

PUBLIC COMMENT

N 30th Street Apartments

5075 N 30th St

CPC CU 21-00193, AR R 22-00340, AR R 22-00341 & AR R 22-00342

1. Charles Conrad, cconrad@olivereg.com, 719-598-3000

- a. I assisted the adjacent property owners of CW Business Park with their affairs and in my review of the Development Plan (CPC CU 00193) I do not see where the provisions of the attached Exclusive Parking Easement are being reflected in the Development Plan.

2. Sharon de Halas, sdehalas@gmail.com

- a. I am strongly against any type of residential building being built in the WUI until the city can come up with fire evacuation plans, even a simple plan. Yes, we should not live in the WUI, but bright planners in the past made huge mistakes. Please do not compound them.

I want the planning department to do something for us. Please give us detailed evacuation plans for all the nursing homes in the WUI, some buildings are 4 stories high. How many firefighters does it take to evacuate a 300-unit, 4 story building of non-mobile people? Where are the medical teams coming from and how many are needed? Does Colorado Springs have enough stretchers, what is used for transportation, where will these patients go and who will be on hand making sure they are getting their medicine, oxygen, insulin, bedding changes, the list is endless. A 4-story building will have its elevator shut down in a case of fire so moving 300+ people in just one building is a huge undertaking.

Since 2012, not once, NOT ONCE, has Brett Lacey addressed this issue. His made-up story regarding the two who died in Waldo is beyond disgusting. He needs to admit the wife was disabled and the frail husband couldn't move her on his own when they tried to leave. Help from Firefighters was non-existent because they were fighting the fire. Imagine if this was your parents. The city needs to think of all citizens including the aged who's nursing home transportation will need every exit route available. Or is the answer, let them burn. These are decisions your department needs to find answers to versus check some ridiculous box and send it on. Looking at 2424 GOCR, the effort planning did look of a middle school check the box test. Use your education, think morally and with empathy and do what you know is right. Speak up, stand up and live with yourself. No more dwellings until there are evacuation plans.

I also would like to see hard data on the shelf life of an apartment/multifamily townhome or condo complex in Colorado Springs? Is crime rate higher or lower in areas of large or numerous multiple family complexes? What are the rates in 10, 20 and 30 years? What does these complexes do to single family home property values? When people buy a home, do due diligence, then the city changes the master plan, do city employees really expect these homeowners to be thrilled? Would you if it happened to you?

I realize my questions won't be answered, but I sincerely hope they cause an ear worm. At times that feels like the best we can get from the planning dept. Please do not approve these apartments until our health and safety, plus the same for this entire WUI area is planned.

- b. I would like to voice my concern once again over the building of 85 apartments on the corner of 30th Street and Centennial Blvd. My first concern is safety. As all development that is proposed for this area, traffic has been a huge concern. Mountain Shadows neighborhood along with many other neighborhoods that use Centennial, Garden of the Gods and 30th Street have never agreed that the 2424 traffic studies are correct. However, the 2424 studies are mentioned again in this traffic engineering report. That traffic analysis was

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done during covid, supposedly modified to increase traffic volume, however we all know those numbers can be made to show whatever you want. The City Council ordered a second traffic study while working with citizens throughout the study. This has never happened. All it takes is someone to drive any of these streets during waking hours. Are there going to be lights going in and out of these apartments? I worked just down the street from the apartments in the 1980's and it could sometimes take 5 minutes to get out of our parking lot. I cannot imagine what it will be now.

Another huge disappointment is the lack of a park. Mountain Shadows has a very low 2.2 acres of parkland per 1000 residents, the lowest in the city. The city requests a much higher number though still very low to what the government says is the healthy park acreage per population numbers. Developers paying in lieu. Where does this in lieu of money go? Where do these people who will live in these apartments go for recreation? The parks in this area are so crowded, we can no longer have the impromptu soccer, baseball or even basketball game. Children cannot run and play. The trails are destroyed and getting worse as more and more dwellings are built with no additional recreation space. I am aware that you cannot hold one developer to a different standard than the next. But why have it written and a big photo op with the mayor saying we are bringing the parkland to people numbers up, yet not do anything about this. I honestly do not see why we have an in-lieu option. No one benefits.

I have no problem with them putting apartments there, however, I strongly believe the number should be reduced by 50%, a park should be provided, and a detailed evacuation plan should be in place before one shovel of dirt is moved. I am not talking about the go bag recommended by Emergency Management. It really doesn't take much thinking to realize the roads cannot handle emergency traffic. We also have no idea how the city fire department will evacuate in any emergency the nursing home just up the street and what that will do to an evacuation order traffic catastrophe. We need to start planning for evacuations sometime, why not now?

Code says the action will not be detrimental to the public interest, health, safety, convenience or general welfare. I believe this number of apartments on that corner is detrimental to our health, safety, convenience, and general welfare.

3. Ellis Williams, bmg50tkd@comcast.net

- a. I want to go on record as being against the proposed development of this property. Apartments in general might be acceptable but not 4 stories tall. This would exceed the height of anything else in the area and destroy the look and feel of the neighborhood.

In addition, I do not believe the traffic studies included times around rush hour when traffic already backs up several hundred feet with vehicles on 30th street trying to turn onto Centennial. There will be considerably more congestion and accidents with the addition of 85 apartment units in this small area,

- b. The parcel is currently zoned PBC, and I do not see how this proposal fits into that Planned Business Center classification. The plot is not zoned R-5.

I continue to be against this proposal to develop the property.

4. Jason and Molly Smith, molly@republicpaws.com

On behalf of our family at 4520 Granby Circle 80919, we would like to voice our concern over and opposition to the proposed plan to build an 85-unit apartment building at 5075 N 30th Street.

We have read the comments from the city engineer regarding the Garden of the God's corridor and the congestion problems that existed several years ago, which has not been remedied since. We understand there remains a housing shortage in this city and certainly do not want to oppose the development of areas that have adequate space and are accompanied by plans to add to parks, roadways, schools, and parking, but plans like this apartment building do not fit this detailed, considerate kind of planning. There would be absolutely no benefit to current residents by adding this massive building, instead it will add additional families to rely on the already strained roadways and parks that exist here.

We would love to see this area turned into a public park, as we currently have the lowest park acreage per 1,000 residents. There is ample space all over this city to create developments in which parks and community areas are created along with housing. We believe this is a far better option for this city. Cramming apartments into every open area is simply a recipe for congestion, crime, and depreciated property values, which then further strain public resources like police and emergency.

We strongly oppose the placement of this building in this area. Should housing be allowed here, we feel it would be proper to request that the developer reduce the size and ensure that adequate parking and public park or green space be included to at least contribute to the beautification of our neighborhood.

5. Chuck Kostecka, chuck.kostecka@gmail.com

We reside at 4680 Centauri Road and received the development proposal for this project in the mail. We have several concerns with this proposal:

- a. The short turnaround time for comments especially given the Holidays. How about extending this time until mid-January?
- b. There should be a moratorium on any multi-family development in this area until emergency evacuation protocols are worked out.
- c. Increased traffic on N. 30th.
- d. A four-story structure is not appropriate for this site or our neighborhood.