

From: [Leslie Smith](#)
To: [Sevigny, Gabe G](#)
Subject: Re: property @ Fountain and Aeroplaza
Date: Wednesday, November 4, 2020 10:00:23 PM

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. Sevigny,

I am a resident at 1660 Leyburn Drive, and have lived here since 2008. I understand that the property across the street from my home has been listed for sale multiple times and is currently being considered for housing.

Though Aeroplaza isn't a particularly busy road, it has enough traffic that travels through without much caution, often speeding. With the amount of housing being proposed, especially if an apartment complex or other multi-family structure, I have great concerns about the amount of traffic increasing and the potential for more accidents outside our home. We have had several occur in our yard over the years already.

We enjoy living in a relatively quiet neighborhood, and are disappointed that would change greatly with more housing across the street.

If anything, our neighborhood could benefit from businesses such as restaurants and a small grocery store. We don't have much within walking distance. It would also help provide jobs and opportunities in our area.

Perhaps a park with a playground, as it really is a lovely lot. We enjoy watching the airplanes and jets from the airport and Peterson AFB as they fly above and beyond the property. We like to sit outside and watch various birds fly above and through the field. One of the greatest pleasures is stepping outside early in the morning and seeing the hot air balloons blow up and lift off. It's sad to think we will lose these visuals, and the beauty this property has provided in its current state.

Please, I ask that the city reconsider housing at this location. Thank you for your time and consideration.

Sincerely,
Leslie M Smith

From: [Ryan Smith](#)
To: [Sevigny, Gabe G](#)
Subject: Development proposal at Aeroplaza/Fountain
Date: Wednesday, November 4, 2020 6:03:29 PM

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!

Gabe,

My neighbors have asked me to email you regarding the proposed development at Aeroplaza and Fountain. As a homeowner, I am against the development of that area for residential use. The neighborhood was against the previous development proposal as well.

Having lived at our house for 12 years, I have been able to assess the numerous issues that exist and would be greatly multiplied by more residential development. Obviously those are assumptions placed upon future residents, but what we observe actually occurs. We do not want the area to be made worse and the planned development would not improve matters.

We welcome certain commercial development as the area would benefit from something other than industrial use. Restaurants, shopping, etc would bring needed jobs and neighborhood activity. More temporary residents adding to existing problems is not what the area needs.

Thank you,

Ryan Smith
Homeowner: Leyburn/Aeroplaza

From: halana02@aol.com
To: [Sevigny, Gabe G](#)
Subject: NE corner of Fountain Blvd & Aeroplaza Drive
Date: Wednesday, November 4, 2020 5:31:05 PM

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!

I would like to respond to the development proposal @ the above location. I live across the street from the site. I hate all the weeds that blow into my yard. It would be nice to have the area care for, but I feel that a multi-family apartments would cause too much traffic. I also feel like there would be increased crime. Townhomes or paired homes would look nice. I am upset about this proposal because “you” tried to get the above to proposal passed several years ago and we said we didn’t want it. Now here you go again. Looks like you are going to keep trying until it’s passed. I hope it doesn’t pass. I have to live here you don’t. Please don’t build multi-family apartments there.

Thank you for your time.

Helen Barda

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

From: [Jackie Whelan](#)
To: [Sevigny, Gabe G](#)
Subject: Comments on project CPC CU20-00142
Date: Wednesday, November 4, 2020 4:14:02 PM

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!

Thank you for the opportunity to comment on the development.

After reviewing the site plans and traffic report, I have two concerns regarding the development that I would like the city to see are adequately addressed prior to approval.

1. With the addition of potentially 358 vehicles exiting the site onto Aeroplaza Drive directly across at Leyburn, I request a traffic light be installed at this intersection. This is a primary access point for the Aero Estates residents to Aeroplaza both north and south to Powers and to Fountain.

Pedestrians going north on Aeroplaza are expected to cross the street to the sidewalk on the west side of Aeroplaza making a traffic light at Leyburn necessary for safety. Additionally, I didn't see anything indicating if and where school bus pick-up points would be located.

2. The nearest grocery stores are 7-11 at Jet Wing and Fountain and Safeway at Murray and Fountain. In addition, the city bus route runs along Academy. There are no sidewalks on the north side of Fountain between Aeroplaza and Academy. There is a potential for high foot traffic from residents of an apartment complex and the lack of sidewalks along the north side of Fountain creates unnecessary risk for pedestrians. The site plan calls for sidewalks along the development's boundaries on both Fountain and Aeroplaza, but nothing extending from Aeroplaza to Academy or from the development site north to the businesses and churches north on Aeroplaza is mentioned.

Thank you,

Jackie Whelan

4795 Beechvale Drive

Colorado Springs, CO 80916

720-244-5807

From: [Benjamin Huelle](#)
To: [Sevigny, Gabe G](#)
Subject: CPC CU 20-00142
Date: Wednesday, November 4, 2020 12:13:02 PM

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!

Hello Gabe,

I live in the Aero Estates across the street from the proposed project named in the email subject. I own one of the lots that borders Aeroplaza, directly across from the proposed project. First, I must say that the project concerns me, especially the location of apartment building 1 that is proposed. From what I have researched and discussed with my peers, the significant increase in automobile and foot traffic on aeroplaza and through our neighborhood has a large potential to negatively affect the appeal and therefore resale value of our homes that border the street. This concern is personified by the addition of a large apartment building bordering the street immediately across from our homes. Eliminating our privacy, adding noise pollution and light pollution will all make our standard of living worse, and no doubt significantly reduce the appeal our homes bring for future buyers. People I have discussed this scenario with in the Denver area lost in the vicinity of \$30,000 of value on their homes because they wouldn't sell for the same price as the other homes in their neighborhood due to the now busy street behind them.

I believe that some of this negative image that is associated with having no privacy in your own backyard, increased traffic, and noise and light can be somewhat alleviated if the site plan is updated to address the concerns of the people already living in the area. If the layout of the clubhouse/pool area and Apartment buildings 1 and 2 is changed to have the large apartment buildings further from Aeroplaza, this would be much better for the future valuations of our homes.

From what I can tell, there is another gas station planned for the area as well. That in addition to the Motels that were added right outside of our neighborhood a few years back and the apartments currently being built at the intersection of Jetwing Fountain, you may begin to understand how changing the orientation of a large building basically bordering our backyards would be helpful. We also worry about planning new commercial lots with already empty commercial buildings on Aeroplaza, what will happen to the empty buildings?

I also have a few questions if you are able to help me or guide me to the information. When is the decision on this property going to be made? Are we going to be informed that a decision was made (asking for appeal reasons) with respect to the timeframe to appeal? Do we as homeowners have any rights to ask for accommodations to help keep our property values up, like landscaping agreements for the opposite side of the road (our side) or newer taller privacy fences, if the builder won't budge on building location?

Thank you for your help, some of this is also information I am trying to obtain for the future commercial lots that are planned outside of our neighborhood.

Thank you from the Needham Court cul-de-sac,

--

Benjamin Huelle

PUBLIC COMMENTS

808.551.1033

From: [Dorris](#)
To: [Sevigny, Gabe G](#)
Subject: Development Proposal File CPC CU 20-00142
Date: Tuesday, October 27, 2020 4:06:11 PM

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!

Mr. Sevigny,

This letter is to advise you that we, Howard and Dorris Battista, who own/occupy 5020 Beechvale Dr, Colorado Springs, CO 80916, are communicating our displeasure with the Development Proposal, File Number CPC CU 20-00142. We are strongly against this proposal. We purchased our home in 1998 and have enjoyed a relatively quiet neighborhood setting. The view out our front door is the field/lot where you propose to put in 3 commercial lots and one multifamily. When we purchased our home, we knew this property was commercial/industrial, but never imagined someone would want to put in four apartment buildings (208 units) with a club house and 358 parking stalls. Along with however many vehicles for the commercial buildings. This is totally unacceptable. The small neighborhood street of Aeroplaza Dr. is not equipped to handle 400 plus vehicles on a daily basis. As it is, many commuters use Aeroplaza Dr as a bypass between Fountain Blvd and Powers Blvd causing some congestion during "rush" hours. To add another 400 plus vehicles on a daily basis is ludicrous and irresponsible. We do not need nor want the visual and noise pollution that this apartment complex will bring. No to mention a probable increase in crime such as domestic violence, burglary, excessive noise, and probable parking violations on Aeroplaza Dr. If you had 208 homes, rather than apartments, it would be spread out and not concentrated in a small area. When Aeroplaza becomes too congested, then commuters will then drive through our quiet neighborhood looking for other routes out. We strongly believe this will also cause our property values to go down. We would not have purchased our home here had we known there would eventually be an apartment complex at this location.

Please reassess and rule that this idea would not be a good fit.

Again, we are completely and strongly AGAINST this Development Proposal.

Sincerely Yours,
Howard and Dorris Battista
5020 Beechvale Dr
Colorado Springs CO 80916
719-573-0738
Dorris54@aol.com

PUBLIC COMMENTS

From: [Notra Salley](#)
To: [Sevigny, Gabe G](#)
Subject: potential development project-Fountain and Aeroplaza
Date: Thursday, October 22, 2020 4:28:36 PM

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!

Hi Mr. Sevigny, I received the City of Colorado Springs Planning @ Community Development Department notification for a new multi family lot on the corner of East Fountain Blvd. and Aeroplaza Drive development in my neighborhood.

the only question I do have if it will entail apartments for lower income residents or a working class residents environment? I am concerned with property taxes and could this new apartment complex lower home values.

Concerned Southeast homeowner,

Notra Salley

--



*The happiest of people don't necessarily have the best of everything;
They just make the most of everything they have*

From: [Barb](#)
To: [Sevigny, Gabe G](#)
Subject: Against proposed development at Fountain and Aeroplaza
Date: Thursday, October 22, 2020 12:31:04 PM

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!

Hello,

We are against this development being approved for the following reasons:

1. There are enough apartment complexes in this area already and it seem this side of town attracts more undesirable people, resulting in violence.
2. The size and conditions of Aeroplaza cannot handle any more traffic. Putting this development in would cause more traffic on Aeroplaza if that is going to be the entrance and exit for this project.
3. Aero Estates subdivision has 1 direct entrance and exit on Leyburn. Our subdivision streets are already in rough shape from people coming off Aeroplaze or Fountain who think they can use our streets as a shortcut to avoid traffic and stop lights. Beechvale Drive experiences a lot of speeding vehicles and vehicles with loud music from these people. We just don't need more vehicles tearing up our streets and endangering our residents.
4. Aero Estates already has hotels on one side and a mini mall on another side. We don't need more commercial and residential units clogging up this area

Thank you,

Daniel R and Barbara K Diggs.

From: [Kim Skinner](#)
To: [Sevigny, Gabe G](#); [Wysocki, Peter](#)
Cc: [Cope, Bob](#)
Subject: Feedback File CPC CU 20-00142
Date: Friday, October 30, 2020 3:23:05 PM

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!

Gabe and Peter,

dpix would like to provide formal feedback on this project, specifically regarding the apartment buildings (multi-family units).

dpix is opposed to the construction of apartment buildings.

Apartment buildings would not be a compatible use of the land adjacent to our location and these apartment buildings could be a hinderance to our future expansion.

Best Wishes,

Kimberly Skinner
VP of Business Administration
dpix, LLC
1635 Aeroplaza Dr.
Colorado Springs, CO 80916
Main: (719) 457-7700
Direct: (719) 457-7817 Mobile: (719) 660-2098
Email: skinner@dpix.com
www.dpix.com

This communication, including any files transmitted with it, is confidential and for the sole use of the intended recipient(s), and may contain information that is privileged, confidential, copyrighted or otherwise protected under applicable law. Any unauthorized use, copying or distribution of this e-mail, in whole or in part, is strictly prohibited. If you have received this communication in error, please notify the sender immediately by replying to this e-mail and deleting this message, any attachments, and all copies and backups from your computer system. Unless specifically stated to the contrary, this e-mail is not intended to create a contract and does not constitute a contract offer, acceptance or amendment.

From: [Kim Skinner](#)
To: [Sevigny, Gabe G](#)
Cc: [Gage Thacker](#); [Cope, Bob](#)
Subject: RE: CPC CU 20-00142 East Fountain 3rd Submittal
Date: Friday, January 15, 2021 5:23:15 PM
Attachments: [image001.png](#)
[Feedback File CPC CU 20-00142.msg](#)

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!

Gabe,

I did not see a response to our prior objection.

I will attach it and I will restate it here:

dpix would like to provide formal feedback on this project, specifically regarding the apartment buildings (multi-family units).

dpix is opposed to the construction of apartment buildings.

Apartment buildings would not be a compatible use of the land adjacent to our location and these apartment buildings could be a hinderance to our future expansion.

Best Wishes,

Kimberly Skinner
VP of Business Administration
dpix, LLC
1635 Aeroplaza Dr.
Colorado Springs, CO 80916
Main: (719) 457-7700
Direct: (719) 457-7817 Mobile: (719) 660-2098
Email: skinner@dpix.com
www.dpix.com

This communication, including any files transmitted with it, is confidential and for the sole use of the intended recipient(s), and may contain information that is privileged, confidential, copyrighted or otherwise protected under applicable law. Any unauthorized use, copying or distribution of this e-mail, in whole or in part, is strictly prohibited. If you have received this communication in error, please notify the sender immediately by replying to this e-mail and deleting this message, any attachments, and all copies and backups from your computer system. Unless specifically stated to the contrary, this e-mail is not intended to create a contract and does not constitute a contract offer, acceptance or amendment.

From: Sevigny, Gabe G

PUBLIC COMMENTS

Sent: Friday, January 15, 2021 2:54 PM

To: dorris54@aol.com; Kim Skinner <skinner@dpix.com>; Barb <barbd@q.com>; Notra Salley <bbbw92@gmail.com>; Benjamin Huelle <benjaminhuelle@gmail.com>; Jackie Whelan <jackie.whelan.co@gmail.com>; halana02@aol.com; Ryan Smith <ryan.andrewsmith@yahoo.com>; Leslie Smith <lesliemay68@gmail.com>

Subject: CPC CU 20-00142 East Fountain 3rd Submittal

Hello,

As adjacent neighbors that have provided comments to this project, I wanted to inform you that a 3rd submittal has been made and is available for public view here, https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm, and entering CPC CU 20-00142 in the File Number block. Prior to any public hearing a second notice will be sent to adjacent neighbors of the date of a public hearing. I do also want to advise there is a concurrent application for administrative relief for building height. The project was recently sent for creation and may not be available for public view until early next week. If you have further questions please do not hesitate to contact me.



Gabe Sevigny

719-385-5088

Principal Planner | South Team

Gabe.Sevigny@ColoradoSprings.gov

PlanCOS

[Pre-Application Meeting Request](#) | [Springs View/Map](#) | [Development Applications](#) | [Zoning Code](#) | [Parcel](#)

[Info](#)

Effective November 18, 2020, many City employees are working remotely, and will be available via phone, email or by appointment. Planning & Community Development/Land Use Review will be open to the public in the lobby area of the City Administration Building, or by appointment only. Plans/Submittals can be left in the Planning & Community Development/Land Use Review dropbox on the first floor lobby level of the City Administration Building. Please ensure they are packaged and clearly addressed to Planning & Community Development/Land Use Review.

Department Hours: Monday through Friday 8:00 am – 5:00 pm

Temporary Office Hours: Monday through Friday 8:00 am – 4:30 pm

PUBLIC COMMENTS