

PUBLIC COMMENTS

Falcon Trucking at BLR
Southeast of Marksheffel Rd and Barnes Rd intersection
MAPN-22-0008, ZONE-22-0021, and PUDC 22-0005

1. **Margaret Aranda, Kelly Hiller, Enclaves at Mountain Vista (12/18/22)**

Dear Mr. Gray,

I am writing to voice my opinion regarding the approval/denial of Falcon Trucking Company. First to give you a little background on us. I had been looking for a house for over seven years without success. I was not able to outbid other perspective buyers/investors. Not making enough, not a big enough deposit or not having cash to make a cash offer. There were to many other buyers or investors that had the resources that I did not. I was able to finally to buy a house two years ago in the Mountain Vista Enclave Subdivision. I was hesitating about move so far out, but over the last two years I have really grown to love my home and the area. It is a new beautiful quite neighborhood. Purchasing a home for anyone is one of the biggest investments anyone can make. One I believe when I bought my house was the right investment, home, location, and neighborhood. I still believe it is the perfect investment. However, if the Falcon Trucking Company is approved to build on the other side of the hill where our neighborhood is located it would take away from the value of the homes. Now I am faced with the fear that my investment will not be worth what I paid for it. Other concerns are traffic flow in and out of our neighborhood as well traffic off an already very congested and dangerous road. Getting in and out of our neighborhood is very difficult and at time dangerous. The road is not at a level to handle the heavy traffic flow that is currently flowing through the neighborhood (Marksheffel and Barnes) and is not set up for additional traffic that a trucking company would bring. Marksheffel volume of traffic has already had an increase due to all the building (new neighborhood and business) that is going on around Marksheffel. Adding a trucking company would increase traffic on an already very congested road. We are told that Marksheffel will be redone but not until 2026. Then there is the level of noise that would be caused from the trucks both at the trucking company and going through down Marksheffel all hours of the night. This is a community housing neighborhood not an industrial neighborhood. This area would not be able to handle the type of traffic flow that would come from building a trucking company. This type of business would not be a good fit for the area and not on the corner of Marksheffel and Barnes or near a newly developed neighborhood. This is a developing housing area and should remain a housing area not a trucking area. Please, this is the biggest investment that I have ever made. I have had a very difficult life, and this is my greatest achievement. Not an easy task for me to achieve but one I am very proud of to say I have accomplished on my own. I lost everything I owned during an ugly divorce. I have worked so hard over the last 17 years for everything I have to work hard to rebuild our lives. My son and I have had to move 12 times in 15 years. We feel safe, secure and in a place of our own that for the first time in 17 years we can call home. Please do not approve the trucking company to come into our newly build quite beautiful neighborhood. Approving a trucking company to be built on the corner of Marksheffel and Barnes would ruin our new neighborhood and decrease the value of our homes and increase the amount of traffic and noise and take away from what we have all invested in.

Thank you for taking the time to read my email and for considering my request.

Blessings
Margaret Aranda

2. **Jonathon DeLong, 8135 Basaltic Dr. (02/26/2023)**

Mr. Gray,

I recently received your notice concerning subject development proposal. I have two major concerns; (1) how this will affect traffic because of the location and (2) how close it is to the houses in our development.

If we were voting on this, I would have to vote against this project.

Thank you.

Jonathan DeLong
8135 Basaltic Drive
Colorado Springs, CO. 80938

3. **Judy Sonksen, 4305 Hessite Loop (07/07/2023)**

I oppose the development of the Falcon Trucking project on the SE corner of the intersection of Marksheffel Road and Barnes Road. It adjoins an expanding residential area which does not need the noise and diesel odor from trucks. It will ruin the quality of life for the families in this area. Traffic congestion on Marksheffel Road is already a hazard and this business will only add to the congestion. Hopefully the City of Colorado Springs will be considerate of the safety and quality of life for the citizens living in this area and reject this development.

Judy L Sonksen
4305 Hessite Loop
Colorado Springs CO 80938

4. **Ashley Malik, Enclaves at Mountain Vista (03/07/2023)**

Hello,

I am currently a homeowner in the adjacent Enclaves at Mt. Vista neighborhood. I am writing to propose further research to be completed before the future development by Falcon Trucking is granted at the corner of Graphite and Mark Sheffel Rd. I have listed my reasons below and feel that they should be considered before the development is granted.

The traffic on Marksheffel Rd. during the morning and afternoon commute is crazy. When current residents leave or come into our neighborhood you sometimes must wait 5 or more minutes to enter traffic and leave the neighborhood since there are only two ways in and out for 200 plus houses. There is no light, so you must wait for the timing of the lights at Barnes and North Carefree to let the traffic stop to leave the neighborhood. I have lived here for almost one year and traffic congestion has increased since we moved. If the current development adds even an extra 100 residents how long will we have to wait to leave our neighborhood or enter it due to the increased traffic. There should be traffic studies done on the flow of Marksheffel Rd. during rush hour in the morning and afternoon before further progress for the development is granted. The flow of traffic could be improved if Marksheffel Rd. was widened to accommodate all the residents or even a light added at Graphite.

I'm not sure if high density housing is apartments or townhomes but, in our area, there are currently at least 3 large apartment complexes near completion, from Powers to Marksheffel Rd. This will add 1,000s of residents to the area. This will differently impact traffic on Marksheffel Rd. and Barnes when these complexes are open. How can more apartment complexes be approved when at least 10 apartment complexes around Colorado Springs are currently being built. Most of these complexes have not opened yet to fulfill the need for housing but yet more are in the process of being approved to be developed. What are the biases for approving these complexes when the recently approved complexes are still under construction? What happens if these complexes sit empty because there are not enough residents to fill all the complexes since so many are being built at the same time? What about the impact of traffic around the city once these complexes are open? What about the impact of stores such as grocery stores once these complexes are open?

The land the future development is proposed on is also home to lots of different prairie animals. Anytime you walk the land or drive by you can see marmots, rabbits, hawks, and several herds with up to 50 pronghorns. If this development does get granted and moves forward, where do these animals go with all the development? In our neighborhood, each home pays a yearly mill levy to Mountain Vista Metropolitan. These fees currently in the amount of \$1,023.43 for our property tax year go for landscaping and maintenance of our community park, aesthetics of our neighborhood, and plowing some sidewalks and salting roads. These fees are reassessed every 2 years and will continue to rise and reflect home values. For this future proposed development, usage of our neighborhood park and roads the development should contribute to these fees as well, not just homeowners.

I hope these concerns are addressed before approval is granted for more development within the city to help improve current residence and maintaining open spaces for animals by continuing to make our city a desirable place to live and visit.

Thank you,
Ashley Malik

5. **Werner Krutzler** (03/08/2023)

Dear Mr. Gray,

This morning I watched SpringsTV Channel 880 expecting to view the public hearing for the Falcon Trucking development proposal [intersection of Marksheffel and Barnes]. I live close to the proposed development and received two of the green mailings about the hearing. [The first mailing omitted the date and time of the hearing.]

At the outset of the meeting one agenda item was moved to 12 April, but it was not the Falcon Trucking proposal. For about 1 ½ hours, I listened to a proposal by a Rockrimmon woman who wanted to expand her in-home daycare from 4 to 12 children. I expected to next hear about the Falcon Trucking proposal, but instead, the meeting concluded.

It was mentioned at the beginning of the hearing that Falcon Trucking included items 4A, 4B, and 4C, but there was no mention that it would not be covered at the meeting. Why send out the green flyer [two mailings at that!] if the item was not going to be covered?

Why not state at the beginning [in plain English], “We will not be hearing from Falcon Trucking this morning, so those watching on SpringsTV or phoning-in may leave?”

Respectfully,
Werner Krutzler