

Public Comment #1:

Dear Mr. Cooper:

My wife, Elizabeth Bruer, and I (Rene Bruer) are residents of 4614 Portillo Place, Colorado Springs, Colorado 80924. This past weekend we received notice of the proposed development project (File Number CUPD-22-0013) for N. Union Blvd. Self Storage at 9870 N. Union Blvd., Colorado Springs, Colorado 80924. We object to this project which proposes a two-story 113,000 square-foot self-storage facility. This proposed project would be the ninth storage facility within three miles, and the third storage facility within a one-mile radius of our neighborhood. While we understand that the designated zoning is for mixed commercial use, adding on another storage facility would be contrary to the mixed-use intent and description. Additionally, the two current storage facilities provide more than adequate storage space for the area that surrounds them, especially considering that Cordera and Bradley Ranch neighborhoods are single-family homes that have two and three-bay garages.

Another concern in that specific zoned area is the large volume of traffic. Our neighborhood's location, which is across from the roundabout of Cordera Crest Avenue and North Union Boulevard, has directly experienced an exponential increase in traffic as a result of the expansion of North Union Boulevard (due to the growth of Cordera and Bradley Ranch). This roundabout is one of the most unsafe that we have ever seen or used because of the large amount of traffic and multiple turnouts for Cordera, Vue 21 Apartments, and Air Academy Credit Union. Adding another high-impact, high-use facility such as a 113,000-square-foot storage facility, and the traffic that it would generate would make a bad problem a lot worse.

My wife and I both understand that Colorado Springs is quickly growing and is in need of approved commercial projects to facilitate growth and expansion. We simply request that the proposed storage facility be denied in favor of a lower-impact project such as a medical or professional office building.

If you have any questions or would like to speak with me directly, please feel free to contact me by email or by phone at 850.339.6025.

Sincerely,

Rene Bruer (and Elizabeth Bruer)

Public Comment #2

Mr. Cooper

As a resident adjacent to, (4564 Portillo Place, .1 mile away), the proposed location for CUPD-22-0013, I would like to express our strong objections to the building of yet another industrial bldg. in the immediate vicinity of the Estancia neighborhood of Cordera. Our objections are:

- a. There are already two, recently completed storage facilities, in propinquity to the proposed location:

- 1) Cube Smart Self Storage @9795 Nautilus Pt., a short .2 mile from the proposed location, and;
- 2) Public Storage, 3601 Blue Horizon View, a mere 1 mile from the proposed location.

It appears there is plenty of storage available for the few apartments in the immediate vicinity. A quick Google search can identify several storage facilities available in NE Springs.

- b. A third, seemingly unnecessary, self-storage facility will detract from the aesthetics, and scenic views that attracted us to this neighborhood; with resultant impact on home values. Additionally, another facility of this type will further contribute to the appearance of an industrial area more appropriate to other parts of the city.
- c. This area is in need of personal service commercial establishments, ie. restaurants, shops etc that contribute to development of a neighborhood community atmosphere. A third self-storage facility in immediate proximity to the existing two would inhibit that community development.

We appreciate your consideration of our concerns

Respectfully,

Gary and Beth Moore

Public Comment #3

Sir,

Good evening. I have just seen the postcard regarding the proposal to build another self storage unit on 9879 N. Union Blvd. I strongly object to this development proposal. This site for this proposed development is right in front of the Estancia neighborhood in Cordera which is where my family and I reside. There are already three self-storage facilities within 1.5 - 1.7 miles of the proposed new location, which I believe to be more than enough. I have serious concern about these facilities inviting homeless people and crime such as theft in the area. I have a high school daughter who has to ride her bike to school like many of her friends. I worry about their safety if crime reaches our neighborhood. I also strongly believe that having a storage unit right at the entrance of a neighborhood is unsightly and unappealing. These are my initial thoughts which I hope will be put into consideration. Thank you for your time.

Sincerely,

Theresa Umipeg
Cordera Resident

Public Comment #4

Hi Austin

I have been living in the Cordera community for almost 3 years now and love this area. I am absolutely confused on why we need a 3rd storage facility in a 1 mile span from each other. Is there really that high of demand for blocky storage facilities for people to store their junk?

Can you provide any metrics related to needing additional storage facilities in this area?

Thanks

Ivan Fan

817-999-0805

Public Comment #5

To Whom it May Concern,

We recently received the postcard about the land development project at 9870 North Union Blvd (CUPD-22-0013). We strongly object to the placement of a 113,000 self-storage and office space at that location. It is neither needed, nor wanted. There are numerous storage facilities in close proximity to the proposed location. Most notably, there is a 500-unit storage facility two blocks to the east on the other side of the apartment complex. There is also a large public storage facility less than a mile away off Cordera Crest.

The traffic on both Union Blvd and Cordera Crest has greatly increased with the completion of Bradley Ranch and Cordera. The addition of a storage facility will only add to the congestion, especially at the roundabout joining Union and Cordera Crest.

We are among the homeowners whose lots cost extra in order to have the western mountain views. While we understand that views are not guaranteed, we respectfully ask for consideration should the project move forward. Keep the project at or below two-stories, build on the lowest possible elevation, use an aesthetic that complements the surroundings, and limit lighting that will be intrusive to the homes directly across the street, especially at night. For example, the Pinnacle Eye Center at 10035 Pearl Pass View (.5 mile from the proposed project) is a good example of stone and glass that does not detract from the mountain skyline.

Thank for you for the opportunity to comment on this proposed project.

Camille R. Looney

Camille R. Looney

(719) 310-6103

Public Comment #6

Austin Cooper,

We received a postcard about file number CUPD-22-0013 regarding a storage facility/office space. This would bring more traffic to an already congested traffic circle at Cordera crest and Union blvd. Along with that there are already two storage facilities less than a mile from this proposed development. Cube smart self storage .4 miles away and Public Storage .8 miles away. These are both along the perimeter of the Cordera community. 3 storage facilities within one mile of the border of this community is overkill. Myself and many many of my neighbors would like to see this proposed development not move forward.

Lindsay Walbert

Public Comment #7

Greetings Mr. Cooper,

My family is opposed to the construction of the self storage facility at the corner of N. Union and Cordera Crest Avenue.

This area of the Cordera community does not need yet another large storage facility. There are already two large facilities within less that one mile. As this is a high end community, we do not believe this is the best purpose of this scenic plot of land.

Constructing this facility will compromise property values of Estancia at Cordera. Cause increased congestion on the adjacent roads and traffic circle and be of no benefit to our community.

Thank you.

Debra L Gudzone

Donald P Gudzone

Public Comment #8

Re: File Number CUPD-22-0013

Dear Mr. Wysocki:

As homeowners in Estancia, my husband and I wish to express our concerns about the project for a new self-storage facility with small office space proposed for 9870 N. Union Blvd.

We strongly object to the development proposal for the following reasons:

1. The facility is not necessary because the community already has eight storage facilities within three miles.
2. The facility will generate increased traffic in the residential area streets and roundabouts.
3. The facility will have detrimental effects on property values in the adjacent residential area.
4. The facility is likely to increase crime in the area.

Please consider these objections as the department makes its decision on this development.

Sincerely,
John and Christine Mitchell

Public Comment #9

Austin,

I am a homeowner in the Cordera Estania neighborhood (Portillo Place). I am opposed to building of a North Union Self Storage facility near my neighborhood. A two-story 'commercial box' building would be ugly in our neighborhood. This type of building would be inconsistent with the architectural and aesthetic flow of the neighborhood. It would obviously lower our property values. Appreciate the opportunity for feedback.

Phil & Cindy Hamann

Public Comment #10

Dear Sir:

My wife and I recently receive your flyer on the land development project at 9879 North Union Blvd.

We object to the placement of a 113,000 self-storage and office space at that location for the below listed reasons.

There are eight storage facilities within three miles. There is a 500-unit storage facility two block to the east on the other side of the apartments. There is also a large storage facility down Cordera Crest that is less than a mile away.

Traffic on Union has made it a major road with the completion of Cordera and Bradly Ranch. If the facility plans its main exit off Union, it can only go south. If you come on the roundabout off Cordera Crest, then you block traffic from Cordera and Cordera Crest and you must go through the heavily traveled Union/Cordera Crest roundabout.

People in both the apartments across Union and Estancia homeowners have paid a extra fee or price for the view with the understanding that no one would build any multi story buildings in front of Air Academy Credit Union. Being the good neighbor they are, Air Academy Credit Union recently redid their building.

A storage unit in that area is not needed or wanted. All the homes in Cordera are single family homes and do not need extra storage. The apartments across the street have a large self-storage unit immediately to the east of them that is not full.

Thank for you for your consideration. I hope you do not approve a commercial facility that will detract from the local property values.

Gordon L. Farmer

Public Comment #11

Dear Mr. Cooper,

I am responding the notice regarding the planned storage facility at 9870 N. Union (CUPD-22-0013). I do not agree this is the best choice for this lot. It will not add any aesthetic quality to the area and serves very little value to the residents. Air Academy Credit Union has been a good neighbor. Their building is not intrusive and they value the Cordera residents. I am surprised they are in agreement with the choice. A one story day care, dental or medical office, coffee shop.....would be more welcome and a more needed addition. There are already multiple new storage buildings near us. One more is too many.

However, I assume the project will move forward, so I request that the builder please consider the lighting and how it affects their neighbors across Cordera Crest. Every single-family home along Cordera Crest have the dining/living area and master bedroom, as well as a deck in the back of the house. That means if the builder lights up the building or has "Extraspace Storage" lit up on the side of facility, the light will be shining directly into every home's master bedroom and living area. The plan I viewed shows "Extraspace Storage" posted on the east and south walls at the intersection of Union and Cordera Crest. I request, at the very least, these signs not be lit. And, because there is also a panel of windows, can the lights be set to motion? It would be cost saving and would only light up when someone needs access minimizing the effect on the residents.

Thank you,

ronda watt

Public Comment #12

Austin Cooper,

I am writing in respect to the self-storage development being proposed for the Cordera neighborhood at the corner of N. Union Blvd. and Cordera Crest Ave. I received a mail notification which requested neighborhood resident's comments on the construction project only a week before your October 26th deadline. Is there a reason the city waited until so close to this deadline to send these out to the neighborhood? It did not give our residents enough practical notice to voice our opinions, so I am demanding that this project decision be delayed until a new notice can be issued. Also, as per the notices' directions, I went to the www.ColoradoSprings.gov/ldrs website to get details on the project and I found no record of it. How can we be expected to form an opinion without knowing what is being proposed.

This whole process seems rushed, and I want to know why. We already have a Cube Smart self-storage business less than 500 feet to the South on Prominent Pointe along with another Public Storage facility approximately 4,000 feet North on Cordera Crest Ave and Blue Horizon Way.

The proposed development also abuts a zoned wildlife habitat just to the North. Has there been an environmental impact statement as to how it will affect that habitat?

Just how many “warehouses” do we need in our peaceful residential neighborhood?? I have cc'd in our HOA Manager in on this correspondence so he can see how your actions could have a detrimental impact on our neighborhood.

Sincerely,

Lawrence Kraus

Cordera resident

Public Comment #13

Dear Sir:

I live in a small community near the proposed land development project at 9879 North Union Blvd. I am very concerned about this proposed development and I strongly object to it. I've counted seven or eight storage facilities within three miles — and — I see a 500 unit storage facility two blocks to the east of the apartments along Union.

Twice a day I take small grandchildren to and from school, using the heavily traveled Cordera Crest roundabout and the Union/Cordera Crest roundabout.

Both are very dangerous, especially in the morning when the sun is in a driver's eyes.

Another storage unit is not needed or wanted.

Please do not approve this commercial facility.

Sincerely,

Judy Kolz