

Teixeira, Rachel

From: Betsy <sammonsetsy@yahoo.com>
Sent: Tuesday, January 15, 2019 8:38 AM
To: Teixeira, Rachel
Subject: Cheyenne Villas CPC CU 18-00174

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,

As a neighbor of this proposed development and a past board member of a homeowner association located very near this development, I took a look at the plans. Please do not misconstrue my comments as criticism. I am interested in learning more about the complex and potentially selling my home and downsizing to one of your units. Here are my comments, concerns, and questions:

1. Parking #1: I am not sure if the developer is aware, but the school district does not provide bus service. Based on this and the homeowners average income, nearly all 16 year old's have their licenses and have their own cars. With the sundecks and views, I am confident visitors will be frequent and in masses. Two side spaces it not adequate.
2. Parking #2: Most of area residents (singles and couples) have two or three cars as well. Parking is going to be a huge issue based on the current plans.
3. Parking #3: My area has bylaws that mandates cars be parked inside overnight. Without enforcing autos parked inside, the area will be riddled with autos and will decrease the esthetics of a polished area.
4. Parking #4: If the plan is for using the parking across the street or higher on the mountain, it is going to be very inconvenient to walk the long distance to the units on the lower area or the far ends near Junior Achievement.
5. Parking #5: It does not appear there is much space in driveways for autos. One unit our of the 35 seemed adequate. This is going to become an issue.
6. Parking #5: This area (80906) seems to have get togethers very often. I am friends with people that conduct work events, bible studies, weddings, cooking clubs, book clubs, you-name-it clubs!!! Again, parking will become an issue.
7. Sundecks: It is very hot in the direct sun in the summer months. I noticed the overhang, or possibly anything, is not going to cover the decks. This will become an issue as the decks will not be useable during a three month period.
8. Water for the common areas #1: The landscape plan appears to be quite extensive. A few years ago the city asked all homeowners to reduce their grass areas by a third to conserve water. Based on the drawings, it appears a bit more elaborate with grassy areas, new trees, and plants. Is the city going to allow that after they have asked homeowners to reduce their consumption? I am in agreement that it needs to look upscale, however, it seems a bit "non-Colorado" over the top with exception of the abundant grasses (thank you).
9. Water for the common areas #2: Does the developer realize that water costs for complexes are much higher than residential areas. The cost to maintain common areas is going to be extremely high based on my experience on a homeowners association board. Based on

pressures to conserve water and reduce costs, our area decided to remove grass and relandscape common areas. I realize this is not going to be a developer issue. It will be a unit owner issue as it will be divided by 35 and built into the monthly dues. I'm not sure that most of your buyers wouldn't rather put the money into more common areas and be good stewards of the community by not "absorbing" a very costly resource, water.

10. Common area Firepit #3: One area for 35 units might not be enough. To reduce "complex wars" it might be a good idea to consider a few smaller areas throughout the complex as well. This might also will reduce water consumption and overall long term costs to the residents.
11. Common area Fence #4: I didn't notice a gate enclosing the area. I am aware there is a significant amount of theft at the Resort and the Club. There is also an increase in homeless camps in the area. A gate and a fence would be a good selling point.

Again, please accept my opinions and questions as someone that is trying to help based on my experience and as a member of the community that is excited about the potential of downsizing to your development.

I would appreciate someone in presales contacting me to discuss this option.

Sincerely,
Betsy Sammons
(719)338-4188

Teixeira, Rachel

From: Bill Shaffer <ewshaffer2@gmail.com>
Sent: Thursday, January 31, 2019 10:44 AM
To: Teixeira, Rachel
Subject: DEVELOPMENT PROPOSAL PROJ. CPC CU 18-00174 CHEYENNE VISTAS

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RACHEL TEIXEIRA,

Per the notice mailed to adjacent property owners I am responding with a comment and suggestion. The project will increase traffic on an already extremely busy road way from Clubhouse Dr., to Broadmoor Valley Rd on to Cheyenne Mtn. Blvd for exit on to Hwy 115 North or South. In addition to normal residential flow, is the daily traffic from the Cheyenne Mountain Resort. Traffic is often backed up from the intersection of Hwy. 115 to the West to the intersection of Broadmoor Valley Rd. and sometimes past.

There is already an exit southbound from Hwy 115 to Clubhouse Dr. and an entrance from Clubhouse Dr. to Hwy115 southbound in the same vicinity would help reduce traffic and congestion in this area.

Yours,
Bill Shaffer
85 Briarcrest Pl.
CSC, 80906

Teixeira, Rachel

From: broadmoorlady@gmail.com
Sent: Wednesday, January 2, 2019 6:25 PM
To: Teixeira, Rachel
Subject: CPC CU 18-00174

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I am deeply concerned about the possible development of this property in to 35 townhome units. The area surrounding Broadmoor Valley Road is very heavily traveled because of the high usage of the Cheyenne Resort. We live in the Villa Pourtales Condominium complex and already the traffic coming along Broadmoor Valley Road completely disregard ANY speed limit and travel at an unusual high rate of speed past our hidden entrance to our complex. My fear is that more traffic in this area will be hazardous to entering and exiting our complex.

I am also concerned about the amount of foot traffic that now goes through our complex to get to the businesses in the adjoining complexes. These people kick out our fencing and create trash and debris that we, the Villa Pourtales HOA, then have to clean up and repair.

Do you have any plans to curb the speeding traffic on Broadmoor Valley Road when we have compounded the number of people using the road? Do you plan to install a flashing light to tell traffic they are close to a hidden drive way? Do you plan to install road bumps?

The traffic at the intersection of Hwy 115 and Cheyenne Mountain Blvd. is already the scene of many accidents and cars running the light in both directions. The added traffic can only make this intersection more dangerous. Is there a plan to put flashing lights signaling that the light is going to change and prepare to stop?? Are there plans to place cameras to ticket the number of cars who already run this light??

The diagram shows the complex will cross the Clubhouse Drive exit from Hwy 115. Can this really be? Are you going to close this ramp and create even more traffic coming to this proposed townhome complex and the Cheyenne Resort via Broadmoor Valley Road?

Will there be any public discussion regarding this complex whereby the local residents will have the opportunity to voice our displeasure in the proposed building of this complex?

I also have concerns regarding the water and sewage, as we have to use a shared main sewer line with the business complex to our immediate north. This whole proposed housing complex has been a total surprise to us and we are deeply concerned about it's construction.

Donna J. Watkins
Villa Pourtales HOA President
719.576.0559
970.531.1342

Teixeira, Rachel

From: lovematters1520@comcast.net
Sent: Thursday, December 20, 2018 9:11 AM
To: Teixeira, Rachel
Cc: broadmoorlady@gmail.com
Subject: re: CPC CU 18-00174

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TO; Rachel Teixeira

FROM : Linda Sutton 3127C Broadoor Valley Road Unit C

RE: Cheyenne Vistas

I just received notice of the potential development of 35 townhomes down the street from our development Villa Pourtales. Please note that in addition to adding a great deal of traffic, there is a serious safety issue for those of us living in Villa Pourtales and entering and exiting our development since there is a curve to the south of us and it is difficult to see oncoming cars. Often those oncoming cars are speeding. We recommend you consider speed bumps outside on Broadmoor Valley Road to offset these problems particularly if this development is approved. Thank you

Teixeira, Rachel

From: Randy Hartman <randy.hartman@ja.org>
Sent: Friday, January 4, 2019 12:38 PM
To: Teixeira, Rachel
Subject: Cheyenne Vistas CPC CU 18-00174

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Rachel, I tried to email you this yesterday but I believe failed.

I would like to submit my feedback for said Cheyenne Vistas. JA USA is will be sharing Education Way with nine townhomes.

Here are my concerns,

- Access to JA during construction.
- Traffic after construction.
- Parking along Education Way (fire lane).
- Security during construction.
- Maintenance of Education Way (snow removal, mowing and watering).
- Would like to propose a gate at the beginning of JA USA parking lot. To keep tenants from parking in JA USA lot.

Install split rail fence along north end of parking lot

Randy Hartman
Superintendent of Facilities
Junior Achievement USA
One Education Way
Colorado Springs, CO 80906
719-540-6212
www.ja.org

Teixeira, Rachel

From: RS Allison <tritonballplayer10@live.com>
Sent: Saturday, January 26, 2019 10:48 AM
To: Teixeira, Rachel
Subject: FILE NUMBER: CPC CU 18-00174 (Cheyenne Vistas)

Importance: High

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Rachel,

Good morning! I am a home owner in Villa Pourtales subdivision, right next to Cheyenne Mountain Resort. I have a few questions/comments below with regards to the construction/completion of the Cheyenne Vista Town Home project. The FILE NUMBER is located in the subject line.

1. Do you know the proposed completion timeline for the Cheyenne Vista Town Homes?
2. What demographic are the owners/planners looking to target for Town Home occupation? Renters? Home Owners? HOAs?
 1. It's my opinion that development in order to target military families should be directed AWAY from the Broadmoor/Cheyenne Mountain Resort area and more directly focused in Fountain, CO.
 2. Transient/military families in Town Homes has the significant potential to erode the value of homes in this part of town (west of 115/Cheyenne Mountain BLVD). As a home owner here and military officer, I monumentally object to this kind of Town Home development approach.
 3. This part of town is well known for its timeless neighborhoods and architecture. Adding Town Homes with the intent to target transient families is contrary to the heritage and significance of this area (west of 115/Cheyenne Mountain BLVD).
3. What are my options for lobbying AGAINST the construction of what seems to be a "cracker jack" housing project?

Thank you very much and I hope to hear back from you or any of your city planning constituents.

-Robert S. Allison
202-340-9800
3113 Broadmoor Valley Rd. 80906

Teixeira, Rachel

From: RS Allison <tritonballplayer10@live.com>
Sent: Tuesday, February 5, 2019 3:38 PM
To: Teixeira, Rachel
Subject: Re: FILE NUMBER: CPC CU 18-00174 (Cheyenne Vistas)

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Rachel,

May I also express my concern for the increased traffic level in our neighborhood area paired with speed limit signs that are seldom followed. I can't imagine this housing project is shoring up much support from the Cheyenne Mountain Resort owners and those within our surrounding neighborhoods...

I saw Donna Watkins' response within the review letter. Donna is right on the money with her concerns!

Thanks.

-Robert Allison

From: Teixeira, Rachel <RTeixeira@springsgov.com>
Sent: Monday, January 28, 2019 10:06 AM
To: RS Allison
Subject: RE: FILE NUMBER: CPC CU 18-00174 (Cheyenne Vistas)

Mr. Allison,

I have forwarded this e-mail to the applicant to provide a response. I also have attached the review letter for this project.

Thank you,
Rachel Teixeira

From: RS Allison <tritonballplayer10@live.com>
Sent: Saturday, January 26, 2019 10:48 AM
To: Teixeira, Rachel <RTeixeira@springsgov.com>
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-Robert S. Allison
202-340-9800
3113 Broadmoor Valley Rd. 80906

land or fees collected. However if they do not comment, Ordinance states fees are to be collected. No action is necessary at this time.

- Noted, fees in lieu will be paid.

USPS (Elaine Kelly #570-5415)

Cheyenne Vistas - CPC CU 18-00174 (See attached documents.)

The kiosk location (near Lot 10) for mail service is approved.

There will need to be 2-16 door and 1- 8 door/4 parcel lockers built.

- Noted, approved location.

Neighborhood Comment(s): There were several e-mails in response to the mailing of the postcards from the adjacent neighbors/property owners. These e-mails are attached for reference. Please provide a response to these three e-mails along with the response letter.

- NES held two meetings with the Villa Portales HOA representatives and the Junior Achievement (JA) representative. In the initial meetings the primary concerns expressed by both parties were in regards to the number of units, driveways on Education way, parking, and off-site traffic.

After extensive review of the utilities, grading, and site design a revised plan was presented to both parties. The revised site plan includes; a reduction in units from 35 to 27, removed the driveways on Education Way, and additional parking provided by driveways and various guest parking areas. Other changes include a fire lane on Education Way to address Fire Department concerns and parking concerns of JA and a split rail fence is specified along the JA boundary.

JA has concerns remaining in regards to access and security during the construction phase. These concerns will be addressed and coordination of access, utilities, and security will be an ongoing discussion between the property owner and JA. The property owner is committed to working with JA on the phasing of construction and utility shut offs.

Off-site traffic concerns such as speeding along Broadmoor Valley Road, hidden driveways and traffic running the light at Highway 115 and Cheyenne Mountain Boulevard are acknowledged by the team. These concerns are a larger issue that should be reviewed by City Traffic Engineering.

All documents have been uploaded to dropbox. If you need more copies or have any questions please contact me at 719.471.0073 or eganaway@nescolorado.com.

Sincerely,



Erin Ganaway
Planner II
N.E.S. Inc.