

Turisk, Michael

From: janoday325@comcast.net
Sent: Monday, January 09, 2017 11:39 AM
To: Turisk, Michael; pwssocki@springsgov.com
Subject: Low income housing

I just wanted to voice my concerns regarding the project to be built behind Safeway on Broadmoor Bluffs. I am concerned about the traffic on the one road with no access to South Academy and also to the impact on our school district. Jan O'Day Autumn Heights Townhomes

Turisk, Michael

From: Carol Joslin <Carol@MartensenIp.com>
Sent: Sunday, January 22, 2017 12:18 AM
To: Turisk, Michael
Subject: Low income housing project in Broadmoor Bluffs

I am a resident of the Broadmoor Bluffs community, and am strongly opposed to this project.

I resent my tax dollars going to support a project in an area where the free market could get a high price on this land, and get an owner who will pay taxes to support this community.

How dare you put subsidized housing in one of the most desirable areas of this city, where people are willing to buy the land?

Our community will fight this project, and will make any lawmaker who is involved pay the price at the ballot box.

Carol Martensen

Turisk, Michael

From: Suz <fboettcher1@comcast.net>
Sent: Tuesday, January 24, 2017 6:07 PM
To: Turisk, Michael
Subject: The Ridge/Proposed Development in Colorado Springs

Importance: High

Mr. Turisk,

We attended a neighborhood gathering last evening with the developer of the proposed Affordable Housing Project located near Academy and Hwy 115. The developer informed the group that the City has not required them to conduct/file a traffic study of the proposed area with their application for permit. Would you provide information as to the decision by the City not to require a traffic study?

Thank you.

Frederick and Suzanne Boettcher
729 Concerto Drive
CSC 80906
719-527-1811

Turisk, Michael

From: Schultz, Michael
Sent: Wednesday, January 25, 2017 1:14 PM
To: Turisk, Michael
Subject: FW: Low Income housing Broadmoor Bluffs Appeal for help

Mike – I received this, so I'm forwarding to you.

Here is a link I found that may be helpful.

<https://www.trulia.com/blog/trends/low-income-housing/>

Mike

From: debearle1@gmail.com [<mailto:debearle1@gmail.com>]
Sent: Wednesday, January 25, 2017 12:08 PM
To: Thelen, Lonna; Schultz, Michael; Carleo, Katie; Wysocki, Peter
Subject: FW: Low Income housing Broadmoor Bluffs Appeal for help

Ms. Thelen, Mr. Schultz, Ms. Carleo and Mr. Wysocki

I am a homeowner in the Broadmoor Park sub division and will be directly across the street from a proposed Low Income Housing Project.

I am strongly opposed to this project on the basis of:

- Traffic flow
- Soil concerns
- Schools
- Public transportation,
- Lack of public transportation
- Crime stats of this population
- Property Values

I have never participated or assisted in organizing informed public protest to a development. As a City of Colorado Springs planner you might see the pros and cons to this development.

As a city resident and home owner, I am request your assistance in the logical steps homeowners and local Broadmoor Bluffs Associations can take to block this development. What steps will the developer take and what information should the homeowner provide to stop this development?

I look forward to your response at your earliest opportunity.

Thank you,
Deberah Earle,
719-332-3625
Concerto Drive
C.S. 80906

Turisk, Michael

From: Herington, Meggan
Sent: Friday, January 27, 2017 3:12 PM
To: Gonzalez, Eileen; Turisk, Michael
Cc: Andrews, David
Subject: RE: Low Income Housing in Broadmoor Bluffs

Mike Turisk is the planner. It will be helpful to have these for the file. Thanks!



Meggan L. Herington, AICP
Assistant Director of Planning

Phone: (719) 385-5083
Email: mherington@springsgov.com

From: Gonzalez, Eileen
Sent: Friday, January 27, 2017 2:37 PM
To: Herington, Meggan
Cc: Andrews, David
Subject: FW: Low Income Housing in Broadmoor Bluffs

Thanks for the call back, Meggan. Here's what we got at Council. Anticipating a possible appeal that may become QJ before Council, is there a planner I should send these to, make sure our bases are covered?

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



From: Judy Walker [<mailto:walker5070@msn.com>]
Sent: Tuesday, January 24, 2017 8:17 PM
To: Council Members
Subject: Low Income Housing in Broadmoor Bluffs

Dear Council Members, I am writing about the apartment complex that slated for development behind Safeway in the Broadmoor Bluffs area. The Broadmoor Bluffs Neighborhood Association along with Greccio Housing and the property developer met for a heated lengthy meeting last night. I can not understand how this project is being considered when it sits at the bottom of the recently discussed land slide

area. Homeowners not far away are waiting for federal money from FEMA to bail them out of homes that have moved due to the slide, and now, the government is going to offer tax credits to build in the same landslide identified area? There are many residents that are incredibly upset that they invested money on this hillside and were never told about the condition of the land. I am one of them.

I am quoting from an article in the Gazette from last April:

City officials have known about the problem since at least the mid-1990s, when they passed an ordinance designed to restrict development, but the measure has not been enforced and new homes have gone up almost unabated.

On your own city website:

<https://coloradosprings.gov/office-emergency-management/page/landslide-information>

Why would you allow this development to be considered?

Why would you allow a project to be placed where people with city service needs like buses to get there kids to school are not offered and the high school is 5 miles away? How will the kids get to school? The developer and rep for Greccio say the people living there will be one car working families for the most part. How are they going to get to school? How will they get home?

Why has there not been a traffic study to inspect the difficult ingress and egress to the property? I can't imagine this could be safe if there is an emergency. It is hard to get a good view of people coming both up and down the hill to enter Broadmoor Bluffs Drive.

I think many people that were not at the meeting are quick to make comments on the Gazette article that we are being snobs and not in my back yard kind of folks. I am not that person, but I have concerns that are valid and I wonder if this has been thought through. I encourage you to stop this project from moving forward until some of these things have been addressed. These concerns were glazed over at the meeting with a tone of let us build it and we will figure out the details later. I am asking we do this in the right order. Respectfully, Judy Walker

Judy Walker

5070 Kettleglen Court

Colorado Springs, CO 80906

Turisk, Michael

From: Rafael Torres <rafael.torresvicente@gmail.com>
Sent: Sunday, January 29, 2017 3:27 PM
To: Thelen, Lonna; Turisk, Michael; Wysocki, Peter
Subject: Low income housing

I am a property owner near the proposed " Broadmoor Bluffs Apartments" low income complex slated to begin construction this year. I am very much opposed to this idea and if my voice matters I would wish this project be moved to another location. This is not Chicago, but El Paso County. In Chicago there was a sociological idea (60's and 70's) to put low income children in good neighborhoods in order to give them an advantage and be afforded same opportunities as those children in more affluent neighborhood. The idea did not work in Chicago and nor will it here. Chicago realized that all they did was spread the problem through out the city. There is a senior living area near the proposed area and the developers and people living there went to this neighborhood for a reason. Greccio Housing deals with the worse of the worse. Homeless, parolees, drug addicts, and people that will just live there until they either get arrested, kids turn 18, or are evicted for numerous law violations or Greccio violations. I use to work closely with Greccio and beleive me the worse of the worse will be my next door neighbor and my quality of life will be greatly impacted.

Traffic concerns; There is one one bus stop on 115 on the opposite side of Broadmoor Bluffs and Mountain Metro will not built a bus stop for the minimal people that will be working. I mean minimal. The road is a private one and not suitable for the volume.. Of course the City/County will have to put monies in repairs upgrades etc, in other words resources on a population that will not return it investment.

Crime: All the data show that when low income establishments are develop crime, drug usage and quality of life is affected. Cincinnati-Ohio University among others support this theory. You will have people with nothing to do , but wander the neighborhoods and all you need is a motivated offender, opportunity and victim in order for a crime to occur. Greccio will say that no felons will be allowed. This is true on paper, but reality is that they sneak in and move in and then get kicked out. All housing allow for visitors.

Property values: They will drop and also the broken window theory will take its toll.

Schools: If they go to school and are not disruptive these children will suffer. First of all the three elementary schools are all ready over populated, middle school the same. Even more of a struggle is the children of low income families will not be accepted and struggle acclimating to this culture that is all ready established. Which means more disruptive behaviors and for a population that will not be accepted.

This is the type of neighbor that people walk, ride bikes, take dogs on walks, etc. All that will change in time as for criminal do what they do. Prey on nice people.

Is there a possibility we the citizens can purchase the landfill from developer, I truly don't care about Greccio statement about the need that needs to be fulfilled

Thank you
Rafael Torres.

Turisk, Michael

From: Ric Denton <denton.ric@gmail.com>
Sent: Monday, January 30, 2017 8:53 AM
To: Turisk, Michael
Subject: Re: AR DP 17-00039 "The Ridge" Low Income Housing Project at 4375 Broadmoor Bluffs Drive

Mr. Turisk,

I know there was lots of discussion regarding traffic at the previous public meeting, and am happy that the City has decided to do a formal traffic study - hopefully for all times during the day. The study was waived in the original application, which led to my inputs to you.

Sincerely,

Ric

On Mon, Jan 30, 2017 at 8:07 AM, Turisk, Michael <Mturisk@springsgov.com> wrote:

Mr. Denton, thank you for taking the time to articulate your concerns. Note, however, that a formal traffic study is in its beginning phase.

Michael Turisk

Planner II

South Planning Team

30 S. Nevada Ave.

Colorado Springs, CO 80901

Phone [719.385.5090](tel:719.385.5090)

Email mturisk@springsgov.com

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From: Ric Denton [mailto:denton.ric@gmail.com]
Sent: Saturday, January 28, 2017 11:56 AM
To: Turisk, Michael
Subject: AR DP 17-00039 "The Ridge" Low Income Housing Project at 4375 Broadmoor Bluffs Drive

Re: Significant unaddressed traffic issues

Dear Mr. Turisk:

As a former president of Broadmoor Park HOA and living on Concerto Drive, which is just uphill from the Palisades, I know the associated streets in this neighborhood quite well. Here is the **bottom line up front**: There are serious traffic problems, which might even call for installation of a traffic light at Cougar Bluffs Pt. It is quite puzzling to me that a traffic study was not required.

- 1) During many hours of the day, there is relatively little traffic at all. This can be misleading. During commute times and at noon, there is often serious congestion. I have exited out of Cougar Bluffs Pt. on a number of occasions. Turning left onto Broadmoor Bluffs, it is a blind curve and cars often accelerate up Broadmoor Bluffs at speeds well above 25 mph. Looking to the right, there is a hill where the view of oncoming cars is also obstructed. Those oncoming cars often are at speeds above 25 mph. This is dangerous.
- 2) When turning left off of Concerto onto Broadmoor Bluffs, there has been more than one incident where a car or truck also turning left from Cougar Bluffs Pt. at the same time poses a challenge due to heavy traffic on Broadmoor Bluffs.
- 3) There will be a need for a cross walk especially for children walking to school.
- 4) The Safeway exit is already very congested at times during the day. If the traffic from the housing development were to try to go out through the Safeway exit, this would add further to the significant congestion at the Safeway exit.

Sincerely,

Ric Denton

532 Concerto Drive

Turisk, Michael

From: Gale Homier <ghomier@aol.com>
Sent: Wednesday, February 01, 2017 11:50 AM
To: Turisk, Michael
Subject: The Ridge - Affordable Housing Project

We live in the Broadmoor Bluffs area, having built a home there 31 years ago. We wanted to comment on the proposed affordable housing project slated to be built behind the Safeway Market. My husband and I believe this is an extremely important step forward for the City of Colorado Springs to help with providing housing to people who make less than the median income for this county. There are indeed a huge number of people who can't afford the higher rents that exist now in our town. I attended the neighborhood meeting that was held in January and was shocked at the language and conduct of those in attendance. They have prejudicial views of who would live in this housing, and what type of people they would be, and the consequences to both the neighborhood safety issues (assaults and robberies) and their own property values. The "Not In My Backyard" mentality took over. This sentiment went on for days on the Broadmoor Bluffs Neighborhood Associations website (BroadmoorBluffs.nextdoor.com). Anyone expressing the idea that this project was worthwhile was attacked for their beliefs and the name calling went on for days. Since they have had time to seek counsel, they now realize that the "NIMBY" (Not In My Backyard) argument will not work so have told those who professed such beliefs to try and argue about the schools and traffic in the area and the geological issues of the landslide areas in this neighborhood. We wanted the City to consider that the real reason for these residents' displeasure comes back to their superior feelings and the fact that they don't want anyone in their neighborhood who isn't of the same socio-economic background as them and can't afford a house that costs at least as much as their own house costs. This is plain and simple discrimination. We thank you for your time and effort with this matter.

Sincerely,

George and Gale Homier

Turisk, Michael

From: Beth Uhlinger <bsuhlinger@bellsouth.net>
Sent: Wednesday, February 01, 2017 11:50 AM
To: Turisk, Michael
Cc: MarDan1492@comcast.net
Subject: Broadmoor Bluffs proposed development behind Safeway

Good morning! I just wanted to voice my concerns about the proposed 60 unit apartment development behind Safeway on Broadmoor Bluffs Drive.

Traffic

As I see it, Cougar Bluffs Point is a narrow 2 lane "driveway" that exits on a blind curve section of Broadmoor Bluffs Drive. I drove back there recently and it took almost 5 minutes to safely take a left turn out onto Broadmoor Bluffs. There are only 2 options to exit the development – Cougar Bluffs Point and the Safeway shopping center parking lot. I really cannot see how the existing residents plus the proposed 107 cars (based on the number of parking spaces to be added) are going to exit the development. They will spill out through the Safeway parking lot and it's already a challenge to get out of there at times. Also, from what I understand, Safeway delivery trucks unload on Cougar Bluffs Point, which would shift even more traffic through the grocery parking. I personally have had a fender bender in this parking lot and, with the additional volume, cannot imagine there will not be more auto and pedestrian accidents without some kind of revision of traffic patterns.

The developer and management company have said no traffic study was required at this time because when everything was approved years ago in the original uncompleted construction, there was no problem. Is it realistic to assume that nothing has changed and traffic should not be affected because it was okay 12 or so years ago? Many children walk past Cougar Bluff Point on Broadmoor Bluffs to go to and from school – these school hours create choke points in the traffic in the morning and afternoon. Did Pinon Valley Elementary School even exist when this original plan was approved?

Schools

We do not have any busing in District 12. The closest elementary schools only have so much room to absorb the targeted renter population – families, which by definition would include children. The middle and high schools are not within walking distance. What plans are being considered to address this issue?

Geological issues

The developer and management company have acknowledged the existence of landslide danger on a part of this land purchased for development. As a taxpayer, I'm concerned about putting millions of taxpayer money (in the form of federal tax credits given to the developer and management company) at risk in a known geological hazard zone! Is there not a parcel of land available in a stable area of the city where we can be better assured the project will not come tumbling down?

Thank you for your time and consideration!

Beth Uhlinger
A concerned Broadmoor Bluffs resident

Turisk, Michael

From: FRED H WISELY <fredwisely@msn.com>
Sent: Thursday, February 02, 2017 5:17 PM
To: Turisk, Michael
Subject: Comments on The Ridge development

Dear Mike,
I am the 30 year President of the Broadmoor Bluffs HOA.

After meetings with the Developer and , separately with Keith King, our Councilman, I have the following comments that reflect many of the calls I received concerning the Ridge Development.

As a degreed geologist and 30 plus year resident, familiar with the topography, soil and stratigraphy of the landslide prone area within Broadmoor Bluffs, I share the Residents' concern about the building site chosen for the Development.

The Site predominantly sits in an area, where for millennia, the upper sloping areas drained into the lower elevation where the apartments are to be built.

Prior to the building of the Center where the Safeway and other business now reside, this lower portion was, what many would describe as a Wetlands.

This area was partially drained by the culvert passing under highway 115.

However, this draining was not adequate and it is most likely the subsurface soil remains heavily saturated and unstable-especially in any areas where expansive soils are located.

As an "alluvial plain" containing rocks, gravel and other soils carried down from the surrounding hills, significant geo-technical modifications would and should be required for any building in this area.

To determine the Site's building suitability, numerous areas within the Site should be selected for core sample drilling at varying depths to determine the soil composition, drainage, stratigraphy and other geo-technical qualities.

An independent, reputable geo-technical engineering firm should be selected for this task-paid for by the Developer, but not working for the Developer- or with any financial relationship, or conflict of interest with the Developer.

The geo-technical Report would be furnished to your office for independent review prior to submission by your office to the Developer.

In addition, at a minimum, the Site should undergo a complete review following the guidelines recently proposed for adoption by the City Council concerning geo-hazard areas within the City. Involvement, coordination and recommendations by the U.S. Geological Service (USGS) in Denver, who have worked with the Council in developing the proposed Ordinance should be mandatory for this Project.

In conjunction with a geo-technical review of the Site, I would also strongly recommend that your office work with the Federal Agencies associated with this type of federally subsidized Project. As taxpayers and citizens of

Colorado Springs, I would think that there are numerous Federal and possibly State regulations that must be adhered to for this type of Development.

For example, transportation availability, building standards for safety, floor space requirements for tenants, playground areas for children, open space, parking, traffic ingress and egress as well as other requirements.

At a minimum, the Developer should be required to provide these Regulations and mandated Requirements to your office for both review and compliance.

Please provide me with a timely reply concerning this Letter and what steps you will take to ensure these issues are dealt with.

Fred Wisely
President, Broadmoor Bluffs Homeowners Association.



Turisk, Michael

From: Wysocki, Peter
Sent: Friday, February 03, 2017 10:03 AM
To: Turisk, Michael
Cc: Herington, Meggan
Subject: FW: Copy New Citizen Request Ticket

Importance: High

Fyi..



PETER WYSOCKI, AICP

Director of Planning and Community 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: City of Colorado Springs [<mailto:Communications@springsgov.com>]
Sent: Friday, February 03, 2017 9:58 AM
To: Wysocki, Peter
Subject: FYI: Copy New Citizen Request Ticket
Importance: High

This request has been sent to your Footprints Department Contacts. This is only an informational message.

Request # 38221 has been assigned to Planning for a response.

A new Citizen Request ticket has been created for Planning, with a category of Proposed Development.

Entered on 02/03/2017 at 09:58:47 MST (GMT-0700) by Laurie Landers:

Sir,

I am certain you are aware of the community backlash against the proposed low rent housing of 60 units in the Broadmoor Bluffs area. Urban housing is always a contentious issue and this one is no different. As a property owner of the area involved, I have several questions I would like answered.

1. When was the city notified of the intent of an out of state corporation to build on this location? What alternative locations were considered and can you show the decision matrix used that identifies this location as the best site for the proposed housing in Colorado Springs?

2. What due diligence did the city perform to evaluate the plan from a zoning perspective? The city is already at odds with homeowners in the area for problems associated with inappropriately zoning on ground that is prone to landslide. As you must know already, part of the land is known to be at risk for landslide. Why should tax dollars be spent on land that FEMA is already spending tax dollars on mitigating previous landslides?

3. Though I have no specialized training in city planning, it is obvious to me that there will be problems with ingress and egress to area which has a limited road network supporting the neighborhood. What will be the cost to the city to support road improvements?

4. Are you aware that the bus line supporting this part of town is on Highway 115. This will force citizens to walk along South Academy, which has no sideways, creating a safety hazard for drivers and pedestrians alike when citizens attempt to use public transportation. What will the city do to mitigate this hazard and what liability will the city assume?

5. What will be the cost to District 12 schools to educate the children who move into the school system? At present, the schools enjoy a favorable student to pupil ratio which has been supported by multiple school bond initiatives the local populace has voted upon itself. How will the taxpayers across the school district be compensated for the impact of the additional students?

6. As the neighborhood is primarily a residential community with little commercial activity, what are the employment hubs that will afford employment to people choosing to live in the complex?

7. "Not in my neighborhood" is a common reaction to imposing low cost subsidized housing in suburban neighborhoods. I acknowledge that the Broadmoor Bluffs community is relatively affluent. However it is altogether too easy to assign their motives as dark and unenlightened when they object to this project. From where I stand, their concerns are well founded and their concerns should be addressed head on. I am particularly bothered when an out of state entity believes its knows what is best for Colorado Springs without soliciting input from the community beforehand.

Thank you in advance and I look forward to reading your answers to my questions.

Charles Taylor

For details, please click on the following link: <http://footprints/footprints>