the surrounding area would decrease.

If you need to fill the space left vacant from the old elementary school, please approve a smaller, lower profile, less dense project that would be better for the surrounding neighbors and the student residing in the building.

Thank you

Jeffrey Crook
1175 Westmoreland Road
Colorado Springs, CO 80907

Thelen, Lonna

From: debramueller7 <debramueller7@gmail.com>
Sent: Friday, May 22, 2015 12:07 PM
To: Thelen, Lonna
Subject: RE: Proposed Bates Student Housing

Sent from my Samsung phone

----- Original message -----

From: "Mueller, Debra" <Debra.Mueller@usaa.com>
Date: 05/22/2015 12:04 PM (GMT-07:00)
To: debramueller7@gmail.com
Subject: Proposed Bates Student Housing

Good morning,

I am a native of Colorado Springs, and my parents were among the first residents in the neighborhood when it was established. I attended Bates Elementary when it was a new school. I went on to have my own children attend Bates as well, because of a childcare arrangement in the neighborhood. I also live in the neighborhood where I own a home. My parents left Cragmor about 10 years ago when they downsized. My father was a Volunteer Fireman for El Paso County. The area was unincorporated until the early 70's. When that happened, we were hopeful to see the community treated like other parts of the city at large. To be provided with adequate curbs, gutters and storm water drainage, paved alleys. Sadly, until the explosion of growth happened at UCCS, the neighborhood was largely ignored, none of the amenities were provided to the area, unless absolutely necessary.

Although not opposed to growth, changes or college students; I feel that the proposed project of a private developer whose main motivation is money, is truly short-sighted in regard to the impact that it will have. They sell it as student housing, when clearly there is not a connection to the needs of the university other than proximity. Strangely, at the meeting held on May 19th, there was not representation of the interests of the university present. In fact, the onus is on the University to provide housing on the property that is already theirs, and there is more than adequate space for them to grow their capacity if they feel they need it. To sell a part of a neighborhood off to a developer that has only their monetary gain in mind is beyond comprehension.

The development drawings were rudimentary at best, and although there was lip service given to traffic, lighting, parking and access, the plan does not leverage the space appropriately. The buildings will be incongruous in the neighborhood. The lack of concern about traffic through the neighborhood via Meadow to

Mt. View was in my mind an insult to common intelligence. There is no feasible way that a right in and right out, without acceleration/deceleration lanes, and no westbound access is a lame at best attempt, to address the very real facts that the location will be a blind curve for eastbound drivers on Austin Bluffs, and no one will make a U turn to head west. I would suggest that the developer tries these maneuvers for themselves. No attention is paid to the design of the complex, and although there will be landscaping, it is not a particularly attractive design, is too big for the space, and the surrounding roads cannot take any more additional traffic. Not to mention, that the building will shade Austin Bluff parkway in the winter, block the view from the University property, and become another eyesore of bad planning.

Just because someone comes to the table with a plan, and money to buy the property does not make it good city planning, whether or not it caters to a university or not. There may be other more compatible uses that may benefit both existing neighborhood and university. Perhaps a community center that could be used by neighborhood residents and students alike. Doing things the same old way and expecting different results, no matter how pretty the drawings are... is insanity. Honestly, if you lived in the area, would you want a monstrosity in your front or back yard? From what I can tell, the University is perfectly capable of determining their own growth, and should do so. Student housing included. Is it not time for some out of the box thinking, some synergistic discussions between UCCS and the neighborhood they are located adjacent to, without the inject of a money making complex that just does not fit?

Thank you,

Concerned Cragmor resident and CU Boulder Alumni

Thelen, Lonna

From: Gwen Komatz <gwkomatz@comcast.net>
Sent: Thursday, May 21, 2015 7:15 PM
To: Thelen, Lonna
Cc: Wysocki, Peter
Subject: Bates Apartment Complex aka Student Housing

Lonna,

This is in response to the meeting held on Tuesday, May 19, reference the apartment complex proposed by GG Land Group. My first question is really for you.

Their website lists 8 projects they are working on, including UCCS. Since they list UCCS, and they haven't even started on it, I wonder if the others listed are completed or are just in the planning stages as well. Did you or your staff contact any of these other cities to see if they have completed a project, and if so, where is the location of the apartment complexes? It would be nice to know how completed projects affected the neighborhoods; how they are run, what problems have arisen due to the apartment complexes such as an increase in crime. What happened with property values? Are they managed and maintained like they said they would do in their proposal? I'm sure you could think of other questions to ask.

Questions or concerns for GG Land Group

When asked if they had plans on how they were going to handle the construction they all had blank looks on their faces. Where would they have a staging area? What would they do about noise, dirt, and dust. What about the traffic of large trucks, heavy equipment, cranes? How would they accommodate the homeowners in Cragmor. Who would be responsible for street repair after completion as the streets would be torn up from the heavy duty traffic? Would this be another burden on tax payers? GG Land needs to put some focus on this area and provide a detailed plan on how they are going to handle this.

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Crime – Planning has already been advised by CSPD that crime will increase in the Cragmor neighborhood as a result of this apartment complex. Will there be security at the complex? Who will monitor the surrounding grounds so that residents aren't climbing over the fence into the neighborhood? Will there be any type of pre-screening of residents before they rent an apartment? Will the Management Company be pre-screened and what kind of credentials will the management company have? Or does GG Land Group consider a management company someone off the street that's

been offered a free apartment? The Lodge was mentioned that calls for service had not increased that much. Take into consideration that when they party at that location there are only businesses around them that are closed; in other words, who is going to call in the police. This will not be the case in the Cragmor area. Such parties will disrupt the lives of many families.

This plan is poorly designed for the area GG Land has to build this apartment complex, and designed only to increase the number of apartments in order to make more money for the developer. My one big question to the individuals that sat in the front of the room at the May 19, meeting would be: Would you want this across the street from your house and in your residential neighborhood? If they were "**honest, truthful**" individuals that answer would be an outstanding "NO".

In closing, I would ask that the City of Colorado Springs not turn their backs on residents of a neighborhood that have lived, worked, raised families and enjoyed and loved what Colorado Springs has had to offer them for 40, 50, and in some cases 60 years. Cragmor residents have raised their children, and many of those children are now raising their children in the closed-knit Cragmor neighborhood. Residents of Cragmor have contributed much to Colorado Springs. Please don't sell us out to line the pockets of an out-of-state developer.

Gwen Komatz
gwkomatz@comcast.net

Thelen, Lonna

From: daragardner96@gmail.com
Sent: Sunday, May 24, 2015 4:13 PM
To: Thelen, Lonna
Subject: housing complex

I am writing to voice my opposition to the proposed “student” housing complex in Cragmor. The proposal by private developers has problems on many levels.

I live nearby on Acacia Dr., and my mother-in-law lives 3 houses down from the Bates site. The idea of having a complex with at least 621 apartments in our immediate area will create traffic issues regardless of efforts otherwise. Turning lanes off Austin Bluffs would ruin the city’s efforts to make this thoroughfare improved and safe. The construction phase alone would be disruptive to this area to an extended period of time.

The issue of property values decreasing for my mother-in-law with a large complex looming over her yard would be significant. This will be true for all the owners nearby. In addition, the new construction would block the view of the bluffs.

Finally, you know that this “student” complex will not be actually that, but rather an assortment of people in various life stages. If you look at Craigslist currently, you can see a plethora of rooms in the new “student” Lodges complex for sublease. I would suggest that you look at these yourself, and ask around how this project is going.

I am urging you to decline the proposal as submitted.

Thank you for your consideration,
Dara Gardner

Sent from Windows Mail

Thelen, Lonna

From: Sandra Vuletich <sandra.vuletich@asd20.org>
Sent: Friday, May 22, 2015 2:51 PM
To: Thelen, Lonna
Cc: Council Members; Office of the Mayor; Wysocki, Peter
Subject: Apartment complex at the old Bates Elementary Site

Dear All,

In 2001 I purchased a home that was to be my forever home, where my husband and I would retire. This apartment complex that is being considered is so unfair to those of us who have invested in our neighborhood and bought homes with the intentions of living a long comfortable life in a quiet and adorable neighborhood. With the expansion of the university there have been some disruption to our quiet neighborhood, but it has been small things compared to what an apartment complex would do. The developer dared to call our neighborhood a blight which shows they have little respect for those who enjoy modest living in small neighborhoods. I love my home and I have put thousands of dollars over the years to improving it and making it the home I wish to live out my life in. The idea of a developer coming in and destroying my dream for profit breaks my heart. I can't afford to sell and move because my husband and I make a modest living and every thing we have done with our home has taken years of savings to complete. It terrifies me what will happen to our neighbor hood with increased traffic, more college students who do not have vested interest in the neighbor living in the area, and of course the potential for additional changes to the current plan to accommodate these students as it become apparent that having access only from Austin Bluffs will create a traffic nightmare for everyone. This has been observed in other neighborhoods across the country and here in Colorado. Please don't take away our peaceful neighbor just so a development company can make a profit. This is our home. Think about how you would feel if some stranger came in and did something like this three houses down from your home. We love our neighborhood and want to keep it as a neighborhood of families and not a new party place and temporary living quarters for students.

Thank you,

Sandra Vuletich

Thelen, Lonna

From: Klayton Matlock <Klayton.Matlock@ColoradoCollege.edu>
Sent: Friday, May 22, 2015 2:29 PM
To: Thelen, Lonna
Subject: Fwd: Bates
Attachments: 20150522_135650_resized.jpg; 20150522_135625_resized.jpg; 20150522_135540_resized.jpg

Attached are also photos from inside my home and on my property of where I would see the enormous structure and what views I have that will be hindered. Also the elevations of the proposed building.

----- Original message -----

From: Klayton Matlock <Klayton.Matlock@ColoradoCollege.edu>
Date: 05/22/2015 11:39 AM (GMT-07:00)
To: Klayton Matlock <Klayton.Matlock@ColoradoCollege.edu>
Subject: FW: Bates

From: Klayton Matlock
Sent: Friday, May 22, 2015 11:39 AM
To: Klayton Matlock
Subject: Bates

Hey Lonna,

I own a home directly across the street from the old Bates school, 707 Cragmor. I went to the first meeting held at the school itself regarding the new plans for development. I was not originally opposed to the plans for student housing. I work at Colorado College and work with students daily. For the most part college students are not a bad group of people and the majority of them are more focused on graduating than partying. With a primarily student housing development that is managed I assumed there would be quiet hours, noise ordinances and a contact that would be reliable to lodge complaints with. All of that I was ok with. I felt bad that you were so bombarded with rude shouting at the first meeting and that everyone was being so hard on you. I know that you are one of the sole decision makers for the developer and the project continuing and that this is only your job. I'm sure your intention is not just to do whatever makes you money and try to benefit the community as best as possible. After the latest meeting and reviewing the architectural developments plans, I was shocked. This is nothing that I had in mind. The building is gigantic. It resembles the size of a large cruise ship. This crushes my heart. It would be completely out of place in our neighborhood and it would tower over my house completely destroying any privacy I once had. It would obstruct my view of the campus as well as the

bluffs behind it. I love looking at the college, I do work downtown at the CC campus, but I feel that the peaceful glow of a night represents hard work and the future success of our country. This apartment building with be “geared” toward students but it is not primarily a student housing building. It would be open to whomever would want to rent it out. I feel that the name “Student Housing” is dishonest. It is an apartment complex. Nothing more. I have friends and colleagues that work at UCCS and they do not support this development plan. They are working on their own dorms that students will live in as part of their tuition. There is a better place to put this building in town and cater to whomever wants to rent from it but feel the developers are preying off of college students and using that excuse to try and squeeze into our neighborhood. This massive building would not only create issues with our utilities and water run off but it would be horrible to look at and destroy the property values in our neighborhood. It would be like parking a cruise ship in front of the Bijou school, destroying any views or privacy you once had at your own home. Not only would it be a devastation to our neighborhood but in 20 years from now I will not have equity in my home. If you look at the apartments down on Westmorland they have trashed the whole neighborhood around them, and it will do the same to my home. I understand there is a process that you must go through but I beg that you do not approve any of this plan. I would much rather see patio homes or townhomes go up on this plot. Just something that would be more beneficial and mesh better with our community, not a high rise.

Thank you for listening to my concerns and hope this aids in your decision making.

Klay Matlock

Facilities Services

Carpentry Shop

719.304.1413

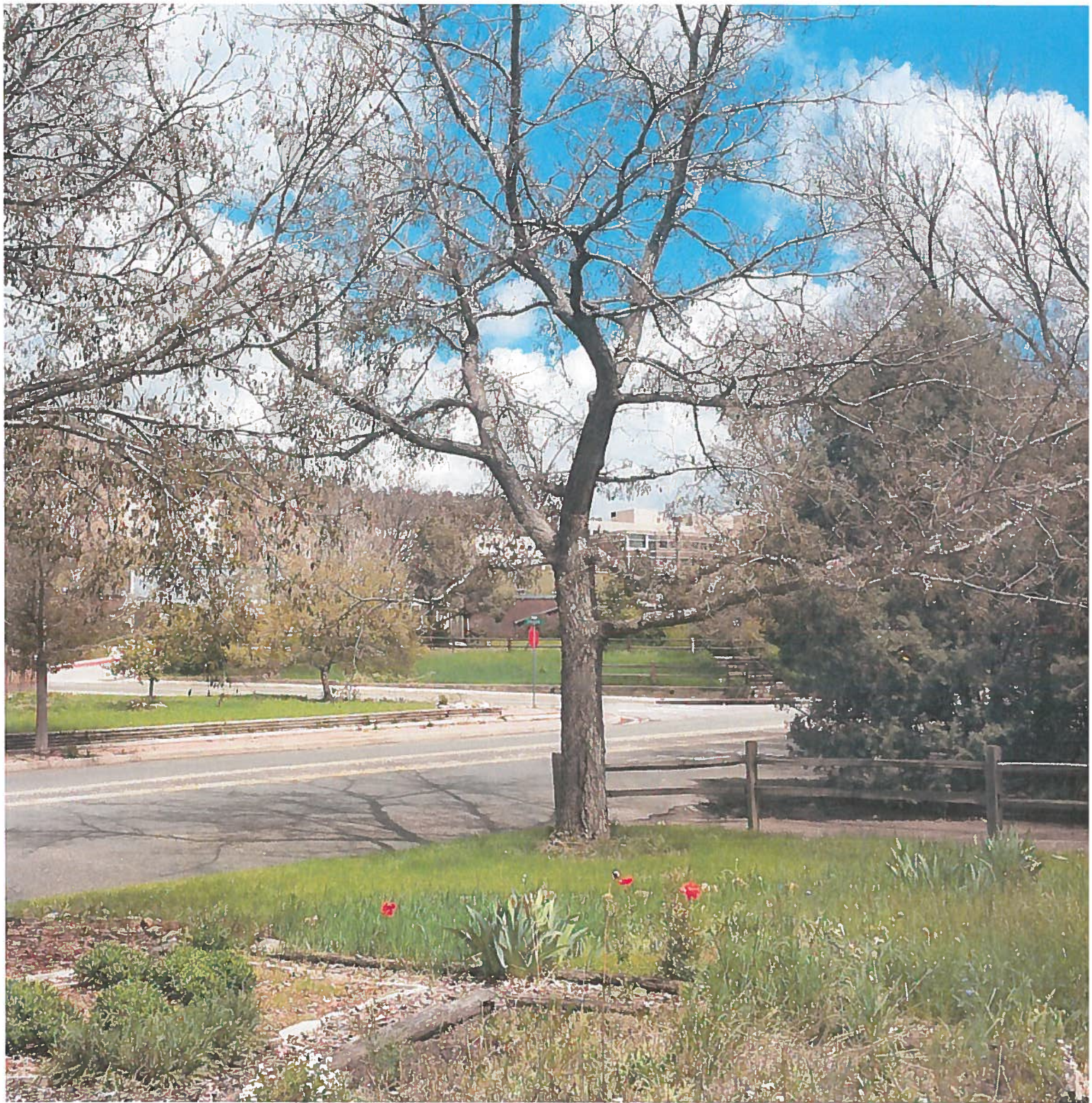


FIGURE 4



FIGURE 4



FIGURE 4

Thelen, Lonna

From: Jennifer Valdois <jvaldois123@gmail.com>
Sent: Friday, May 22, 2015 1:43 PM
To: Thelen, Lonna
Subject: Land Use Review -- Bates Elementary File No.: AR DP 15-00231

Dear Lonna,

Thank you for holding the public meeting on May 19. After looking at the developer's plans, I am still concerned that this proposal is NOT a good fit for this neighborhood and this location! The apartment complex is HUGE! It is too large to be in and adjacent to a neighborhood of one and two level, single family homes. I have heard it said that it will create a "buffer" between our homes and the university. Did anyone ever ask us if we wanted or needed such "buffer"? We like being able to see the university and the bluffs behind the university! Right now we can see and hear the bell tower each hour and it adds to the aesthetics of living close to UCCS.

We owned one of the ground level, Red Deer Condominiums (2117 Troy Court 80918) when the city was building the 30 foot sound barrier along Union Blvd at Austin Bluffs. The city wanted to build it along their property line which we found out was just 8 feet from our patio door. Our 6 foot privacy fence had always been 15 feet from the door. That 30 foot barrier would have annihilated our only view and all light that came in our windows. How would we or our neighbors EVER hope to sell our condos if all we could see out the windows was a sound wall? When we, the Red Deer HOA board, met with the city planners we were able to convince them to change their plans and that is why the wall stops where it does today and the Red Deer fence is still there.

I see this as the same kind of thing. The houses along Cragmor Drive and Stanton Street will have no view except an enormous, six story apartment complex, right across the street from them! This is just not right and not acceptable. There has to be a better use for this land and I implore you to deny this project and wait for an offer that is a better fit for this neighborhood and this space.

While the focus of my concerns, in this email, is on the building itself, I am still concerned about traffic issues both in our neighborhood and on Austin Bluffs, utilities, storm water, public safety, our property values and disturbing the mines below Cragmor. I am not convinced that allowing an apartment complex of this magnitude to be built, by an out of state investor, no less, is in the best interest of Colorado Springs and her community.

Please do not approve this project!

Sincerely,

Jennifer Valdois

3908 Magnolia St.
Colorado Springs CO 80907
JValdois123@gmail.com

Thelen, Lonna

From: Andy Keen <akeen2033@gmail.com>
Sent: Saturday, May 23, 2015 4:34 AM
To: Thelen, Lonna
Subject: Re: Neighborhood Meeting Notice for Bates Student Housing

Lonna: Thank you very much for the Tuesday meeting at Bates. I have one comment to expound on from this meeting.

Given the cost of parking and the shortage of parking spaces on campus, clearly many students in this complex will opt to walk to and from class. But the development plan states the preference for student pedestrians is to walk the quarter mile east to the intersection and wait for the signal.

The problem is, these are college students, and once familiarity sets in, it won't take long for such "preferences" to rank quite low on the scale of priorities. Some of the students walking up to Austin Bluffs from the complex will see their classroom buildings right across the street. So it won't be very many days into the semester before walking the quarter mile to the signal will really get old. Many will save time by dodging traffic. Those with 8AM classes will dodge traffic during morning rush hour.

As you know, thus far no pedestrian bridge has been necessary because all student housing complexes are located on the same side of Austin Bluffs as the main UCCS campus. But this proposed complex changes all of that.

Thank you for hearing me out,
Andy Keen
akeen2033@gmail.com

On Thu, May 7, 2015 at 7:57 AM, Thelen, Lonna <Lthelen@springsgov.com> wrote:
Good morning,

You are receiving this email because you provided comments to me during the pre-application process for the redevelopment of Bates Elementary at 702 Cragmor Road. Attached is a postcard for the meeting to be held on May 19, 2015. You are welcome to attend to learn more about the project that has been submitted to Land Use Review. Instructions on how to electronically view the documents are noted at the bottom of the attached postcard.

Thanks,
Lonna

Lonna Thelen, AICP, LEED AP BD+C
Principal Planner
Land Use Review
City of Colorado Springs
30 S Nevada, Suite 155
Colorado Springs, CO 80903
[\(719\) 385-5383](tel:(719)385-5383)

[Description: Description: LEEDAP_BDCcmyk] P Before printing, please consider the environment

