

Sexton, Daniel

From: Leigh Perry <msleighperry@gmail.com>
Sent: Wednesday, April 28, 2021 8:26 PM
To: Sexton, Daniel
Subject: Solace At Black Forest/AR FP 21-00217
Attachments: Solace at Black Forest.jpg

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Good evening Daniel,

I am contacting you in regards to the proposed project at the SE Corner of Woodmen Road and N Marksheffel Rd.

CPC C 06-00146-A3MJ21, CPC CU 21-0050, AR FP 21-00217

I have numerous concerns regarding the proposed project. I live at one of the homes directly behind the project (7416 Mountain Spruce Dr). We are also one of the original owners on Mountain Spruce.

First, the plans show an intent to place a "maintenance path" around a drainage area between the proposed apartments and the pre-existing, private, single family homes. However, all drawings show that it is the intent of the developer to build their "maintenance path" over part of the Banning Lewis Ranch Metro 1 property easement space (3 ft between split rail fence and the original wire fence). Please see attachment. This is inappropriate. This would mean that those single family homes would now have a public path directly along their fence. This was never the intent of this boundary. This is an egregious attack on any semblance of privacy and peace for the existing homes.

I fail to understand why the developer for "Solace at Black Forest" is unable to respect the property boundary of the Banning Lewis Ranch Metro 1 and give its residents a large courtesy space between their back fences and the proposed "maintenance path." The yards are small enough without people being able to walk so close to our homes as to pick flowers and leaves from our yards. I also do not like the ease of access for the public to reach our properties or to commit acts of vandalism. There is no privacy screen or security break for the existing neighborhood outlined in this plan.

This area is a drainage swale that frequently fills with water during rain storms and all of the private single family yards are partially graded into it as well. By building this "maintenance path" over half of the drainage, the developer will be creating flooding and drainage issues for the pre-existing homes.

It also looks like it is the intention of this developer to link their "maintenance path" trail system into our neighborhood's private, landscaped greenspace on Mountain Spruce (between 7368 and 7380 Mountain Spruce) to allow apartment residents free reign and access into our community without regard to our neighborhood, homes or Metro maintained space. Does this developer propose to pay for all maintenance of our greenspace including repairing damage caused from individuals cutting the trail, wear, trash, etc?

Also, will the retention pond be maintained by this developer and treated for nuisances such as mosquitos who grow in stagnant water?

I would like to know how the developer plans to shield the private residences from the noises created by this complex. 378 apartments with an average of 3 people per unit is 1134+ people living directly behind our home. This does not take into account the noise of the commercial areas proposed. This is not a "quiet" development. This is a large scale residential project that will increase the noise substantially.

That field has a 25 foot grade from the BLR Metro 1 Property Line (3 ft from the split rail fence) to Woodman Rd. The private residences will have 45-60 foot tall buildings with balconies with people, stairways, cars, ect towering over them.

Also, how will headlights be addressed? The plans show that parking spaces are planned on the south side of the project and would require a vehicle to pull in with lights directly lined up with homes and given the rise of the field, the lights would likely fall directly into 2nd story bedroom windows. And as a residential project, residents would be coming and going at all times of night.

The proposed landscaping "buffer" against the private community consists of low lying ground cover bushes and flowers or homes will have no "buffer" at all.

At the very least a solid 6 ft wall (no breaks) could be constructed (as was planned by previous developers) along the proposed project's southern border to reduce the impact and disturbance to the existing neighborhood and help relieve some privacy and security concerns.

Additional concerns are regarding traffic in the area. Traffic within the Banning Lewis Ranch community, especially when school is starting or letting out, is horrific and can bring the whole neighborhood to a stop. People race up and down Mountain Spruce over 50 mph to try to cut around the traffic to escape the schools. Traffic at Woodman and Marksheffel backs up in all directions. And residents are often unable to go south on Marksheffel at Vista Cerro due to the traffic volume on Marksheffel.

By introducing another dense residential development on top of an already congested, problematic area, the traffic woes are only going to increase. Furthermore, 2 out of the 3 schools within Banning Lewis Ranch do not offer bus service forcing children outside of the community (and often within the community) to drive to the schools.

And finally, we are incredibly disappointed in the City of Colorado Springs. Time and again residents of the Banning Lewis Ranch community were promised that the Woodman corridor would be treated as a commercial priority zone because Woodman Rd was planned to be an expressway. It was reiterated at public meetings that the City was against apartments in this field. And yet we find ourselves with another apartment complex getting rammed through and no long term planning for infrastructure, groceries close by, etc.

Sincerely,

The Perry's
7416 Mountain Spruce Drive
Colorado Springs, CO 80927

Sexton, Daniel

From: Chessa Reese <chessareese@gmail.com>
Sent: Sunday, April 25, 2021 7:01 PM
To: Sexton, Daniel
Subject: City project

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We moved to Colorado Springs 8 years ago and we hoped to never leave. We love it here so much. But the lack of city planning is getting so out of control that we want out. The Springs is just becoming a jumbled mess of terribly placed projects with no roads to support. We hear it from our friends all around the city. For us, it's surrounding Banning Lewis Ranch. Only two exits out of a huge neighborhood, the giant mess of Marksheffel, the giant mess of Dublin, the giant mess of the intersection at Marksheffel and Woodmen. And yet, the plan is to bring thousands more people to live at this intersection? And on top of that, to place a giant apartment complex in the backyards of your city's residents. I'm so sad to see this beautiful city be such a mess. We've lived in big cities and small towns, all of which had better foresight than the Springs. What do we do to stop the madness? Is there a meeting we can come to?

Chessa

Sent from my iPhone

Sexton, Daniel

From: Joe Damcis <jdam224cl2@gmail.com>
Sent: Sunday, April 25, 2021 10:37 AM
To: Sexton, Daniel
Subject: Marksheffel

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Hey Daniel,

I'm sure your inbox is getting flooded with emails regarding certain buildings and intersections. I was inquiring to see what the City of Colorado Springs plan is regarding the intersections listed below. The increased number of homes is just adding to the congestion in these areas and it makes traveling in and out of Banning Lewis Ranch a huge frustration. I am constantly seeing vehicles speed through yellow and red lights because of the backups. It's a matter of time before somebody causes a major collision that could result in serious injuries or death. Please advise at your earliest convenience.

Marksheffel & Woodmen (Traffic Light)

Marksheffel & Dublin (Traffic Light)

Dublin & Peterson (Stop Sign)

Thanks for your time and understanding. Thank you for serving our community!

Joseph Damcis

Sent from my iPad

Sexton, Daniel

From: BARB RUBIN <BRUBIN5@msn.com>
Sent: Monday, May 3, 2021 6:02 PM
To: Sexton, Daniel
Subject: File #CPC CP 06-00146-A3MJ21, etc.

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Having received this "Potential Development" mailer last week, I am sending this email to express my concerns.

I have been living in Village 1 of the Banning-Lewis Ranch (BLR) development for nearly eight (8) years and have watched in amazement at the number of homes and businesses being developed along Marksheffel Road during this time.

I have attended many city and county meetings in regards to the widening of this road and the implementation of more traffic signals in the surrounding area. The Dublin and Peterson Road intersection immediately comes to mind.

With the construction of the local fire station there several years ago, as well as the buildout of the Dublin and Marksheffel area, it has become much more dangerous to travel in these streets. When inquiring about the needed road improvements, etc., especially at the Woodmen/Marksheffel intersection, I have always been given a roundabout answer going back to the fact that the Oakwood owners are responsible for this build out, but they received a waiver from the city to postpone these needed improvements. The "it's being looked at" and "someday 'soon' it will be resolved" answers are extremely frustrating. (Unfortunately, I cannot find my notes from when I received this exact answer from a local city councilman. His reply certainly was not well received by the local residents attending that meeting!)

I have taken the time to go to the listed website and review the posted documents. However, I remain quite skeptical in regards to how an additional 378 apartments, along with the seven (7) retail lots, can logically be said to cause no significant burdens to the current traffic problems and infrastructure deterioration. At least that is my understanding after reading this information.

A small shopping center within walking distance from BLR would be a great asset to the surrounding community, encouraging walking/biking over to these places and thereby lowering our carbon footprint. Perhaps a mid-range restaurant, rather than a fast food establishment, would be a better choice or at least, in addition to, such a facility. As there is already a gas station/convenience store on the NW corner of this intersection, building another across the street seems redundant. I think a "Mom & Pop" type coffee/tea shop would be greatly utilized as would a craft supply store. Another idea would be a neighborhood grocery store, perhaps like Trader Joe's, Natural Grocers or Sprouts to promote healthy food choices.

Another question I have is regarding the proposed "Mini-Warehouse". Is this just another self-storage facility that seems to be overly abundant in this city or for more business oriented storage? As you can tell I am genuinely concerned about the possibility of overbuilding in the area, especially due to the limited natural resources the city/county planners seem to be overlooking.

I look forward to hearing from you soon as after you've had a chance to gather input from the local community.

Barbara Rubin
(719) 243-2345

Sexton, Daniel

From: Chad Fawcett <fawcett_chad@yahoo.com>
Sent: Sunday, April 25, 2021 6:28 PM
To: Sexton, Daniel
Subject: Apartments at Woodmen and Marksheffel

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I've never voiced complaints like this, but I saw the plan for this apartment complex, Solace at Black Forest at the southeast corner of Woodmen and Marksheffel and feel alarmed along with many of my neighbors. Apart from being a good way to pull property values down or at least slow their growth and bring more crime into the area, Marksheffel and that intersection can't handle any more traffic than is already there. Already it's a mess if you have to go through there, and that's going to make it so much worse. It seems like no more development should be allowed to happen until the issues with Marksheffel are remedied.

Thanks for your consideration,
Chad Fawcett
6250 Kildare Dr
Colorado Springs, CO 80927

Sexton, Daniel

From: Ted & Gail <tedfone@gmail.com>
Sent: Saturday, April 24, 2021 7:32 PM
To: Sexton, Daniel
Subject: Solace at Black Forest

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Here are my comments in regard to subject plan:

1. This plan will create extreme congestion on Marksheffel road.
2. If you put a signal light for this complex on Marksheffel, then you should put a signal light at Pico de Ciero for Banning Lewis Ranch.
3. There currently is no major shopping center serving Banning Lewis Ranch. This area was planned to meet that need. If you rescope this area as proposed, how will you meet the need?

Sincerely,

Ted McWhorter

Banning Lewis Ranch Resident

Sent from [Mail](#) for Windows 10

CRESTONE DEVELOPMENT

August 24, 2021

Dan Sexton
Planning and Community Development
Land Use Review Division
PO Box 1575 MC 715
Colorado Springs, CO 80901-1575

REF: Solace at Black Forest
CPC CP 06-00146-A3MJ21
CPC CU 21-0050
ARFP 21-00217

Dear Dan,

One of my entities, Broad Reach Properties LLC, is the owner of approximately 12.5 acres on the southwest corner of East Woodmen Road and North Marksheffel Road. Please accept this letter as our formal objection to the proposed location of the full movement intersection on Marksheffel Road as shown on the above referenced development plan submittal.

Some background may be helpful in support of our position. Spinnaker Properties Inc. (Crestone Development) purchased approximately 40 acres from Bert A. Getz on December 29, 2004. When the property was annexed on April 11, 2006, part of the annexation included conveying approximately 22 acres (of the approximately 40 acres) east of Sand Creek to the Woodmen Road Metropolitan District for replacement wetlands to compensate for existing wetlands disturbed by the Woodmen Road upgrade. The attached concept plan was required to be submitted with the annexation request and was approved in conjunction with the annexation.

Since that time, we have relied on those approvals. To that end, we platted and sold one parcel and recorded an easement to our north access point on Marksheffel for the user. We have submitted a development plan for another lot that requires us to build the full movement intersection as shown on our concept plan and will submit a third plat and Development plan for the land between the two access points soon.

Additionally, our approved water and sewer plans, as well as our concept utilities have been designed in anticipation of the access points remaining fixed to our concept plan.

The Planning Department reaffirmed our concept plan through the review and approval of the development plan and plat for Broad Reach Subdivision Filing #1 in the fall of 2020.

Last spring, I was contacted by the developer of Solace at Black Forest concerning the full movement intersection on Marksheffel Road, at the suggestion of Traffic Engineering. They proposed moving the intersection to the location shown on their development plan submittal. I consulted with our planners, N.E.S., and determined that moving the intersection would impact the development of the parcel between the two access points to such a degree as to render it undevelopable, as well as

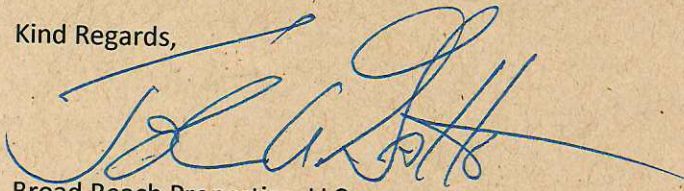
501 North Nevada Avenue
Post Office Box 1208
Colorado Springs, Colorado 80901
(719) 632-6200 Fax (719) 632-6222

PUBLIC COMMENT

eliminating the use of the parcel south of the proposed intersection for a building pad, due to its proximity to a major utility transmission line on the south end of our property. I informed the developer and Traffic Engineering of our conclusion at that time. Traffic Engineering assured me then and on other occasions, as recently as last month, that they would not support a relocation of the full movement intersection without our concurrence. We are surprised to see the development plan process moving forward with the newly proposed intersection, despite the assurances we received from Traffic Engineering.

We respectfully request that City staff recommend denial to the Planning Commission of the proposed development plan for Solace at Black Forest and require a revised development plan that aligns the full movement intersection with our approved concept plan.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'John A. Gatto', with a long horizontal flourish extending to the right.

Broad Reach Properties, LLC

By John A. Gatto, Manager

Sexton, Daniel

From: Randy and MaryBeth Vander Molen <Rmbvanmo@msn.com>
Sent: Wednesday, May 5, 2021 4:30 PM
To: Sexton, Daniel
Cc: O'Malley, Mike J
Subject: Development on Woodmen and Powers

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Hello Daniel,

As a concerned citizen, I am requesting that additional building permits are no longer issued until the traffic situation on Marksheffel is resolved. This includes the apartment building permits, not just single-family homes. This road cannot handle the traffic volume it currently has.

In addition, the parking lot known as Dublin and Peterson should have a traffic light before any additional development occurs.

Please have the city or Oakwood Homes fix the traffic situation. If building permits ceased to be issued until plans, specific dates, and financing are obtained for traffic improvements the stonewalling from Oakwood Homes and other developers will improve.

Randy Vander Molen

Sexton, Daniel

From: David Dye <dave.dye16@gmail.com>
Sent: Friday, May 7, 2021 3:38 PM
To: Sexton, Daniel
Subject: Proposed Marksheffel/Woodmen Development

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Mr. Sexton,

The purpose of this note is to voice my concerns to the proposed apartment complex development at the corner of Woodmen and Marksheffel. I fully acknowledge that supply must move to meet up with the demand for housing in the area, but I'm not sure we could pick a worse location with that intersection already extremely congested. This picture below is a normal day of the backup that occurs when trying to turn right to get onto Marksheffel out of Vista Cerro Avenue in Banning Lewis Ranch in the morning. Add in another proposed traffic light and ~400 family units (not to mention the construction that will go into that) and I fear traffic will be routinely backed up at the Woodmen light all the way past Dublin and we will essentially be trapped in our own development. As I sit there every morning just to get out of Banning Lewis onto Marksheffel I wonder what would happen if we had a real emergency to get out quickly (medical, baby labor, etc). It would not be a good day.... Please reconsider the zoning of that particular parcel, continue to advocate for continued roadway infrastructure to catch up to housing development in our area, and thank you for your time.

-David Dye (resident of Banning Lewis Ranch)



Sexton, Daniel

From: Victoria Mulligan <victoriamulligan7@gmail.com>
Sent: Friday, May 7, 2021 4:46 PM
To: Sexton, Daniel
Subject: Proposed apartment complex

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Mr. Sexton,

I write to you to voice my major concern over the proposed apartment complex to be built at the corner of Woodmen and Marksheffel. I understand that there is a need for more housing in our community, however it does not seem that the proper widening and development of roadways has been put in place to accommodate the development of traffic in this area. Rush hours in that intersection are already so dangerously congested that I, and many others, fear that the addition of some 380 units will make this roadway virtually impossible to commute thus trapping us into our development. I strongly urge that reconsideration be taken upon this matter.

Thank you,
Victoria Mulligan
Resident of Banning Lewis Ranch

Sexton, Daniel

From: Sharon Corbett <rascalstar@gmail.com>
Sent: Thursday, May 6, 2021 9:23 PM
To: Sexton, Daniel
Subject: Solace at Black Forest

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Dear Mr. Sexton,

My husband and I live near the corner of Marksheffel and Woodman where an apartment complex of 378 units is proposed. We are against this.

A building this size would obliterate our view of the mountains. We can't see Pike's Peak from our back yard, but we do see the other mountains from our back yard. It would also be an eyesore.

We are afraid that people from the apartments would walk their dogs and do other activities behind the homes on Mountain Spruce in the grassy "open space", which is always a fire danger as people smoke and discard cigarettes. And dogs will chase pronghorn, which hang out behind our house and others here, and that is against the law as we understand it and have read. Already that happens but not to the extent it would with that many housing units.

The traffic is already terrible getting out of Banning Lewis Ranch, and while the new lanes at the intersection of Marksheffel and Woodmen will help, the volume is just too much and increasing fast as new homes go up here and in the local area. Thousands more are planned and happening. If you keep adding more people and cars and infrastructure can't keep up, it will be a worse place to live and impossible to negotiate at busy times. We already fight big

trucks hauling dirt and rock and more for all the new building going on. Home building needs to slow down until roads can keep pace.

It seems there are apartment complexes going up on every corner in our city, and it is changing the face of the city. While apartments need to be built, they shouldn't be right next to nice neighborhoods. Who wants to look at those massive buildings right out their back door?

West to east, there is a wind tunnel effect behind the homes on Mountain Spruce strong enough to tear new trees out of the ground. A large building would intensify this, and make it easier for nature to blow through here even more strongly. It is windier at this elevation than it is closer to downtown.

We are beginning to feel as though there is no residential sanctuary in the city. No peaceful places to live.

If something like this does go up, despite how residents of Banning Lewis Ranch feel about it, then please build a solid and tall wall along the neighborhood and a wall going north to south at the eastern-most boundary of apartment land to prevent apartment dwellers from further degrading our peace here by walking dogs and possibly causing grass fires. Build them a dog space that isn't part of the land behind the homes here.

Most of us would rather see a shopping area there, as previously planned. Or anything reasonable besides apartments or a nursing home or memory care, etc. No one wants to look at a huge building that blocks the mountain view or deal with the increasingly crazy things people seem to do, which grows ever more inconsiderate, to put it mildly. I haven't mentioned theft from back yards, but that is also a possibility, or break-ins, which someone posted days ago on NextDoor is already happening.

More people doesn't equal a great place to live, in case no one has considered that. Planning needs to take more than money into consideration. Apartment buildings should not abut neighborhoods of single family homes.

Many good things are happening in Colorado Springs but siting apartments near neighborhoods isn't one of them. Set aside land somewhere for multiple apartment complexes away from homes.

Thank you for the opportunity to comment.

Jim and Sharon Corbett
7596 Mountain Spruce Dr.
Colorado Springs, CO 80927
719-510-7654
rascalstar@gmail.com

Sexton, Daniel

From: Mike Roach <Mike.Roach@live.com>
Sent: Monday, April 26, 2021 11:11 AM
To: Sexton, Daniel
Subject: No on Solace at Black Forest

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Good morning, Daniel. I am vehemently against a zoning change to allow multitenant properties at the SE corner of Woodman and Marksheffel.

We bought our house based on a commercial zoning. There are plenty of housing zones in the area, what we need is commercial, e.g. a grocery store, and some fast food. What we do not need is 378 apartments just across the power lines. I am sure the developer sees dollar signs there, I see the loss of dollar signs for my property. Corporations should not be allowed to make decisions that will ultimately hurt their neighbors.

I would like to know when this decision will be made. I cannot find a date on your mailing. I intend on attending and appealing. \$176 is nothing compared to my vision of 378 apartments. I also intend on campaigning to get my neighbors to join the fight against this re-envisioning that will certainly hurt our community. I would also like to know exactly what it will take to stop this travesty in its tracks.

We moved in on December 10, 2013 and have been waiting for news about what would be built just through the breezeway at the end of my street. This is not even close to what I had envisioned.

Again I will state: ***I am vehemently against a zoning change to allow for construction of Solace at Black Forest!!! It gives me no solace, only distress.***

Thanks, Daniel.

I can be reached at:
Mike Roach
7245 Snowbell Lane
Colorado Springs, CO 80927
(951) 385-5408

Please do not make my phone number part of the public record.

Sexton, Daniel

From: Peter Lamatsch <plamatsch@gmail.com>
Sent: Tuesday, May 4, 2021 12:48 PM
To: Sexton, Daniel
Subject: Planned apartments /retail at Woodmen/Marksheffel (CPC CP 06-00146-AMJ21)

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Mr. Sexton,

I have some concerns over the traffic plans for this development. First the analysis within the report was based on traffic measured back in Sep 2020. This was right at the height of the Covid lock down and traffic was at a minimum. Since then, the northbound traffic on Marksheffel backs up in the morning and afternoon all the way back to Dublin. The addition of the turn lanes in progress will help some, but an additional light in/out for the apartments will back the traffic back again. For those of us at the front of Banning Lewis we have little alternatives to leave southbound. The current southbound exit out of BLR from Vista Cera onto Marksheffel is a mostly blind exit and when traffic backs up we have to head south within BLR to use Dublin which now backs up into the neighborhood during rush hrs. Adding a light for the apartments to exit south; 750 ft south of the Woodmen light will certainly aggravate traffic flow backups. The recommended minimum distance between lights is no less than ¼ mile (1260 ft). Why isn't a light at Vista Cera in the mix to avoid the upcoming accidents to come as traffic increases due to the apartments/retail and addition of more home development on Woodmen east of the soccer field. While it not optimal for the apartments occupants and the retailers why can't the entrance and exit only be allowed northbound or east on Woodmen? There are plenty of locations within Colorado Springs with apartments/retail that only allow traffic in/out in one direction with oncoming traffic. Why do the BLR residents have to bear the brunt of the traffic woes versus the newcomers?

Peter Lamatsch
7152 Mountain Spruce Drive
Sent from [Mail](#) for Windows 10

Sexton, Daniel

From: Joseph <josephroland25@gmail.com>
Sent: Sunday, April 25, 2021 5:15 PM
To: Sexton, Daniel
Subject: Re: Apartments at marksheffel and woodmen

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I previously emailed you with concern about the proper apartment project on marksheffel and woodman. You sent me a blanket statement the same in which my neighbors who voiced their concern also received. You said that nothing had been submitted. Well now that it has been I'm here again to voice my concern. Please see the email thread with my first email voicing my concerns. The infrastructure in the city is already pretty bad and inadequate for the massive growth going on in the city. Living here out east in the banning Lewis there is limited egress and access as it is. I would implore you to drive westbound on woodman or Dublin between 8-9am and eastbound between 4-6 pm. Plus the addition of apartments will effect crime rates as well as lower property values in the neighborhood. I have many neighbors concerned with this project. Our need for grocery and other shopping outweighs our need for more apartments in the area. If there is a way we can organize to try and prevent this projects approval I'd appreciate info on the steps needed to be take. Thank you

Joseph Roland

On Wed, Feb 10, 2021 at 12:15 PM Sexton, Daniel <Daniel.Sexton@coloradosprings.gov> wrote:

Afternoon Mr. Roland,

No applications have been made to date for the potential project. Once the appropriate project applications have been submitted, City Planning will issue public notice to the surrounding neighborhood and evaluate the proposal in accordance with City Code requirements. I look forward to a more comprehensive discussion with the surrounding neighborhood.

Thanks,

Dan

Daniel Sexton, AICP

Principal Planner

Land Use Review Division

Planning & Community Dev.

City of Colorado Springs

Phone: (719) 385-5366

Email: daniel.sexton@coloradosprings.gov

Work Schedule: Monday-Friday, 8:00 a.m. to 5:00 p.m.

Dept. Hours: Monday-Friday, 8:00 a.m. to 5:00 p.m.



From: Joseph <josephroland25@gmail.com>
Sent: Wednesday, February 10, 2021 12:06 PM
To: Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>
Subject: Apartments at marksheffel and woodmen

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Hello my name is Joseph roland. I currently live in banning Lewis ranch. I am reaching out to you to voice concern over the planned apartments at woodmen and marksheffel. As a resident of blr I can give you first hand experience trying to get in and out of the neighborhood. The infrastructure is already maxed out as far as roads in and out of the neighborhood. Marksheffel is not wide enough and woodman is terrible in the morning going east to west. And terrible after 3 going west to east. There is already a massive amount of housing being built on woodmen that is not finished and not Enough commercial being built to support the neighborhoods. Please reconsider approval of

This project. I was excited to see the planned tipsys as well as commercial. Now that the project has been thrown out I feel as though this is the worst thing to go there.

Thank you for your time

Joseph roland

Sexton, Daniel

From: John Graham <Johndavidgraham1@outlook.com>
Sent: Sunday, April 25, 2021 11:23 AM
To: Sexton, Daniel
Subject: Banning Lewis / Marksheffel

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Dear City planner,

I see Oakwood Homes is planning more homes off Marksheffel and Dublin. I also see an apartment building has also been approved for woodman and marksheffel.

I live in Banning Lewis and wonder how more development can be approved before the proper infrastructure is in place?

Marksheffel is constantly congested and one of the worse roads in the Springs. Why is your department approving more homes and apartments in this area?

How can oakwood put in hundreds of more homes in this area with out addressing a major traffic problems of Marksheffel?

Marksheffel is a nightmare now. How bad will it be once theses projects are complete?

Where is all the increased tax money going? I pay more taxes living here than the others places I've lived the Springs. So I'm expecting better infrastructure but don't see it.

Many of my neighbors are upset as I am.

Why isn't the city and county addressing this obvious problem?

Thank you...

John Graham

CRESTONE

DEVELOPMENT

August 24, 2021

Dan Sexton
Planning and Community Development
Land Use Review Division
PO Box 1575 MC 715
Colorado Springs, CO 80901-1575

REF: Solace at Black Forest
CPC CP 06-00146-A3MJ21
CPC CU 21-0050
ARFP 21-00217

Dear Dan,

One of my entities, Broad Reach Properties LLC, is the owner of approximately 12.5 acres on the southwest corner of East Woodmen Road and North Marksheffel Road. Please accept this letter as our formal objection to the proposed location of the full movement intersection on Marksheffel Road as shown on the above referenced development plan submittal.

Some background may be helpful in support of our position. Spinnaker Properties Inc. (Crestone Development) purchased approximately 40 acres from Bert A. Getz on December 29, 2004. When the property was annexed on April 11, 2006, part of the annexation included conveying approximately 22 acres (of the approximately 40 acres) east of Sand Creek to the Woodmen Road Metropolitan District for replacement wetlands to compensate for existing wetlands disturbed by the Woodmen Road upgrade. The attached concept plan was required to be submitted with the annexation request and was approved in conjunction with the annexation.

Since that time, we have relied on those approvals. To that end, we platted and sold one parcel and recorded an easement to our north access point on Marksheffel for the user. We have submitted a development plan for another lot that requires us to build the full movement intersection as shown on our concept plan and will submit a third plat and Development plan for the land between the two access points soon.

Additionally, our approved water and sewer plans, as well as our concept utilities have been designed in anticipation of the access points remaining fixed to our concept plan.

The Planning Department reaffirmed our concept plan through the review and approval of the development plan and plat for Broad Reach Subdivision Filing #1 in the fall of 2020.

Last spring, I was contacted by the developer of Solace at Black Forest concerning the full movement intersection on Marksheffel Road, at the suggestion of Traffic Engineering. They proposed moving the intersection to the location shown on their development plan submittal. I consulted with our planners, N.E.S., and determined that moving the intersection would impact the development of the parcel between the two access points to such a degree as to render it undevelopable, as well as

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PUBLIC COMMENT

eliminating the use of the parcel south of the proposed intersection for a building pad, due to its proximity to a major utility transmission line on the south end of our property. I informed the developer and Traffic Engineering of our conclusion at that time. Traffic Engineering assured me then and on other occasions, as recently as last month, that they would not support a relocation of the full movement intersection without our concurrence. We are surprised to see the development plan process moving forward with the newly proposed intersection, despite the assurances we received from Traffic Engineering.

We respectfully request that City staff recommend denial to the Planning Commission of the proposed development plan for Solace at Black Forest and require a revised development plan that aligns the full movement intersection with our approved concept plan.

Kind Regards,

A handwritten signature in blue ink, appearing to read "John A. Gatto", written over a horizontal line.

Broad Reach Properties, LLC
By John A. Gatto, Manager

ZONED A
CITY OF COLORADO SPRINGS
VACANT

WOODMEN RD
(EXPRESSWAY)

OPENSOURCE / WETLANDS
MITIGATION

PROPOSED A ZONE
VACANT

12.404 ACRES

MARKSHEFFEL RD
(FRONTAGE IMPROVEMENT)

ZONED A
CITY OF COLORADO SPRINGS
VACANT

GROBERRY
7400 SF
24' PLOT

GAS CONVENIENCE
STORE
3000 SF
12' PLOT

AUTO
SERVICE
7400 SF
24' PLOT

PENDING MARKSHEFFEL RD.
RD. VACATED AUGUST 3, 2006

PROPOSED A ZONE
VACANT

PROPOSED A ZONE
VACANT

ZONED R16000
CITY OF COLORADO SPRINGS
VACANT



SCALE 1" = 100'