

## Sexton, Daniel

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**From:** Danny Compton <dcompton621@gmail.com>  
**Sent:** Friday, March 25, 2016 5:14 PM  
**To:** Sexton, Daniel  
**Subject:** CPC PUD 16-00034

Hi Daniel,

I have some concerns with the proposal that I received a notification postcard for in the mail. CPC PUD 16-00034 is the main proposal in question. I even spoke to some of my neighbors who agree with my concerns. Here are the list of the major concerns we have:

1. The traffic situation in the area is already in pretty bad shape, specifically at the Vollmer and Black Forest intersection, as well as the amount of traffic that enters Black Forest Road from eastbound Woodmen. Adding a significant number of apartments in a relatively small area will increase this traffic to a point that we think will be VERY detrimental to our neighborhood!
2. We are also concerned with drainage issues in the area, especially considering we already went through some damaging drainage issues in this neighborhood in 2013 due to an oversight by the city, who allowed homes to be built in our development before the properly designed drainage was put in place on Black Forest Road. This may not be a huge issue for this apartment complex, but something to keep in mind to review nonetheless, considering that the apartments would be right next to a few major drainage ponds for this entire area.
3. We are also concerned about what the apartments will do for the values of the homes in the area, as having an apartment complex so close to our median-priced homes may hurt the values of our homes, as well as any rental values for the homes in the area.
4. Lastly, we are concerned with the amount of tax revenue that is supposed to be generated for the Metro District. We have discussed the Metro Districts lack of funding at great lengths at our HOA meetings every year, and have been told many times that we need to encourage more commercial development in the area in order to earn the most money to fund our Metro District. It was my understanding that the area these apartments are looking to be built was originally supposed to be a strip-mall and restaurant area, which would bring in significant tax dollars for the metro district. I'm not sure how much this apartment complex would bring in by comparison, but again, this is something to keep in mind.

Thanks,

Danny Compton  
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Colorado Springs, CO 80908  
719-357-0490

## Sexton, Daniel

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**From:** Yongwon Lee <ywlsdg@gmail.com>  
**Sent:** Friday, March 25, 2016 5:46 PM  
**To:** Sexton, Daniel  
**Subject:** feedback for CPC PUD 16-00034

Hello,

I am a resident at Forest Meadows, nearby the proposed plan CPC PUD 16-00034.

I have some concerns about the traffic and access roads for this filling, particularly the proposed private road Copper Range Heights.

The problem is, the short section of Black Forest Rd between Volmer Rd and Woodmen Rd is a very dangerous area already and the addition of a private access road looks like a safety issue. The cars turning into Black Forest from Woodmen Rd will not have enough time to stop for the cars turning in and out of Copper Range Heights. Similarly, cars heading southbound on Black Forest will have a hard time stopping for cars turning in and out of Copper Range Heights. That is a 45mph zone, and it is the main route for the giant trucks used by Pioneer Sand.

In my opinion, there should be NO access road from the filing onto Black Forest Rd. Just look at this intersection at 5pm and you'll understand. It cannot support more traffic safely unless Black forest is widened to support dedicated turn and acceleration lanes.

What makes this worse is that the intersection of Volmer and Black Forest does not have a traffic light. That intersection is already very dangerous because it has unmatched lanes with poor visibility. (4 lane on south, 4 on east and 2 on north). Even without Copper Range Heights road, I just cannot see how the Volmer-BlackForest intersection can support a more complicated traffic pattern unless traffic lights are installed as part of this filing.

Thank you!  
-Yongwon Lee  
6818 Shimmering Leaf Rd.  
Colorado Springs, CO 80908.