

## Sexton, Daniel

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**From:** connornbland@gmail.com  
**Sent:** Monday, June 21, 2021 10:44 AM  
**To:** Sexton, Daniel  
**Subject:** File:CPC CU 21-00075 considerations.

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!

Mr. Sexton,

I received the notice for the Copper Rose project near my home at 5626 Vermillion Bluffs dr. I'd like to ask after reading the proposals if the city agrees with the anticipated traffic problems? My family and I have only lived here for about 1 year and have found any sort of turn left (northbound) on tutt creates quite the hazard for local traffic. My usual plan to avoid this along tutt is using the right lane. But if these 182 families begin u-turning on a road where people often exceed the 35mph speed limit, my fear is that it will put those of us East of Tutt at more risk of severe accidents. The proposed landscaping on the median should absolutely be done for the safety of everyone. Would you be willing to share with me the steps the city considers on a roadway like tutt with low visibility? Thank you for what you do for our city. I work in geotechnical engineering and have experienced the true value of city planning at work. 🙏

Thank you for your time and notification of this proposal.

Springs Resident for 21 years,  
Connor Bland.

## Sexton, Daniel

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**From:** Elizabeth Kern <ewkern46@gmail.com>  
**Sent:** Wednesday, June 30, 2021 3:15 PM  
**To:** Sexton, Daniel  
**Subject:** Copper Rose File #CPC CU 21-00075

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Dear Mr. Sexton,

I am writing in reference to the proposal for the development of Copper Rose, which will be built directly West of the intersection of Ensemble Hts and Tutt Blvd.

This proposal is insane. If you would sit at this intersection of Snowy River and Tutt and watch the traffic speed at speeds of 55-70 miles per hour you would see why. We do not need a multitude of people moving into this area, which this project would entail. MORE TRAFFIC!!  
Plus another building of low income housing is not needed in this area. You already approved one across from the intersections of Tutt, Ensemble and Snowy River. A new one should be built South of the City where there are more low income families.

Thank you for your time,  
Elizabeth Kern

## Sexton, Daniel

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**From:** Henry Chaskelis <henry\_at\_home@yahoo.com>  
**Sent:** Tuesday, June 29, 2021 1:32 PM  
**To:** Sexton, Daniel  
**Subject:** Re: Development Proposal-Copper Rose

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Mr. Sexton,

Thank you for your quick response. Here are some specifics relating to the Cooper Rose project:

- 1] Tutt is a divided highway. Any egress to traffic at a cut thru faces significant danger as traffic is now more dense, often speeding and in places at a curving roadway limiting viewing distance.
- 2] Adding stoplights help some but often this becomes a place for a u-turn to those at an exit with no cut thru.
- 3] These factors make the traffic pattern less regular for those attempting to enter Tutt where there is a cut thru.
- 4] For those that walk to the shopping centers, street crossing lights are very limited and becoming more dangerous as there is much more cross traffic at these locations with many more impatient drivers.
- 5] Sidewalks are needed on the West side of Tutt.
- 6] Make sure the storm drains can handle the extra load from the concreted ground. Tutt at Stetson Hill still floods over when we get our Colorado downpours.

Thank you for your kind attention,

Henry Chaskelis  
5961 Ensemble Hts. 80923  
719-638-8627

## Sexton, Daniel

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**From:** Kathy L <kjlaky@yahoo.com>  
**Sent:** Friday, June 25, 2021 2:17 PM  
**To:** Sexton, Daniel  
**Subject:** Copper Rose Development Proposal

**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!**

I am writing to express my opposition to the Copper Rose proposed development on Tutt Blvd. The site is zoned Commercial and should remain Commercial. A 4-story complex for low income residents simply does not aesthetically, nor practically, fit into an area that is obviously not 'low income' and is geared toward single level commercial buildings. The area already deals with an abundance of heavy and overflow traffic from Powers and the businesses that already exist on Tutt Blvd. The traffic impact from a complex with over 180 units would add even more stress and be detrimental to the entire area. Bottom line, THE SITE IS ZONED COMMERCIAL AND SHOULD REMAIN COMMERCIAL. Thank you.

Kathy L, Resident  
Townhomes @ Ridgeview

## Sexton, Daniel

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**From:** GLENNIE BALK <gb9057@comcast.net>  
**Sent:** Monday, June 28, 2021 7:08 PM  
**To:** Sexton, Daniel  
**Subject:** CPC CU 21-00075

**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!**

Mr. Sexton,

I'm writing on behalf of the Copper Rose development proposal. I understand the need for more housing but this location is not a good spot. The traffic here is already out of control, people do not do the speed limit. We have small children in this area and it's not fair to them. Also when the 55+ was being built Colorado Springs promised a light at the intersection of Tutt and Snowy River which we have yet to see. Several accidents have happened here. Also with more retail spaces being put in closer to Dublin it's going to further increase the traffic on this street.

What will it take to make sure your citizens are safe. I do not feel this is beneficial to the area. I think there has to be another location for this to be built.

A homeowner in the area who is concerned with more traffic than the road can hold. And safety is the utmost concern.

Thank you,  
Glennie Balk  
5962 Tympany Point

## Sexton, Daniel

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**From:** Arlecha McGrath <trc-boardmember3@outlook.com>  
**Sent:** Wednesday, June 23, 2021 11:56 AM  
**To:** Sexton, Daniel  
**Subject:** Development Proposal-Copper Rose

**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!**

Good Morning Mr. Sexton,

I am writing in regards to the notice that was sent to the homeowners that live in The Townhomes at Ridgeview. The notification of the Development Proposal for the Copper Rose Apartment Complex. While I appreciate the notification, I think I am writing more out of frustration as I know our Community Manager and a few other owners have already spoken to you or sent an email. Clearly your date of July 1, 2021 is void as this project has already been approved for construction. I also read an article in the Gazette about this project as well. So, it is really quite funny that you would even send us a notification when you don't really care what we have to say about it.

Not that anyone in City Council or your planning office care, but I have lived in the Townhomes at Ridgeview for almost 19 years. Our community was built long before ANY of these businesses or apartment complexes were planned and erected. I really don't think the City of Colorado Springs even cares where they approve businesses and homes to be built and the Stetson Hills area is a perfect example of that. Like who thinks building a large motel in the middle of a shopping area is a good idea? Do you all really consider the traffic that is impacted by building more and more buildings and homes? Dublin right off of Powers is very dangerous but you all just keep building more and more in that compacted area. There has been an increase in accidents off of Dublin, some deadly as well as the Tutt corridor down to Stetson Hills Blvd. From feedback I have already received the City of Colorado Springs, to include your planning department obviously ignores the safety of the citizens. The homes being built off of Woodmen and Austin Bluffs is another area that is absolutely ridiculous and I can almost guarantee we will see increased accidents there as well.

Snowy River and Tutt Blvd has been waiting for a traffic light FOR YEARS! This intersection is so dangerous and one literally takes their life in their hands whether in a vehicle or a pedestrian. The speed limit is 35 mph and my guess is that 95% of drivers exceed that speed limit by 15-20 mph. So again, I am concerned with the City approving this monster apartment complex squished between another one and business that have already increased the traffic flow. I am also concerned with increased crime and impact to our home values, as these apartments will cater to low-income families. It is really sad to me what has happened to Colorado Springs as a whole over the past 30 years as there is too much growth, poor planning, and horrible infrastructure (we cannot even get our roads fixed), and increased crime rates.

I wonder how those on City Council and your Planning Dept. would feel if a low-income apartment was built across the street from your homes? As I am sure many of you do not live in neighborhoods like mine.

Sincerely,  
Arlecha McGrath  
Townhomes at Ridgeview

## Sexton, Daniel

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**From:** Maya Hayes <hayes07m@gmail.com>  
**Sent:** Wednesday, June 30, 2021 9:44 AM  
**To:** Sexton, Daniel  
**Subject:** Copper Rose Development Proposal 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!**

Good morning Mr. Sexton,

My name is Maya Hayes, and I am a homeowner at the Townhomes at Ridgeview complex. My home on Ensemble Hts is directly east of the proposed site for the Copper Rose apartments.

As I'm sure you know, the traffic on the north end of Colorado Springs has steadily grown over the past few years, especially near Powers Blvd. Tutt Blvd has become more and more congested recently, and the proposed Copper Rose apartments would only add to this.

As a Colorado Springs resident of almost 10 years, I love this city and I am excited to see it grow. However, I believe it's important to be cautious and not cause an overgrowth or too rapid of a growth. As a homeowner in this community, my property value is of course important to me, so I respectfully ask that any consideration of new developments keeps that in mind for myself and fellow owners in the area.

Thanks for your consideration!

*Maya Hayes*

[hayes07m@gmail.com](mailto:hayes07m@gmail.com)

## Sexton, Daniel

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**From:** cindy@glickman.com  
**Sent:** Sunday, June 27, 2021 10:06 AM  
**To:** Sexton, Daniel  
**Subject:** Copper Rose Development Proposal

**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. Sexton,

I am writing regarding the Copper Rose Development Proposal directly west of the intersection of Ensemble Hts and Tutt Blvd.

We purchased townhome unit on Ensemble Hts in May of 2016. As you know, the area has seen significant growth in the retail and restaurant areas which is great for our area of town. I have worked in the healthcare field for many years, some of which was spent doing project development and construction coordination for radiation therapy centers and cancer treatment centers all over the country.

I have reviewed the drawings for the proposed development and my greatest concern is the traffic congestion that will occur once the development is full. Tutt Blvd is already significantly busier than it was 5 years ago and the ingress and egress to the retail, housing and restaurant areas is already challenging at times. There are continuing issues with very large potholes and pavement anomalies on Tutt, Dublin and Stetson Hills, none of which seem to get fixed year after year. The addition of 182 apartment units will significantly impact this with the addition of school buses, resident cards and other transportation options.

Is there a plan for traffic flow and other issues that might arise with the addition of residents of this large of a development?

Thank you for your review of this e-mail and consideration of the questions.

Regards,

Cindy Glickman

5865 Ensemble Hts