

## Thelen, Lonna

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**From:** jason hager <samme1975@yahoo.com>  
**Sent:** Saturday, November 23, 2019 2:56 PM  
**To:** Thelen, Lonna  
**Subject:** Objection to Development plan of Townhome and Duplex units in Soaring Eagles

**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!**

To who it may concern;

Please consider this my official objection to the newest proposed development in the Soaring Eagles sub-division, on the corner of Hancock Expressway and Silver Hawk Ave.

One concern is our home values. We have experienced record high property values over the past few years, even being in the Southeast quadrant of Colorado Springs. Former City Council member Margaret Radford described Soaring Eagles as "The Gem of the Southeast".

This newest proposal threatens to tarnish that Gem.

In my opinion, it will at the very least slow down the appreciation we've been experiencing. In a worst case scenario, it will lower our values. I predict it will be a worst case scenario.

It will also have a drastic effect on the parking problem we are currently experiencing on Silver Hawk Ave. since there will be 165 more domiciles and \*no\* provisions for guest parking or overflow parking for the residents. They will all be required to park on Silver Hawk ave, adding to the already problematic issue we have now.

I know the Town homes will be 3-story units, with resident parking on the lowest level. I'm not sure about the 27 duplex units but assume the same thing.

It's also totally counter to our present neighborhood standards of single family homes. In fact, both Silver Hawk HOA and Soaring Eagles HOA do not permit multi-family homes (i.e. duplexes) or Town Homes, only single family homes.

The traffic through Soaring Eagles will drastically suffer since the Hancock/Silver Hawk intersection will be even more clogged up than it is now, especially during the a.m. and p.m. Soaring Eagles elementary school drop-off and pick-up times. Logic says, the new homes will travel through Soaring Eagles via Raptors Crest, over to Harrier Ridge and out Hancock where the signal light controls traffic.

The biggest issue I see with this proposed development is density. Of the 13 acres there, only 10 are build-able. There is a 3-acre easement for the future Powers/Hancock Interchange on-ramp from Hancock to Powers. The owner himself said he plans to make the empty 3 acres into "Open RV Storage" rental spots.

Another negative is the lack of the Provisional aspect of the entire Soaring Eagles development (surrounded by Powers, Milton Proby, Hancock and Chelton). The current zoning is C-6 P A/O (C-6 = Large Commercial, P = Provisional, A/O = Airport Overlay).

The "P" (Provisional) states that any development MUST be "Park Like, Campus Style". "Park Like" means with paths, greenbelts, trees, benches, etc. (We are a "Lifestyle Living Area").

There is no provision stated with this new development that adheres to the Provision in the current zoning. That's what kept Wal-Mart from building on that lot and has saved us in the past. If they attempt to eliminate that aspect of the zoning, it will destroy our lifestyle community and home values.

The developer made it clear that he want to "Maximize his profits". Unfortunately, it will be at the cost of all of OUR (616) home values.

I'd like to see a commercial/retail development go in there, just as the last two approved Concept Plans show.

I reject \*any\* attempt at re-zoning the lot to eliminate the Provisional aspect of the C-6 P A/O current zoning.

Respectfully,

Jason Hager  
Soaring Eagles Resident on Astana Drive.

## Thelen, Lonna

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**From:** Thomas Marsh <thomas.j.marsh104@gmail.com>  
**Sent:** Saturday, November 23, 2019 11:40 AM  
**To:** Thelen, Lonna  
**Subject:** AR CP 08-00639-A2MJ19

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Hello Mrs. Thelen,

I am writing regarding File Number AR CP 08-00639-A2MJ19 and the proposed townhome/duplex units that are being proposed in the Soaring Eagles Community off of Powers and Hancock.

As I understand it there are plans for 165, 3 story town home units planning on being built on a 10 acre lot, possibly 27 duplex units, and an RV storage lot.

To be frank, Soaring Eagles Community is the nicest neighborhood in 80916 and over the years the city as built multiple town home units surrounding the neighborhood. During this time crime has seen a significant rise, the park and community areas have been degraded and ruined by individuals in the lower income housing who come into our community from the townhomes and outside neighborhoods. Just yesterday I had packages stolen off of my doorstep, a few months back had my car broken into, and over the last few years we have had multiple random gun shots in the neighborhood with bullet holes in our stop signs. This has NEVER happened before. As the years go by, my family feel less and less safe here in a community that was once excellent.

We currently do not have any 3 story town house units in the community and those would tower over the adjacent single family homes that are currently there. Fortunately I do not live in one of those 16 homes backed up to the space. We also do not have any duplex units currently in the community. Whether the city means to or not, duplex units bring in lower income families which is not what this community needs or wants. This zip code has plummeted and the continued development of lower income housing, stores, etc will continue this trend.

The builder also made it clear that this project is simply to "maximize profits". I am glad someone is going to make a bunch of money off of cramming a bunch of housing into a small area, when the rest of the community has their home values decrease due to this. There is so much space to build housing, why do it there?

If something were to be build in the vacant lot members of the community would much rather see a small higher end commercial/retail development or, even better, additional single family homes. Adding almost 200 additional housing units will add 30% more homes/families (we currently have 616) to this small community, and ruin the already packed park, which the HOA/city cant keep up with as it is.

I, along with members of the community, ask this be relooked.

Thank you for your time.

Thomas and Amanda Marsh

Soaring Eagles Community Member

## Thelen, Lonna

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**From:** X. Cui <xcui36@gmail.com>  
**Sent:** Friday, November 22, 2019 8:37 PM  
**To:** Thelen, Lonna; Thelen, Lonna  
**Subject:** Fwd: Comments on A Development Plan at Silver Hawk

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Hello Lonna,

Sorry to bother you again.

We definitely don't want any commercial properties. We just hope townhomes/ duplex units but with less than 190 families.

Thank you,  
Xiao

----- Forwarded message -----

**From:** X. Cui <[xcui36@gmail.com](mailto:xcui36@gmail.com)>  
**Date:** Fri, Nov 22, 2019 at 8:35 PM  
**Subject:** Comments on A Development Plan at Silver Hawk  
**To:** <[lonna.thelen@coloradosprings.gov](mailto:lonna.thelen@coloradosprings.gov)>, <[lthelen@springsgov.com](mailto:lthelen@springsgov.com)>

Hello Lonna,

Hope this email finds you well. This is Xiao Cui, a resident at Adana drive. Thank you very much for being the contact for comments.

My husband and I truly appreciate the notice and updates on the development plan. To be honest, single house is definitely the best options for the community. But very unfortunately, this option was not even in the original plan.

We noticed that the updated proposal is 138 town homes, and 27 duplex units, which will be 192 families. Our biggest concern is the population density. With about extra 190 families added to the community, there will be at least 400+ people and pets move to that small area.

**1. Traffic and Transportation:** there are almost 20+ cars park at the Silver Hawk Ave and even some big trucks (the part close to the Hancock Exp Way). With extra 190+ families, there will also at least another 190+ cars in the area (please not forget most families has 2 cars or even more. I know many of my neighbors has 3 or even 4 cars). I am wondering whether the traffic issue has been considered or not. There are many accidents at the intersection of Silver Hawk and Hancock already. And we are wondering how could that small area hold such large population and so many cars.

**2. Safety issue:** our safety concern is not just property safety, is mostly pedestrian safety. Silver Hawk is a community with many little kids. With extra at least 200+ cars to the community, does the City have any plans to add more infrastructure (like more signs, traffic lights, etc.) to avoid the increasing road danger for the pedestrians, especially kids?

**3. Privacy:** we are wondering where would be the location of the duplex units? If they are right beside the single homes or town homes, will the residents of top floors clearly see people's back yard?

Generally speaking, population density is our biggest concern. We are extremely worried whether the community environment or ecosystem can healthily handle the incoming population.

Thank you again for accepting comments, and look forward to hearing from you!

Respectfully,  
Xiao Cui

**Thelen, Lonna**

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**From:** PHILLIP POLLARD <phill.pollard@comcast.net>  
**Sent:** Friday, November 22, 2019 3:03 PM  
**To:** Thelen, Lonna  
**Subject:** Land Use Proposal in Soaring Eagles/Silver Hawk Ave.

**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!**

To who it may concern;

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One concern is our home values. We have experienced record high property values over the past few years, even being in the Southeast quadrant of Colorado Springs. Former City Council member Margaret Radford described Soaring Eagles as "The Gem of the Southeast".

This newest proposal threatens to tarnish that Gem.

In my opinion, it will at the very least slow down the appreciation we've been experiencing. In a worst case scenario, it will lower our values. I predict it will be a worst case scenario.

It will also have a drastic effect on the parking problem we are currently experiencing on Silver Hawk Ave. since there will be 165 more domiciles and \*no\* provisions for guest parking or overflow parking for the residents. They will all be required to park on Silver Hawk ave, adding to the already problematic issue we have now.

I know the Town homes will be 3-story units, with resident parking on the lowest level. I'm not sure about the 27 duplex units but assume the same thing.

It's also totally counter to our present neighborhood standards of single family homes. In fact, both Silver Hawk HOA and Soaring Eagles HOA do not permit multi-family homes (i.e. duplexes) or Town Homes, only single family homes.

The traffic through Soaring Eagles will drastically suffer since the Hancock/Silver Hawk intersection will be even more clogged up than it is now, especially during the a.m. and p.m. Soaring Eagles elementary school drop-off and pick-up times. Logic says, the new homes will travel through Soaring Eagles via Raptors Crest, over to Harrier Ridge and out Hancock where the signal light controls traffic.

The biggest issue I see with this proposed development is density. Of the 13 acres there, only 10 are build-able. There is a 3-acre easement for the future Powers/Hancock Interchange on-ramp from

Hancock to Powers. The owner himself said he plans to make the empty 3 acres into "Open RV Storage" rental spots.

Another negative is the lack of the Provisional aspect of the entire Soaring Eagles development (surrounded by Powers, Milton Proby, Hancock and Chelton). The current zoning is C-6 P A/O (C-6 = Large Commercial, P = Provisional, A/O = Airport Overlay).

The "P" (Provisional) states that any development MUST be "Park Like, Campus Style". "Park Like" means with paths, greenbelts, trees, benches, etc. (We are a "Lifestyle Living Area").

There is no provision stated with this new development that adheres to the Provision in the current zoning. That's what kept Wal-Mart from building on that lot and has saved us in the past. If they attempt to eliminate that aspect of the zoning, it will destroy our lifestyle community and home values.

The developer made it clear that he want to "Maximize his profits". Unfortunately, it will be at the cost of all of OUR (616) home values.

I'd like to see a commercial/retail development go in there, just as the last two approved Concept Plans show.

One resident voiced her concerns with the homes along the South fence, adjacent to the empty lot.

There are 16 homes along the south fence of the Silver Hawk @ Soaring Eagles HOA. My fiduciary duty (as a Board member) is to insure that the community as a \*whole\* is represented, not any individual or group of individuals so to be concerned with just the 16 homes would be a dereliction of my duty.

It would be unfortunate for those 16 home owners but they all knew there was a C-6 P A/O development potential for that lot when they bought their lots/homes.

I reject \*any\* attempt at re-zoning the lot to eliminate the Provisial aspect of the C-6 P A/O current zoning.

Respectfully,

Phillip R. Pollard, Vice President  
Soaring Eagles HOA

## Thelen, Lonna

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**From:** Mary Jane Sands <saizb4@icloud.com>  
**Sent:** Friday, November 22, 2019 12:24 PM  
**To:** Thelen, Lonna  
**Subject:** Regarding Building Housing on Hancock Expressway & Powers @ Silver Hawk

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!

Good day!

I am contacting you as a homeowner in the Soaring Eagle Sub-Division and extremely concerned about the type & number of homes developers would like to build in our area.

When we purchased we were buying not only as an investment but also as a senior citizen wanting to have a nice neighborhood to live in. We don't want to have to worry about the rift raft that comes with low income housing. I think you can agree that there is plenty around here and we do not need any more.

I am going to list my reasons for not wanting low income housing in my neighborhood:

- 1). Crime
- 2) Parking
- 3) Multiple people living in the homes built
- 4) Congestion
- 5). The strain on our police force
- 6) No patio homes
- 7) No townhomes

The type of houses I may consider would be as follows:

- 1) The same type of homes already in the Soaring Eagle Subdivision
- 2) HOA is a must
- 3) No Patio homes
- 4) Single family homes
- 5) MEETS THE APPROVAL OF THE homeowners in the Soaring Eagle sub division.

We have so much trouble with the trailer park across Hancock parking their junk vehicles on Silver Hawk throwing their trash on the street, fixing their vehicles and leaving cars without wheels we just don not want low income on this side of Hancock.

Thank you for taking all this into consideration and please keep us abreast as to which way this will go. If it does not go in our favor we are willing to fight.

Regards,

Thoburn P. Sands



M Jane Sands  
4865 Hawk Meadow Drive.  
COS, CO 80916  
949.632.0762

## Thelen, Lonna

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**From:** Judy Bass <edandjudy.bass@gmail.com>  
**Sent:** Wednesday, November 20, 2019 6:34 PM  
**To:** Thelen, Lonna  
**Subject:** Selby Ranch Development Proposal

**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!**

We would like to put forth our objections to the proposal of a development plan for 138 townhome units and 27 duplex units known as Selby Ranch.

At the proposed site, SE of Silver Hawk Ave and Hancock Expressway, the increase of residents will include an increase of traffic in an already congested area. There is not a signal light at that corner, and turning onto Hancock Expressway is already challenging during morning and evening commute times.

Adding more traffic from additional residents will make this area increasingly dangerous, especially since there is a school nearby (Soaring Eagles Elementary) with lots of children that walk to and from school. Children in higher grades are dropped off from a school bus, and some are already crossing Hancock Expressway on their way home.

Please consider the safety of our neighborhood and most especially of the children, before approving this development.

Sincerely,  
Theodore E. Bass  
Judy L. Bass

## Thelen, Lonna

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**From:** Sera Holt <seraholt80@gmail.com>  
**Sent:** Monday, November 18, 2019 10:53 AM  
**To:** Thelen, Lonna  
**Subject:** Development Proposal - Selby Ranch

**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,

As a resident on Adana Drive, who will be directly impacted by this development, my preference is to have single family detached homes only on this plot. However, no matter how hard the community rallies for this, no one listens.

I have reviewed the plans and I think the developer has left an appropriate amount of "green space" between the homes on Adana Drive and this new development, which I am pleased to see instead of townhomes butted right up to my back fence.

My biggest concern about this being a townhome/duplex development is that unless covenants will be put in place for this community, given the area, it will quickly turn into an unkempt, low income, and seedy neighborhood. The members of the Silver Hawk community try very hard to keep our neighborhood in good condition (and we all have covenants), thereby keeping our property values high, despite the questionable historical nature of this SE area of Colorado Springs. We are trying to make the area nice again and attractive to residents moving to CS.

Should there not be any covenants placed on this new development, I assure you it will go to garbage within less than 2 years and our property values will tank. You don't have to look very far from our community to see this in action today.

If this development goes through with no proposed covenants for the neighborhood, I will be forced to sell my home and move to another area before my property values decline heavily due to the neighboring community turning into a dump.

Those are my concerns. Thank you.

Kind Regards,

Sera Holt  
[seraholt80@gmail.com](mailto:seraholt80@gmail.com)

## Thelen, Lonna

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**From:** Jennifer Brown <jenniferbrown952@gmail.com>  
**Sent:** Sunday, November 17, 2019 12:24 PM  
**To:** Thelen, Lonna  
**Subject:** Selby Ranch SE of Silver Hawk and Hancock

**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!**

Good afternoon,

I am extremely concerned about the Selby Ranch proposal. This development will be constructed directly behind our home. After further research I was able to note that the homes will be within 25 feet from our property. This is extremely alarming to me because it would significantly reduce the amount of sunlight that my landscaping receives. We poured alot of money into our yard. My second concern is privacy. The proposal states that the buildings have a third floor option meaning that someone would have a direct view into our yard. I ask you to please revisit the distance between existing homes and the new constructions. I think that a 50 feet distance should be the minimum. It would also be nice if no windows were placed towards our yards.

Lastly, I come to the issue of traffic and parking. As you may have noticed there are tons of parked cars on silver hawk. These are not area residents. Residents from the adjacent mobile homes park there. I have complained numerous times with no success. Yes, officers come and place green stickers however, the car owners simply remove them and continue to park there. I have seen trailers and even semi trucks parked there. My concern is that the new development would encourage these people to park even closer to our homes. They would start parking in both adana and osuna. The increased traffic will also make our commute even worse. As of now. It is impossible to take a left turn into powers from Hancock in the mornings. This is because there is no protected left. Traffic departing James Irwin school has the right of way and that leaves us in a bind every morning during school drop off times. Many people find themselves blowing past the red light just to take left into powers. Please add a protected left turn in this intersection or at the very least increase the green light time.

We are part of a new community that seeks to help revitalize the SE; however, changes like this will drive us up north if they don't consider our needs. We want a safe and conducive environment that works for everyone, not just builders.

Jennifer Brown  
3137 osuna dr  
9173927026

## Thelen, Lonna

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**From:** S Satterfield <swsatterfield@gmail.com>  
**Sent:** Tuesday, November 12, 2019 6:30 PM  
**To:** Thelen, Lonna  
**Cc:** Phil Benton  
**Subject:** Concern re: Silverhawk and Hancock property from Philip Pollard

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This is a \*high\* density project. 138, 3-story Town Homes and 27 duplexes (54 units) on 13 acres (subtract setbacks and easements from that) is a nightmare. Can you imagine 192 homes/units being built on that small of a lot? The Silver Hawk @ Soaring Eagles development built 75 homes on \*more\* acreage so imagine that, times (almost) 3. Nearly triple the density, if not more (less land, more homes). I \*assume\* that the duplexes are either 2 or 3 story buildings too, in order to eliminate the use of land for parking and keep it within the footprint of each building. That's what the developer said at the last public hearing on that development. The land was intended to be Commercial retail, as per the last 2 \*approved\* concept plans and NOT residential. They also have a Provision (C-6 P A/O) that it must be "Park Like, Campus Style" and there's no way I can think of to make that density compatible with the "Park Like" provision. And if you think parking on Silver Hawk Ave. is bad NOW...wait until 192 more homes (approx. 480 people) are added to the neighborhood. Not to mention the added traffic that will be generated on Silver Hawk Ave., which is already impossible to egress during school drop-off or pick-up times. Each domicile has the potential to generate 4 trips a day (2 people, to/from work, daily) if not more. That is 1320 \*MORE\* cars on Silver Hawk Ave., PER DAY. The apartments and the town homes are basically the same structures. The primary difference is, the apartments would be 100% rentals whereas the town homes will each be privately owned, and many will be rentals/speculation buys. Not a big difference, IMHO. To say "the traffic would be even more horrible" is pure speculation, as is the assumption that commercial/retail would be more trashy (that's PURE SPECULATION). Only a traffic study could determine which would generate more traffic, and how much more, if any. Also note that with commercial/retail, you could have entrances and exits on Hancock Expwy \*and\* Silver Hawk Ave, not just on Silver Hawk Ave. like the Town Homes will have. That would be significantly better for both single family communities (Silver Hawk and Soaring Eagles). It would also be a HUGE help in getting rid of the parking problem that is presently on the north end of Silver Hawk.

If they allow a rezoning of the lot, they don't have to keep the "Park Like" setting (trees, greenbelts, breezeways, benches, etc) and they can create a monstrosity. The "Campus Style" can be argued (separate buildings with paths between them) but the Park Like style can not.

the height (3-stories) and density (192 units on <13 acres) that I object to. Sure, it beats apartments but only because apartments are 100% rentals whereas Town Homes have the \*potential\* to be 100% rentals. I know for fact that there are quite a few of the Soaring Eagle Town Homes that were bought specifically for rentals so it stands to reason, cheaper versions will attract even more rental speculators than Soaring Eagles Townhomes did.

**Thelen, Lonna**

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**From:** Tenithe Williams <tehyslitt@gmail.com>  
**Sent:** Monday, November 11, 2019 4:49 PM  
**To:** Thelen, Lonna  
**Subject:** AR Cp 08-00639-A2MJ19/CPC CU 19-00147

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Good Evening Lonna,

I would NOT like 138 townhomes 27 duplex units blocking my Mountain View's. That's was one of the purchasing factors for us and we were told when we viewed the home that nothing would be built there that would block our views. We are on 3112 Bursa. A community center would be nice.

Thank you,  
Tenithe Williams

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Sent from my iPhone  
T.W.