

Jackson, Caleb

From: Diana Hansen <greetings.from.di@gmail.com>
Sent: Tuesday, April 12, 2022 10:10 PM
To: Jackson, Caleb; Mesa Springs
Subject: Comment on the 560 Units on Southwest Corner of West Fillmore St. at Centennial

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This proposed application to add that many units is very sad and disgusting for native Colorado Springs people who see the destruction of the natural beauty in favor of developers who just want to make money and honestly could care less about the environment. I know they have wanted to put Centennial through down to Fontanero St. for years. However, it is a true blight on the neighborhood. The deer that used to be around that area are now no longer going to be seen for the traffic - so we give up the beauty of nature so more developments can destroy our quality of life. And that is exactly what it does for those of us who want to enjoy the natural environment. All these excuses of why traffic has to be funneled down Centennial to Fontanero St. is really because of all the influx of developments into the entire area. If they put that many units up there - there is no choice but to create another road for all the traffic congestion to travel on so it happens to be that the price is paid by the wildlife, the terrain, the plants, nature and the long time citizens who were born in the Springs. We pay the price of losing it all to big developments that blight the land. And the air from all the exhaust fumes. As my brother would say, "wake up and smell the carbon monoxide" - literally. You can't wake up and smell the coffee any more if you are out on your patio for morning coffee - it is the carbon monoxide.

One of the saddest parts of all of this is remembering when I was growing up and how the peace and quiet of the natural environment - plants and animals and walking through the foothills and home from school through that area of the foothills and even along Chestnut past Fontanero - no kid will be able to experience that now because of not only all the traffic diverted that way but because of all the developments that create so much destruction of the beautiful natural environments. This destroys education of the landscape and how it was formed from a geographical perspective also. Colorado Springs used to be such a lovely resort town where people flocked in the summer and the natives loved it all year long - because of the quiet and natural wonders - why do we need another big bunch of units up there and right across from the VA Hospital of all places. It's because they want to fill in every square inch of vacant land with more building. The City of Colorado Springs must make more tax revenue on all these properties. But is this about money or is it about health, quality lifestyle and preserving the natural environment, plant life, history of the area and the animals, a place for kids to go walk out into the foothills - just like the early settlers and Native Americans. To commune with nature. We are losing it all day by day and you can say whatever you want to say. We are losing it. And we will never, ever have it back.

As a native who was born in the Springs, I remember Miss McClintock who was very old at the time when I would walk home from school through the foothills. She had moved out from Ohio and was a single school teacher. As I recall, she had purchased a huge amount of land in the area - acres of it - and she used to go fight the city on these issues too. She lived to be 100 years old. She would have a fit so in her memory and that of the other earlier generations who valued the land and fought to preserve the area and keep the high levels of traffic out of it - I am speaking my mind on this and on her behalf because she is gone now. However, I am sure that the natural beauty of the area, the wildlife, the wildflowers and the animals and having nature available to her were many of the things that contributed to her longevity and her creativity in teaching so many kids over her lifetime.

It is sad to see this entire area of town go downhill with all these developments. As a graduate of Coronado High who went on for a degree from the University of Denver, I personally know that in my case, having nature around me and not having to deal with having my creativity and curiosity squelched by loads of units - i.e. 560 - in such a small area - is what gave me resourcefulness and creativity and flexibility and so much more - because I could live and observe how nature operated and learn from that environment. There were very few businesses when I went to Coronado in that area -

most of all along Fillmore was nature and the foothills and it was pristine beauty. Now - it is starting to turn into New York City with traffic and exhaust fumes and impatient people because nature is leaving us and that makes people agitated. It is also not good for the wildlife AT ALL and it drives them in closer to humans because they have nowhere else to go - which destroys their habitat completely too.

In other words, I am against it. Just seeing what they have done to cut Centennial down to Fontanero and how the city allows so many homes so close is heartbreaking. In our neighborhood, one lot that had horses in the back when I was young and had one house-the city allowed 2 more single family homes to be built at the back of that lot and now it looks like a bunch of townhomes they are so close together. DISGUSTING. But the city will make more tax revenue.

This building all over this area of town destroys our quality of life. Completely. So, I am against it and a majority of the neighbors in our area who are up there on Centennial and Fillmore frequently to get to the grocery store and errands are not happy with it either. Nor are kids who would walk home from Coronado through the foothills. There is already too much traffic and congestion up there.

This is very sad - it is just plain heartbreaking to see the destruction - all for the almighty dollar - that is all it is - more money for developers, more tax revenue for the city and more buyers from usually out of town who do not care what happens to our environment - it is about the money - because it is cheaper for them to live out here than it is to live in New York or California.

Just my opinion. Don't bother with a bunch of excuses-I've already outlined what these plans do - and why. So no need for a rebuttal to my case for nature, the animals, the plants, the once clean air and everything else of true value to native Colorado Springs people like myself - that continues to be destroyed. We can never, ever reclaim the pristine beauty once it is destroyed.

Diana Hansen

Jackson, Caleb

From: Mesa Springs <mesasprings@gmail.com>
Sent: Thursday, April 14, 2022 2:58 PM
To: Tammy Donahugh
Cc: Jackson, Caleb
Subject: Re: CPC PUP 22-00053

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Thank you Tammy for providing your details directly to planning.

I agree with you. There are thousands of existing apartments on this corner (West on Fillmore and North on Centennial). There will be more apartment units going in across from the King Soopers.

City planning is leaning towards requiring less parking for dense zoning and our public transportation would need to step up knowing it would still take several years before families pair down to 1 vehicle.

Thank you,
Barbara
Mesa Springs Community Association

On Thu, Apr 14, 2022 at 1:38 PM Tammy Donahugh <donahugh@gmail.com> wrote:

Hello,

This email is for commenting on the proposed re-zoning for the southwest corner of W Fillmore St at Centennial Blvd.

CPC MPA 04-00043-A9MJ22
CPC PUZ 22-00052
CPC PUP 22-00053

I understand that development is inevitable however I do not support the high density type of single and multi-family dwelling additions where upwards of 500 units would be allowed. Here on the westside of I25, the space is limited on the roads, in the parking lots and at the grocery stores. We shop at the King Soopers there on Centennial which is already quite busy most days and hours of the week. Adding potentially thousands of residents to the adjacent lots would make ours and their daily lives more hectic than needed and desired in this area. I fear the growth is too rapid and too high of a volume of people in neighborhoods not designed for such population.

Thank you,
Tammy Donahugh
Mesa Springs resident / home owner

Jackson, Caleb

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Sent: Thursday, April 14, 2022 1:38 PM
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Thank you,
Tammy Donahugh
Mesa Springs resident / home owner

Jackson, Caleb

From: Mesa Springs <mesasprings@gmail.com>
Sent: Wednesday, April 20, 2022 11:58 AM
To: Sevigny, Gabe G; Jackson, Caleb; Sexton, Daniel
Cc: Wysocki, Peter; Schueler, Carl
Subject: Request for Comprehensive development

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Traffic and lack of public transportation top the list of foreseen issues with the development occurring on the corner of Fillmore and Centennial. The construction of units on the Centennial extension and the thousands of apartment units that exist now west on Fillmore and North on Centennial propose an opportunity for well planned infill for dense living. (The existing thousands of units are in complexes named: Camelback Pointe Apartment Homes & The Oasis)

There is also a huge build off Chestnut where Champs Golf once sat.

I'd like City planning to put their heads together along with the developers of all these projects and include City transportation.

There is a great opportunity to promote public transit although I think it will take several years for there to be less than 2 vehicles for the majority of each unit of housing.

Mesa Springs Community Association is here to help.

What if the developers of these projects got together? I'd like to see. Let's come together to develop this area thoughtfully to maintain the current landscape.

The area is surrounded by history (including historic homes), creeks and woodlands.

The Projects are: Across from King Sooper (unknown units), Project on Fillmore / across from VA (560 units), on new Centennial (~32 units - the request to decrease density didn't include acreage), MVS development of 411 units (inside the fenced area on the same side as Olsen Plumbing and Heating). It has been a few years since I've heard about the luxury townhome project that was to be in the Valley west of the new Centennial near Mesa Creek.

When I drive up north all those units look horrendous. All the projects in my neighborhood have pikes peak and the Mesa as their backdrop.

Well planned dense housing requires good public transportation. That type of planning hasn't happened up north. It must happen in a neighborhood that is 2 exits from downtown.

Well planned dense neighborhoods need the ability to walk to parks. Places to walk dogs. Services to support nearby such as coffee, cafe, and child care. Our neighborhood is actually being cut off from Sondermann Park and the green ways west of the new Centennial road which is being built with only a crosswalk for pedestrians. I believe that the MVS 411 units will have a small park but it will be inside their gate.

I'd also appreciate your ideas on who to pull into a conversation for planning thoughtful development that promotes public transit and quality neighborhood living.

It was quoted that Centennial will have 17,000 cars on day one when it opens through to I25. That traffic count was provided a while back before any of these build projects.

Let's work together on this and help pave the way for well planned neighborhoods.

Your Neighbor,
Barbara Novey
Mesa Springs Community Association
City Approved / HUD Recognized Community non profit

Jackson, Caleb

From: Diana Hansen <greetings.from.di@gmail.com>
Sent: Monday, May 23, 2022 4:26 PM
To: Jackson, Caleb
Subject: Re: PikeView Resubmittal | CPC MPA 04-00043-A9MJ22, CPC PUZ 22-00052, CPC PUP 22-00053

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Caleb,

Thanks for sending this resubmittal information. I am still against it. We also need to look at fire mitigation and other factors in the area. When we had the fires in the Springs that were blowing live smoldering ash, it was important to be cognizant of all these properties and how and where they are landing in the environment - the closer together, the worse from a safety standpoint.. Colorado Springs is semi-arid and we have just seen more fires that break out from time to time. We need to look at resident health and safety and the natural, pristine environment. So, I stand against it and will remain against these types of developments. They cause too much risk and too much destruction and disruption.

Thank you for the information you provided. As far as I am concerned, most of the letter to the citizens who commented is filled with frivolous language, typos I see and excuses as to why we should not look at the issues which are actually not broader based and unrelated to this apartment complex proposal - these complexes are a main contributor to these problems and issues and so what this proposes is directly involved in the cause and effect. And once again, when we had the large fires in the Springs, there was ash blowing off the Mesa and around the Mesa and we ourselves were next to be evacuated during that time. Therefore, all these considerations DO NEED TO BE REVIEWED AND CITIZENS NEED TO BE LISTENED TO AND LET ME REITERATE AS A NATIVE OF COLORADO SPRINGS, I WAS BORN HERE SO HAVE A RIGHT TO EXPRESS MY OPINION.

The very frivolous one and one-quarter page letter said basically nothing of value and I know by the context of the letter I was one of the commentators it was aimed at - and I have not changed my comments except to remind them that all of what I said is relevant and we also need to look at fire risk and mitigation and the resident health and safety. These developers want to make money. There is no other reason for these types of developments. They can send a full 100 page report of rebuttal and another resubmittal and as I am a Colorado Springs native, I STAND MY GROUND AND AM AGAINST THEM BUILDING and all for the reasons already mentioned which are not broader based - they are relevant to this complex - plus the fire and safety and health risks to residents - it does nothing of value for us, but it makes a lot of money for the developers.

Diana Hansen

On Thu, May 12, 2022 at 12:41 PM Jackson, Caleb <Caleb.Jackson@coloradosprings.gov> wrote:

Good afternoon,

Thank you for your previous comments regarding the PikeView application located at the southwest corner of Centennial Blvd. at W Fillmore Street. The applicant has resubmitted, and provided the attached response to public comments. To view the full resubmittal, look for the most recent documents uploaded by searching for the file numbers here: https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm

If you have additional comments, please email them to me no later than 5:00 PM on May 23, 2022.

File Numbers: CPC MPA 04-00043-A9MJ22, CPC PUZ 22-00052, CPC PUP 22-00053



Caleb Jackson, AICP (he/ him /his)

Senior Planner

Land Use Review

City of Colorado Springs

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