

Item 6.A. CPC CU 18-00146

**Schultz, Michael**

- Add to file - handed out during CPC on  
01-17-19

**From:** Skyler Rorabaugh <skylerde@hotmai.com>  
**Sent:** Thursday, January 17, 2019 7:30 AM  
**To:** Schultz, Michael  
**Subject:** Barnes and Medical View Apartments Proposed Development Comments

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Greetings Mr. Schultz,

I'm providing comments on behalf of myself and my wife Kristen Rorabaugh in regard to file number CPC CU 18-00146; AR FP 18-00745.

We are opposed to the development for the following reasons:

1. Doesn't appear that this type of development meets the specific building zone criteria as set forth for this property.
2. We are concerned that crime rates will be elevated with this type of development directly to the south of our home. We have already experienced two occasions of gun shots from the apartment complex located at the corner of Comstock and Tutt.
3. We are concerned that traffic will be more congested, hence creating more traffic accidents, as there are few means for moving traffic adequately from the Powers corridor to the west besides utilizing Barnes (that ties into Austin Bluffs Parkway). Another byproduct of these types of development include a strain on parking, that may create more vehicles parking along the city streets, thus creating accidents as well as potential higher crime.
  1. If this development is approved, we request that there will be a traffic study performed for the corner of Comstock and Tutt. This intersection is nearly impossible to access for minutes on end with all of the recent development in this area. We have observed that multiple stoplights have been added between Stetson Hills and Dublin off of Tutt that have served those areas well.
4. We are concerned about our children in regard to the construction of a road and apartment complex directly to the south of our backyard fence that will create the opportunity for more crime, sexual predators, and speeding vehicles to be closer to our home, placing our children in a more vulnerable environment. Apartment windows could literally be staring into our backyard and targeting our children.
  1. Frankly, we moved to this house because of the wonderful open space located directly to the south of our home/yard, and for the great vistas to the south including the Switchbacks stadium, Security Service Field, fireworks shows, and mountain as well as plains views.
  2. We request that serious consideration is taken in regard to constructing a privacy wall between the complex and the residential homes to the north of where the units are proposed for construction.

5. We are concerned that the construction of this apartment complex will reduce the overall value of our home/property, as this will take away from our current residential housing "feel" and safety, as well as lower the value based on the aforementioned reasons above.
6. We are also concerned that by adding apartments, this will create undue burden on our local school districts in the area, as well as city infrastructure that is already near or beyond capacity, and provide less tax revenue to our local government.
7. Lastly, if the development would be approved to move forward we would ask that the height of the development be reduced to 30' on the low slope side (facing south/Barnes Rd.). Please add sidewalks that run along Barnes and tie into existing sidewalks as well as sidewalks along all ends of the development tying into existing sidewalks or creating new. Please install adequate street and sidewalk lighting to reduce crime and add visibility in the area. Finally, add a neighborhood park in this area and bike lanes along any new streets.

We appreciate your time and consideration to our concerns, and would appreciate you providing us timely communication in regard to this matter so that we can be informed and better understand our opportunities to voice our concerns.

Sincerely,

Skyler and Kristen Rorabaugh

## Schultz, Michael

---

**From:** LINDA KOITER <lindakoiter@comcast.net>  
**Sent:** Wednesday, January 16, 2019 7:27 PM  
**To:** Schultz, Michael  
**Subject:** Public Hearing for Barnes and Medical View Apartments

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Mr. Schultz,

I am a resident on Skywriter Cir., two blocks from this development. As neighbors we have been talking about this project and would like to have the following addressed at the public hearing.

1. Will there be an impact study on the Comstock-Tutt intersection? As of now it is the only exit from our subdivision as well as the businesses on Tutt and Comstock. Across from Comstock is an exit from the shopping center on the northwest corner of Barnes and Tutt. The intersection at Barnes and Tutt already backs up to Comstock several times a day and if the apartments use Comstock it will become a dangerous intersection. No exits are shown on the plans
2. We are also concerned about the income disparity it will bring. According to the NES letter families will be vetted but when their income is approximately 25,000/year and over the wall the neighbors' incomes are 2-3 times that. We are concerned about our property values.
3. The school access is totally misleading. Doherty and Rudy are close, but they are across Powers in School District 11 which means students have to be choiced in meaning parents have to provide ALL transportation. No bus service. District 49 is divided into zones with Sand Creek being in a different zone than Skyview, Odyssey and Ridgeview, which is problematic. Also, d49 charges for their bus service and this was completely left out of the December 17, letter.
4. Most commercial uses have business hours and are largely closed by early evening. An apartment complex goes 24/7. We don't believe apartments will have less impact!
5. Finally, we are very disappointed in the Planning Commission for scheduling this meeting on a weekday at 8:30 am when the majority of us are working and cannot get to this meeting. I will try very hard to be there. I am a recently retired school teacher and for me to make such a meeting as this, I would have had to arrange for a substitute, make lesson plans and do damage control the next day. This meeting should have been at 5:30 pm to get more accurate feedback.

Hope to see you on January 17, at 8:30.

Thank you for reading this.

Linda Miller

## Schultz, Michael

---

**From:** KIRIT FRANK <kfrank7267@yahoo.com>  
**Sent:** Saturday, January 12, 2019 3:44 PM  
**To:** Schultz, Michael  
**Subject:** CPC CU 18-00146

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Hello Mr. Schultz,

Here are some of the reasons we are opposed to the planning and development of the Barnes and Medical View apartments, directly behind our home:

- with a large edifice like an apartment complex there will be more obstruction of natural light and the sun, as we have a north facing home our backyard will have less sunlight and thus more destruction of plant life
- with more paved space, and already a paucity of land and trees in this part of town, there is a higher likelihood of water flooding and water pooling with heavy rains and snow
- we are concerned that with the development of an apartment complex directly behind her home there would be a higher likelihood of someone coming into our backyard and potential for a crime, furthermore, the apartment behind our home would obstruct the view and thus invite more crime
- with an apartment complex behind our home and/or the parking for said apartment complex, there will be more noise pollution and thus more nuisance to all of the homes directly adjacent to the apartment complex, including ours
- one of the reasons we bought our home is for the view of Security Service Field and Sky Sox fireworks, with an apartment complex directly behind our home this would obstruct the view that we regularly enjoy of fireworks on Fourth of July and many Fridays during the year
- being a pet owner and having children, we will no longer be able to utilize the space there to walk our pets or hike and play with our children and ourselves, or enjoy the trail space and the outdoors; a park in the space would be a recommendation
- a reason we moved into this neighborhood approximately 15 years ago was to have more fresh air and space, with more density in this part of town we are losing what made this part of town the reason we moved here, this will increase the concentration of people and pollution
- we are also worried that our home value and equity will be lost secondary to less demand for a house so close in proximity with an apartment complex
- we regularly use our backyard to park recreational vehicles which we will no longer be able to access if there is an apartment complex directly behind our home
- we understand that a park would cost the city government more money and selling the land to a developer would make the city money however more citizens of the city would be able to enjoy a park versus an apartment; we humbly request that the city consider other gains for all very the few and quality of life gains versus financial gains.

We the residents of:

6115 Steed Way  
Colorado Springs, CO 80922

Earnestly,  
Frank Family

Sent from my iPhone

## Schultz, Michael

---

**From:** Carrie Platzer <siamesetoo@msn.com>  
**Sent:** Thursday, January 10, 2019 2:48 PM  
**To:** Schultz, Michael  
**Cc:** Carrie Platzer  
**Subject:** Barnes and Medical View Apartments

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Hello Mr. Schultz!

My name is Carrie Platzer and I live in the Barnes and Charlotte neighborhood. I am reaching out to you in regards to the Barnes and Medical View Apartment project. It has been brought to my attention that this project will consist of a Section 8 community. I am shocked that such a choice would be made to house this style of property in our neighborhood. I am not against such housing developments being offered in our city. I realize there are numerous people with hardships in life. My biggest concern is the value of the housing in our neighborhood will most likely drop significantly, and decline as a desirable community to live in. I am also curious why the information mailed to myself and my neighbors did not disclose this information?

It is also ridiculous that anyone would be expected to pay a fee of \$176 to appeal this project! We live in a safe and family orientated neighborhood and would like to keep it that way.

I would really appreciate a response from you to confirm what I know to be true in this matter. It really is disappointing to know the neighborhood I have resided in for 14 years would be denied this knowledge.

I see there is a public hearing about this project on January 17th, and would like to know the details of what this involves.

Our city is overwhelmingly being built with apartments going up what seems like everywhere on the east side. I can't imagine that there isn't a different location for a Section 8 community to be available.

Thank you for your time and response!

Sincerely, Carrie Platzer

Concerned resident of Stetson Hills

siamesetoo@msn.com

719-231-7237

Sent from Outlook

## Schultz, Michael

---

**From:** SUZANNE Harrison <HARRISONDS@msn.com>  
**Sent:** Wednesday, January 09, 2019 6:10 PM  
**To:** Schultz, Michael  
**Subject:** Response to Planning & Development Barnes & Medical View Apartments

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

1. After reading the additional information on your database on File #CPC CU 18-00146, it appears you have already enlisted responses from the neighbors in the allocated area to be developed. I never received the 1st notification let alone the 2nd notification. I had to depend on a person neighboring closely (not that I'm not close) to the planned development to inform me with the 2nd notification. I have to assume they also never received the 1st notification since they never notified me. Don't appreciate keeping us in the "dark", so to speak, let alone scheduling a hearing date and time on such short notice that nobody can accommodate due to their work schedules.

Request you conduct multiple hearings during a time of day that people can attend.

2. I have reviewed all the additional information as mentioned, and do not see an entrance/exit to said apartment complex. What road(s) are you planning on exiting/and entering the complex? If you're exiting onto Barnes you will overwhelm the traffic on Barnes Rd. It's smack in the middle of Charlotte Parkway and Tutt Blvd across a stadium that is known for the overcrowded traffic congestion during games and/or entertainment events. Charlotte Parkway, in itself, is a dangerous intersection. If you are planning on using Comstock Loop and possibly Jackpot Rd leading to Charlotte Parkway, again, you will overcome the traffic exiting the Stetson Hills Subdivision.

3. I'm very concerned about the water runoff pond. You mention it's not safe for the firefighters to cross it but what about the children that may live there? If it's not safe for the firefighters, it's not safe for the children. By the way, children need to have a play area designated for them as well as a pet area for those that may have pets. To not include those concerns is not considerate of the people you want living there which, by the way, charging \$800-\$1,100 using Low Income Housing Tax Credits does not meet the "Low Income" criteria at all. People still can't afford that! You've got to do better than this for the people of Colorado Springs. Of course, you will want more money if they have pets. Especially during the crisis we are currently in. Shutting down the government for a damn wall is not responsible, which begs the question, how are you still able to work on this project?

4. With all the construction going up all along Tutt Blvd. for Senior Citizens, the one little Medical Center on Medical View (CSHP) is the only medical facility available for those Seniors. It would have made more sense to have a Medical Center located closer to the current Senior Citizen complexes but since that has been ignored as unnecessary, my recommendation is to build a medical center in the same location as the apartments you want to develop, dedicated to Senior Care but it must be easily accessible to the Seniors and/or Shuttles they may require use of.

5. Considering you allowed the huge apartment complex on Comstock and Bittercreek I don't imagine you will even consider the fact that you, basically, allowed people to view games without paying for them as you will now do again.

6. Be considerate of our Senior Citizens and provide a Medical Center for them. You will be one of them one day soon!

Sincerely,

Suzanne Harrison



Virus-free. [www.avast.com](http://www.avast.com)