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Building Communication

**1645 S. Tejon Commercial Center
AR R 19-00118 and
AR R 19 -00141**



**Issue
One**

A news brief regarding the developments that impact the Ivywild Neighborhood

IVYWILD SPOTLIGHT

1645 South Tejon Development Proposals



In an effort to improve and build more ways to communicate information to our neighborhood, your Ivywild Improvement Society (IIS) is implementing “Email Blasts” to try and provide more timely information to everyone. While we post regularly on social media using both our Ivywild Improvement Society Facebook and Nextdoor, it has come to our attention that not everyone chooses to use or has access to those social media avenues. With these emails, our immediate focus is to bring to the neighborhood information on the various developments that are occurring within our Ivywild boundary and on the parameters of Ivywild. If you are not receiving our emails please ensure you email us at Ivywild80905@gmail.com and we will add you to our database.

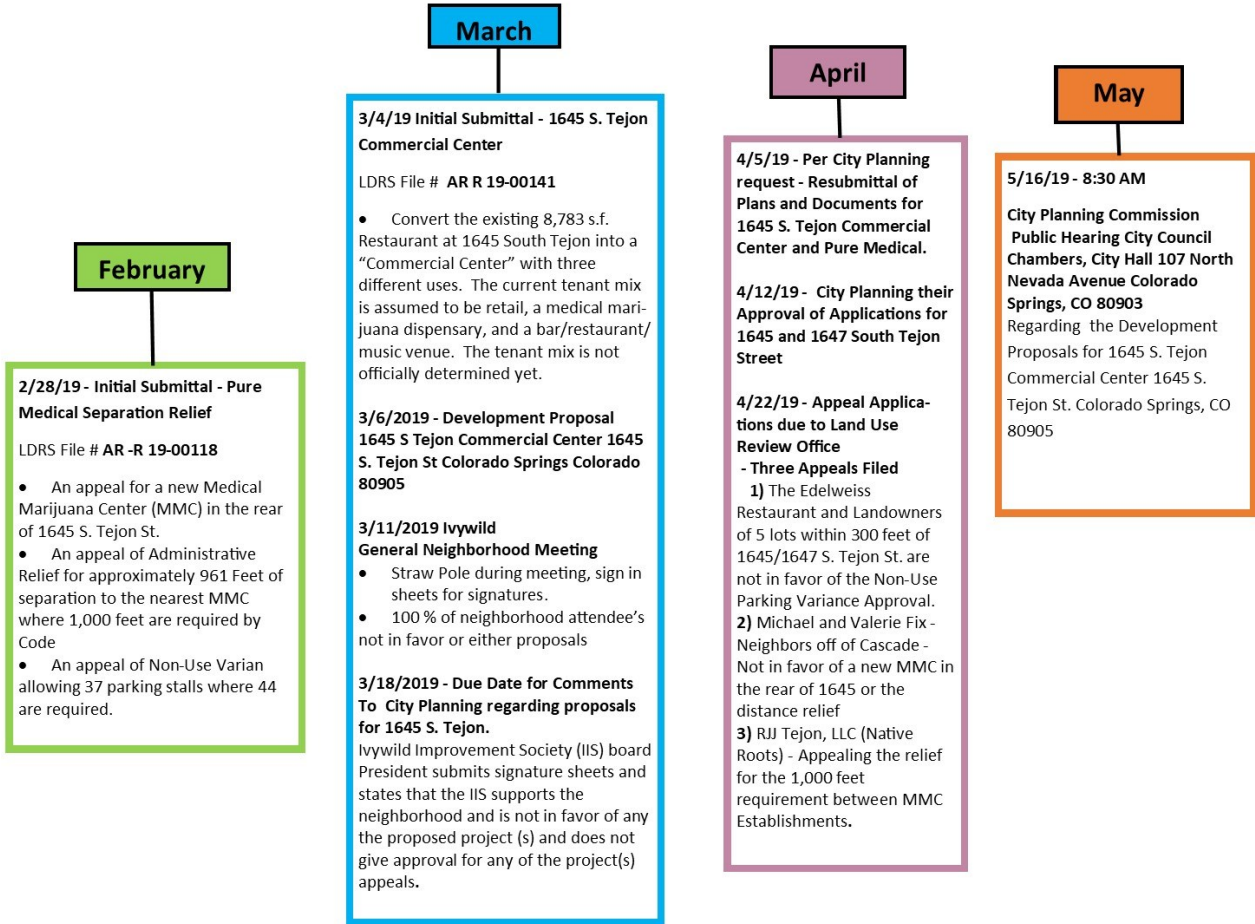
How does your IIS board get information?

The Ivywild Improvement Society gets information multiple ways. One of the ways is by building relationships with various city

departments such as City Planning, Traffic Engineering, and Urban Renewal. We meet with various individuals in order to voice and educate those departments about Ivywild history, architecture, culture, needs, and discuss concerns that affect, or potentially could affect, the quality of our neighborhood. Community safety, neighborhood preservation, amenities such as lighting, sidewalks, traffic flow and traffic concerns, parking, basically, any, and everything that could diminish our quality of life living in Ivywild is brought up for discussion. The second way we receive information is by receiving land use notices from the Council of Neighborhood Organizations (CONO). CONO is currently working with the City on a way to better streamline their land use notifications in order to ensure that neighborhoods are aware of potential development in their area as soon as land use notice postcards are made available. Thirdly, we receive land use notices from the Land Use Review Division Planning & Community Development. We post the postcards and or information regarding the proposed projects on Facebook and Nextdoor. The post cards explain how to access additional information on the projects and anyone can access the information themselves. Often, we encourage the developers, or persons pursuing development projects, to host pre-meets with the neighborhood in order to promote goodwill and for all parties to have open and honest conversations regarding the plans.

1645 South Tejon Development Proposals

2019 1645 S. Tejon Timeline



Thoughts about

It can be overwhelming and scary thinking about all of the interest, development and potential development that is happening in Ivywild. As we are faced with these challenges, experts advice for those of us who hope to influence development in their cities and neighborhoods: Focus on what aspects of a proposed development are actually changeable. "Accept the things they cannot change, identify those things that can be changed and develop the wisdom to know the difference". This our opportunity Ivywilders to dig deep into our neighborhood values and come together with what do we want. If we don't want another MMC as a third entity at 1645 S. Tejon, what would we support? Please email Ivywild80905@gmail.com with your ideas and your board can bring them to the ears of the ones making these decisions. On the following page, I will highlight the concerns and the rationales of the neighborhood in regards to the lack of support for the proposed projects for 1645 S. Tejon. At times, you see both 1645 & 1647 S. Tejon mentioned, at this time, it is unclear how 1647 S. Tejon plays into the development. IIS has not heard anything definitive regarding 1647 S. Tejon.

1645 South Tejon Development Proposals

PARKING

- Not enough parking along south Tejon and when Millibo Theater has a play, public safety concern, Ivywild School parking spills into neighboring streets, streets are narrow
- Parking spots indicated in front of the building that don't currently exist
- Traffic studies are going on referencing to changes to Tejon could affect parking in the area
- Location unsuitable due to being in between two businesses that sell alcohol. Ivywild neighborhood has been dealing with numerous development and variance requests over the last year, and the overwhelming concern of the residents is parking, we repeatedly ask for proactive parking and transportation solutions
- Rocky Roads Remedies 1530 S. Nevada against parking due to high volume of traffic in the area
- Ivywild traffic study needs to be completed before a variance in parking can be considered
- Ivywild Straw Poll- No one favored
- Bluestar showcases the failed attempt to satisfy a parking variance by attempting to use additional parking at the U-Haul across the street, demonstrating impact on surrounding properties, overflow into the neighborhood producing

ANOTHER MMC

- Not another Medical Marijuana dispensary - Native Roots (Tejon), Liv Well (Tejon), and Maggies Farm (Nevada) all feel another MMC would be detrimental to the neighborhood.
- Not a good mix for our neighborhood
- Concern about a bar on one side with medical marijuana in the back - unsafe environment
- Concern with high densities of marijuana outlets on public health
- Saturation of marijuana joints
- Opposed to the location of an MMC - no justification to go around the code requiring 1,000 feet between dispensaries
- Ivywild Straw Poll - No one favored
- Pure Medical provided an invalid argument in the applicationunable to find any conforming properties...Southgate? 8th Street?
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More development overviews will be coming soon. Development overviews of the Creekwalk development, Maverick and more.

The next step in these development proposals is the ***Public Hearing.***
May 16, 2019 at 8:30 am
City Planning Commission Public Hearing
City Council Chambers, City Hall
 107 North Nevada Avenue
 Colorado Springs, CO 80903