

Stromberg, Chelsea

From: Ashley Beierle <ashley.beierle@gmail.com>
Sent: Wednesday, March 2, 2022 9:00 AM
To: Stromberg, Chelsea
Subject: AVANTERRA DEVELOPMENT PLAN

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Good morning,

I am a resident and homeowner in Horseshoe Rancheros. My neighbor sent me a copy of the flier that was sent to her regarding your development plan for 6565 E Woodmen Rd. These fliers should be sent to every homeowner in the area so that we're ALL notified and aware of the changes trying to be made in our surrounding areas.

That lot is supposed to be commercial use only. Why is it even being considered to put more housing there? We don't have the parks, school systems or roadways to support that many more residents in that location. The city is crowding out our space. There is already a major traffic issue getting in and out of Blackforest road and more housing will further complicate the situation.

Please consider the crowding issue and add everyone in the neighborhood to your mailing list.

Thank you

Dustin and Ashley Costa
6715 Rancheros Lane
Colorado Springs, CO 80923
719-650-5790

Stromberg, Chelsea

From: Jamie LeVake <jlevake@gmail.com>
Sent: Sunday, February 27, 2022 6:21 PM
To: Stromberg, Chelsea; Hurst, Cynthia
Subject: Fwd: New development proposed for TGap/BFRoad Area

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Forwarding the email that I had originally replied to Cynthia Hurst about; which I should have responded to Chelsea Stromberg about. -I apologize. I understand that Mr. Lepke is no longer there. Please understand that my email to him regarding a previous proposal still has relevant information. I ask that you still read it for the information. Thanks, Jamie LeVake

Sent from my iPhone

Begin forwarded message:

From: Jamie LeVake <jlevake@gmail.com>
Date: February 16, 2022 at 6:40:53 PM MST
To: Cynthia.Hurst@coloradosprings.gov
Subject: New development proposed for TGap/BFRoad Area

I have copied a previous email that I sent to Mr. Lepke about another proposal on another corner of our properties. Our concerns remain the same! High density homes going in on every corner of our extremely low density county lots. These two do not mesh well without some very needed amenities that are not offered in this area! In this case, our properties become parks and recreation sites. With so many high density properties going in, traffic is a concern. Crime rates also rise in our neighborhood with each addition of high density multi-family homes around us. Our ways of life are so very different that our differences are met with a lot of curiosity and people walking around on our properties exploring and recreating. Without close access to parks and trails, etc. this development should NOT be considered in this location. The horse barns across the street will get the most curiosity. Tractors, bee hives, livestock, etc. are also concerns. This could be mostly avoided with businesses being placed in these locations along Woodmen/TGap, instead of high density housing where people recreate on our properties, which is not ok.

Please see the following email, previously written many times in the last ten plus years. It really seems like CS planning does not have our interests in mind, as this keeps getting pushed and pushed and pushed. I missed one opportunity to write on the last development at the corner of Horseshoe and Adventure Way...I had covid over that period...and the City Planning went ahead, completely rolled over our Horseshoe Covenants, and went forward with the plan. Ugh. So now we get to be a recreation site for that development. We would rather not be a rec site for this one too 😞 😞
Many Blessings, Jamie LeVake

Mr. Matthew Lepke- We have some concerns about the new Townhomes and Zone change proposed for the Templeton Gap Townhomes.

1. On the application the question comes up that asks if this is compatible with the surrounding neighborhood. It is not. This proposal is stacked against very low density, county properties. Lower density property or more commercial(people not living and recreating on the property) would fit better on this property of 11ish acres. Our ways of life are very different and we ask that lower density be considered on this property and the zone change not be allowed to change. We have horses and other animals that are in our neighborhood that are a draw to curious individuals. It is all together a different way of life and we ask that, as a city planner, the parts of our city/county that are unique are also protected and valued. As the city/county grow, these places existing will also be a draw. Look at the Longnecker Pumpkin Farm and the Britton Nursery as prime examples of what these properties may/do offer the community. My husband and I personally help to teach garden/apiary/animal care classes to kids and adults in the community. We are able to do this because we are able to live out that life here on our property, together with our amazing, steadfast Horseshoe Rancheros neighbors.

2. Horseshoe Rancheros has concerns about where people will recreate and walk their animals etc. There is not a planned area that is shown within the plat for this to happen. The park seems a little far away for people to walk to quickly with their pets. And 176 Townhomes will likely have a lot of pets. We already see the neighborhoods around us use our neighborhood as a park to run their pets and this plat with the high density and little room to recreate is not a good fit.

3. We are requesting a new traffic study. Two major things are changing and one major problem currently exist at the intersection of Wolf Ridge and Templeton Gap. One of these are the new commercial developments and apartments that are already proposed and some are being built up in this area. Two is the traffic flow update that Vista Ridge changed in January(see attached). Three the major problem occurs when the upper field is used for sports(i.e. soccer and football). Parents already park on both sides of Wolf Ridge because no parking has been planned for the upper field. There is a high need for larger parks in this area; however, when they are planned without parking, this becomes a large problem. Little kids run in and out of their cars during this event and it is hard to always see them as they cross the street. As the cars are parked along the outsides of the Wolf Ridge Rd., the cars drive down the bonus lane middle. This is an already dangerous situation and it is proposed to add high density of 176 Townhomes to the corner lots?! A new traffic study needs to be done and it needs to include times that Vista Ridge enters and exits school, rush hour traffic times, as well as, times that the upper field is used for sports games. Wolf Ridge and TGap intersection already is like playing frogger for some parents coming from Tutt to drop off their kids. Kids also walk to school from Black Forest North of Woodmen and walk across this intersection in the morning. This is already a dangerous intersection at times.

4. What are the laws for buffer zones? In the neighborhoods surrounding us, lower density lots were stacked up against the Horseshoe Rancheros neighborhood and on another side a fence and a buffer zone...not a large enough one...with a lot of trees planted was added to the lot lines. Even with the lower density and buffer zones, many neighbors find it easy and convenient to allow their animals to run and potty in our neighborhood. We also find a lot of walk through, including walking through barns etc. as people are curious. Especially high school kids that are curious are walking through our barns etc.

5. Increased crime is up in our neighborhood with the apartments having gone in already. We do expect things to grow up around us. This is natural; however, again, buffer zones and increasing density help provide a better transition. We have barns and tractors etc. that are uncommon to higher density living and we find an extra curiosity as the higher density is close. Again, we believe that this level of density is not compatible with the Horseshoe Rancheros neighborhood and request a public meeting with the developer to see if a compromise can be reached to protect our neighborhood.

Again, please consider not approving this submittal as it is. We ask that you would consider the surrounding community and neighbors, as well as, the already terrible traffic flow along Wolf Ridge at peak times. We ask that Wolf Ridge be reconsidered for parking and traffic for the park. We ask that a light go in at Wolf Ridge and Templeton Gap as frogger is not a fun game to play with cars and kids. We ask that much lower density or commercial(not living there) is considered for this property. We ask for a protective buffer zone to be added for the Horseshoe Rancheros neighborhood. We ask for a public meeting to discuss this proposal. Thank you for your consideration Sir.

Many Blessings from the LeVakes and the Horseshoe Rancheros Neighborhood.

Sent from my iPhone

Stromberg, Chelsea

From: Levi Heidrich <levi@hctfn.com>
Sent: Tuesday, March 8, 2022 2:44 PM
To: Stromberg, Chelsea
Subject: Avanterra Development Plan on Woodmen

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!

Chelsea, the green postcards regarding this proposal went to the wrong address and we just got them today. I see comments were due by March 7th, but hopefully this gets to you.

We own the 10.5 acres at 7440 and 7420 Templeton Gap rd to the west of the proposed project. My biggest concern has to do with traffic and parking in the cul de sac that is between the two properties. We are concerned that during construction and after there will be a huge increase in the traffic in that cul de sac, as well as Templeton Gap Rd that borders us to the east. For 19 years we have maintained, mowed, picked up trash, etc on that 1/2 acre. It is also vital to our business as most of our parking is along the street and in the cul de sac, and has been for a very long time.

What improvements will be made at the intersection of Templeton Gap and Templeton Gap on the projects SW corner. I nearly was hit today as someone ran the stop sign going west bound, turning south. It is a very odd intersection that will only get worse as traffic increases.

What type of fence/wall are they using around their perimeter to prevent folks from easily hopping the fence and easily accessing our property. Last year alone we had 6 cases of theft or vandalism. Those incidents have gone up each year since more and more apartments and rental type residences have build around us.

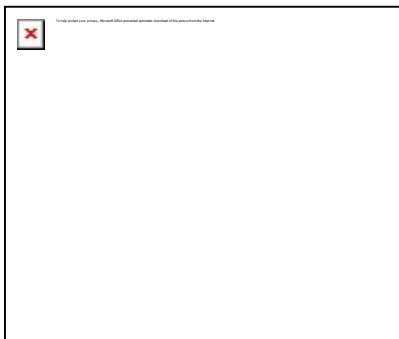
We have no issue with the use of the land and understand the need for more affordable housing. We don't want to add expense and risk to our business as a result. We want to be good neighbors and hope the developers/builders will help to protect our business as what we do here has little to no affect on theirs.

Thanks so much. My cell phone is 719-659-8598 if you need to reach me.

PS. Since we moved out here in 2003, we have been told by the city and each land owner that has purchased that parcel to our east that the cul de sac would be vacated and split between the adjoining land owners. What does that take? There is so much illegal dumping, drug use, et that goes on in that dead end each night it's unbelievable. It would be nice to limit that to private access and make it so it's not accessible 24/7 to the public. Thanks!

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Levi Heidrich



7440 Templeton Gap Rd.

Colorado Springs, CO 80923

719-598-8733

www.coloradotreefarmnursery.com

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