

## Schultz, Michael

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**From:** Amy Dounay <adounay@gmail.com>  
**Sent:** Thursday, September 20, 2018 1:02 PM  
**To:** Schultz, Michael  
**Subject:** Opposed to Tuscan Foothills Village

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 think that the Tuscan Foothills Village should not be built. The thing I love most about my room is the beautiful view of the mountains. I like having that majestic mountain scenery, rather than some big buildings that would block my view. Sometimes, when I am busy doing school work in my room, and do not have time to go outside and hike, the alternative is to just look out my window at the rich and colorful mountains towering above me. I would also not like to have noisy construction vehicles that constantly beep loudly. There is already too much unnecessary road work and construction, and this project would just make more, not to mention slowing traffic to a crawl. I also like seeing the rolling green hills below the mountains, rather than modern buildings disrupting my neighborhoods peaceful streets. My favorite thing about Colorado is the mountains, and nothing could be worse than not having them anymore.

Sincerely,

Audrey

Resident of Astoria Way

Aged 10 years

Sent from my iPad

## Schultz, Michael

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**From:** Amy Dounay <adounay@coloradocollege.edu>  
**Sent:** Thursday, September 20, 2018 8:26 AM  
**To:** Schultz, Michael  
**Subject:** Opposed to Tuscan Foothills Village Development Proposal

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Dear Mr. Schultz,

I am writing to express my opposition to the Tuscan Foothills Village development proposal for the area near Silverstone Terrace and Mule Deer Drive. I am currently traveling and unable to attend today's public hearing, but I trust that you will note my concerns offered via email. I am a homeowner at 5725 Astoria Way in the neighborhood directly east of the proposed development. My husband and I bought our home in this neighborhood largely because it is relatively quiet and has beautiful views of the mountains. The proposed zone change that would allow 37' multi-unit buildings would ruin both aspects of this neighborhood for me and my family. These proposed buildings would not only completely block our view of the mountains but would also add significant traffic and congestion to this already growing area. These factors will also reduce our property value for our home, as many buyers in Colorado Springs are also looking for homes in quiet neighborhoods with mountain views. I know that many of my neighbors share these concerns. I hope that you will take our concerns into account and will halt the proposed zoning change that would permit this project.

Best regards,

Amy Dounay  
5725 Astoria Way  
Colorado Springs, CO 80919

## Schultz, Michael

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**From:** Lisa Durrenberger <lisadurrenberger@gmail.com>  
**Sent:** Thursday, September 20, 2018 8:33 AM  
**To:** Schultz, Michael  
**Subject:** proposed Centennial Blvd development

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Mr. Schultz,

My husband and I do not support the development proposal for Tuscan Foothills Village Filing number 2. While we support the use of this parcel for residential housing, we object to the height and density of the proposed units.

We live on Astoria Way, directly across from the proposed development site. We have lived in our home for 18 years and one of the top reasons we purchased our home were the views of the foothills. These views will be obstructed if three-story structures are built as part of this new development. Instead of beautiful hills, I will look out my bedroom window and straight into the condos. In addition, the parcel is elevated above our neighborhood and these buildings will appear four stories tall (or more).

We also have concerns about the density of buildings in the new development. Forty units will mean a greatly increased amount of traffic in this location of Centennial Blvd, along with an increased amount of noise. An increased amount of light from the parking lots during the night is also a concern.

We wish we could attend the meeting in person to be a part of the discussion. In our absence, we appreciate that we can register our concerns about the Tuscan Foothills Village development and explain the reasons we believe this development, in its current plan, would not be good for our neighborhood. We would be supportive of this development if the maximum height of the buildings were reduced to one-two stories and if the number of units were reduced.

Sincerely,  
Lisa Durrenberger  
Paul Durrenberger  
5665 Astoria Way

## Schultz, Michael

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**From:** BRUCE/PAM CASSON <bpcasson@comcast.net>  
**Sent:** Wednesday, September 19, 2018 8:46 PM  
**To:** Jay Mullenix; Schultz, Michael  
**Cc:** Amber Perry; kalis.joseph@gmail.com; Weldon Shaver; Jeff Lawrence; christian nelson; Sharon Mullenix; JEFF VOLTATTORNI; Laura Penney; Susan Roth; strangechild@gmail.com  
**Subject:** Re: Concern regarding development proposal (Tuscan Foothills Village Filing No. 2)

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Dear Mr. Schultz,

My husband and I stand with the Mullenix and Nelson families regarding opposition to this development. The first notice of this via a green card just came to us within the past week (post marked 9/5/18), so this is news to our family as well. Colorado Springs is doing its best to destroy any green space in the interest of money, and at the cost of the character of our community. The amount of urban development has been staggering, and I have read that our crime statistics have gone up disproportionately to other communities nationwide because of it. But I know that what you are building may not affect that necessarily; although there will be an influx of people, and more people does mean more crime. But the amount of development in areas close to the mountains should be limited and the free space guarded and protected. We moved to Colorado Springs 15 years ago on purpose not to live in the city and to enjoy the mountains. Now there is less and less views of the mountains. Indeed a friend of ours just moved and was thrilled to see the top tenth of a mountain above all the urban sprawl near her. Really?? I do not want our community to lose what it has and to have to be thankful that we can only view the top of Pike's Peak.

My father just passed away last November and I recall looking out the window from his room at MorningStar at Mountain Shadows just across the street on Centennial. We had several days to spend in his room with him and were so very glad of the ability to see the mountains at this time which was so difficult. I know of no one who would prefer to look at a building over a mountain.

I am a physician with a clinic tomorrow and my husband is a teacher with classes so we can not attend the meeting. It is very frustrating that this meeting took place during the business day and not in the evening when people could actually make it. I disagree that continuing to build and build and build makes a community better. Personally, we wish someone in our local government would put a stop to all this to protect our community's character.

Sincerely,

## Schultz, Michael

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**From:** Chris Rehorn <chris.rehorn@gmail.com>  
**Sent:** Wednesday, September 19, 2018 6:24 PM  
**To:** Schultz, Michael  
**Subject:** Regarding Tuscan Foothills Village Filing No. 2

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Greetings Mike,

My name is Chris Rehorn. I am a 12-year Colorado Springs resident, currently living in the Pinon Valley neighborhood (Mule Deer and Flag Way).

I received a green "Land Use Review" document in the mail, of which I am contacting you about.

I've been watching the construction on the west-side of Centennial for a few weeks, and this flier was helpful in communicating the proposed improvement of the land.

As you are likely aware, increasing the allowed height of land improvements on the west-side of Centennial will greatly reduce visibility and, to some extent, access to the natural beauty of the west-side of Colorado Springs. The natural beauty of Colorado Springs is what turned a one to two year stint in the city to a twelve-year residence for myself and my wife. While I realize the area is growing and land owners have a right to improve their property, I feel it is the responsibility of our community to ensure land use is properly and appropriately zoned. The land under improvement is already on a hillside, and allowing for larger buildings will block the greatest attributes of our town from view. Preserving the natural beauty of Colorado Springs is in our own best economic and societal interest, and I feel this proposed change in zoning goes against much of what is wonderful about our city.

I hope you consider my appeal to not change the zoning in what is a very beautiful part of our city.

Best Regards,  
-Chris Rehorn

5645 Flag Way  
Colorado Springs, CO 80919  
434-249-4338

September 19, 2018

To Mike Schultz and Others it may concern:

We are homeowners in Pinon Valley and are writing in regards to the notification we received about a proposed plan for "Tuscan Foothills Village Filing No. 2."

We oppose the proposal for multiple reasons. First, it will obstruct views. This is true not only for homeowners who would be directly affected by the building project, but all of us who reside in the area and drive the corridor along Centennial. The letter fails to mention that the current zoning is commercial, in contrast to the proposed change of multi-family residential.

Furthermore, it appears the proposed maximum height of 37'2" is a change to current hillside zoning. Additionally, the letter fails to disclose at what elevation the three story height would start. Added to the slope of the hill, the total height would be much greater, blocking views even more.

Secondly, this development will greatly impact the traffic load of the Centennial Boulevard corridor. Forty residences in a condensed area represents a large amount of additional vehicles using surrounding roadways. In combination with the adjacent project already in progress, the traffic impact will be drastic. It will be nearly impossible to safely make a left turn onto Centennial. What studies have been done to analyze capacity for these added vehicles? Will a traffic light be added? How would that affect the flow of traffic on Centennial and into and out of surrounding neighborhoods? How would a stoplight affect speed limits? Will Centennial need to be widened in the future to accommodate this large concentration of additional traffic? As one can see, the potential impact of traffic from these new developments is both immediate and far reaching.

Third, our property values will be negatively impacted. This proposed development, along with the current one would and will drastically change the landscape for which the west side of town is known. The quiet, open feel will be replaced by congested traffic and obstructed views. Views of untouched foothills blending into the mountains beyond will be forever altered and erased by buildings and vehicles. Furthermore, other resources will be impacted: water, wastewater, fire department resources, and schools. The strain this development puts on community resources affects us all.

Colorado Springs is running the risk of overdevelopment. The negative impacts outlined above would forever alter the west side ambience of quiet neighborhoods along Centennial and strains resources for all. In the end, we all lose from overdevelopment. We have enough developments. Let's put a stop to this project and preserve the west side quality of life before it is too late.

Respectfully,

Mark and Nancy Schuetz

## Schultz, Michael

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**From:** Colby Foos <Colby.Foos@EncoreElectric.com>  
**Sent:** Wednesday, September 19, 2018 12:04 PM  
**To:** Schultz, Michael  
**Subject:** Westside of Centennial Development / Mule Deer

**Importance:** High

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Mike,

Hearing of a new development across to the West from our neighborhood in Green Valley Ranch that will cause traffic problems and reduce views for the residents of our area. I would like to mention that we have significant traffic as it is now, and this development would cause further issues on Centennial.

We also bought houses in that area for the nice views that it affords. High rise/multifamily residential development will hamper that aspect of our neighborhoods. I strongly oppose this kind of development in our area. There will no doubt be large impacts to our quality of living, and property values in our area.

Thank You.

**Colby and Wendy Foos**  
**5720 Astoria Way**  
**Co Spgs, CO 80919**

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## Schultz, Michael

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**From:** Jay Mullenix <gw0177@gmail.com>  
**Sent:** Tuesday, September 18, 2018 12:18 PM  
**To:** Schultz, Michael  
**Cc:** Sharon Mullenix  
**Subject:** Concern regarding development proposal (Tuscan Foothills Village Filing No. 2)

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Mr. Schultz,

My wife and I reside at 2040 Butternut Trail, Colorado Springs, CO 80919; directly across Centennial Blvd to the east of the proposed development area. We are deeply concerned with the provided development proposal. As with the development currently in progress just south of the proposed development area, the view of surrounding mountains and green space are being significantly reduced. This issue, combined with the loss of open space, potential overcrowding, and increased traffic, will most certainly have a negative effect on our neighborhood property values. In addition, if the proposed buildings are allowed to be 3-story apartment buildings or condos, the views will ultimately be much worse and property values will be even further reduced.

As residents that will be directly effected by the proposed development, my wife and I stand directly opposed to the proposal and request that it be denied. Thank you for your time and consideration. Please feel free to contact me if you should have any questions or concerns.

Sincerely,

Gerald and Sharon Mullenix  
2040 Butternut Trail  
Colorado Springs, CO 80919  
(719) 406-3458



## Schultz, Michael

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**From:** Daniel Chatelain <dan.chatelain@hotmail.com>  
**Sent:** Tuesday, September 18, 2018 3:40 PM  
**To:** Schultz, Michael  
**Subject:** Three story building

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We are not in favor of a 3 story building being built

Sent via the Samsung Galaxy Note9, an AT&T 4G LTE smartphone

## Schultz, Michael

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**From:** B. Perry <kayvon@yahoo.com>  
**Sent:** Tuesday, September 18, 2018 1:34 PM  
**To:** Schultz, Michael  
**Subject:** Tuscan Foothills Villages Filing (CPC PUD 06-00067-A3MJ18)

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Mr. Schultz,

Please vote **against** any exception to regulations concerning the Tuscan Foothills Villages development. Their proposal seeks to develop buildings to a height exceeding **37 feet** atop the already-elevated land they have graded.

This development occurs directly across from the subdivision in which I own a house. It also occurs directly across the street from the church that I both attend and serve in for several hours each week. In addition to religious activities, the chapel serves as a community meeting place for events and organizations such as the **Boy Scouts of America**, in which my son participates weekly.

Please help us retain both our view and our property value.

--Perry

## Schultz, Michael

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**From:** MARK JOHNSON <markxjohnson@msn.com>  
**Sent:** Monday, September 10, 2018 5:44 PM  
**To:** Schultz, Michael  
**Subject:** Comments on Tuscan Foothills Village Filing No. 2 File Number CPC PUZ 18-00066

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Dear Sir,

Although I have no issue with the actual proposal, I do believe that this will require a traffic signal to be installed at Mule Deer and Centennial. It is already very difficult to turn left from Mule Deer onto Centennial and the addition of another 40+ cars during rush hour is going to make this even more hazardous

Sincerely

Mark Johnson