

## **Baxter, Tamara**

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**From:** Arturo Galaviz,Jr. <dansho2049@gmail.com>  
**Sent:** Saturday, May 14, 2022 3:38 PM  
**To:** Baxter, Tamara  
**Subject:** Burgerworks East Fillmore

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Hello, Tamara

My wife and I support the idea of a new business in the area. It's great to hear that new businesses see this area of town is a great potential for them and our neighborhood.

Thank You, Mr. Galaviz, Jr.

## Baxter, Tamara

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**From:** Eric Ross <eross99@gmail.com>  
**Sent:** Sunday, May 15, 2022 2:44 PM  
**To:** Baxter, Tamara  
**Subject:** Burgerworks East Fillmore

**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!**

I'm writing in support of the proposed rezoning for this project. I think this could allow good use of this parcel and improve the overall appearance along Fillmore.

Eric Ross  
908 2nd St.  
Colorado Springs, CO 80907-5516  
719-357-7321  
[eross99@coloradocollege.edu](mailto:eross99@coloradocollege.edu)

I would appreciate it if you would pass what follows along to Peter Wysocki or the appropriate manager.

If you are genuinely interested in input on projects like these you really must make the process easier. Asking people to type a URL like:

[https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

and search on file numbers like

CPC ZC 22-00094

makes commenting difficult. The city must have web administrators and developers who could quite easily turn this into a comprehensible URL directing to a page that summarizes the information, includes links to supporting documents, and provides a mechanism for collecting comments. This is not rocket science.

## Baxter, Tamara

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**From:** M Vallejo <mlv3@comcast.net>  
**Sent:** Wednesday, May 25, 2022 6:24 PM  
**To:** Baxter, Tamara  
**Subject:** Burgerworks East Fillmore 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!**

To Tamara Baxter, Senior Planner

I am writing you to voice the many concerns our street, North Prospect, has regarding the development proposal of the corner of Fillmore and El Paso. I want to be clear, this email represents not only myself, but many of my neighbors as well (those named below). The biggest worry we have is the traffic this new development will generate on our street, Second Street, and Grandview street. All three of these streets are narrow and already have unique issues of their own. I, personally, have lived on Prospect street all my life (42 years) and have witnessed/experienced firsthand the traffic problems of the area. Any additional traffic on Grandview and Second street directly impact Prospect because Fillmore is so congested throughout the day, especially peak times of morning, lunch, and rush hour. Prospect street is a straight shot from Fillmore to Fourth street and has more than its fair share of "cut through" traffic, usually at higher than legal speeds. On top of being a very busy residential street we get giant semi-trucks that use our narrow street as part of their route, which is illegal, as they have taken down our overhead lines and are too heavy for the design of Prospect Street. We have families with small children, a busy park, Flanagan Park, with street parking, a senior home facility, requiring emergency vehicle access regularly, and heavy foot traffic. Come summer, Flanagan Park has a rugby team that practices and holds tournaments, causing our street to be lined with cars on both sides, narrowing it even further and making any turns onto Prospect quite difficult. The residents of Prospect street have reported traffic issues for years with little to no response, so the issues remain.

Second street between Prospect and El Paso was never intended to be a street when it came into existence. It was to be an alley that lined Flanagan Park. The city incorrectly surveyed the Park and left a block of property that became the senior home later on. Due to a policy change, the alley had to be named a street in order for emergency vehicles to find and use it regularly (before GPS). This shows how poorly it is designed for regular traffic. Turns on and off of this part of Second Street are blind and dangerous. The intersection of Second Street and El Paso has had a drainage way for many years that any car, and some SUVs, bottom out due to its terrible design. The T with Grandview is blind and anything longer than a long bed pickup truck cannot make a turn onto Second Street without cutting onto private property, which is what happens now. The T at second street and Prospect is a blind turn, especially if there is any cars parked along Prospect. Many cars just roll out onto Prospect in order to see, negotiating this blind corner.

In short, Grandview, Second street, and Prospect cannot safely take on more traffic. Any design that uses Grandview as the entrance or exit for a high volume business, like a fast food place, will cause undue stress on the surrounding residential streets; streets that are already struggling with the volume of cars and parking. This is our home, the places we live and raise our families/pets, make our livings, so please don't force negative changes upon us in the name of corporate America and another fast food establishment.

Please respond to this email with any changes or updates to this development.

Melissa Hardy at 3025 N. Prospect Street

Additional concerned neighbors:

Ben and Marilyn Vallejo at 3021 N. Prospect

Cheryl Mathews at 3026 N. Prospect

Sarah White at 3028 N. Prospect

Peri Duncan at 3029 N. Prospect

Robyn Creech at 3026 N. Prospect

## **Baxter, Tamara**

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**From:** Lauren "Lo" Oliver <lauren@highlostudios.com>  
**Sent:** Thursday, May 26, 2022 12:04 PM  
**To:** Baxter, Tamara  
**Subject:** Homeowner and business owner comments re: Burgerworks East Fillmore

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Hello Ms. Baxter and the rest of the Planning & Community Development Committee,

I am a homeowner, and small business owner, and I am writing today to strongly oppose the addition of yet another fast food restaurant in this neighborhood. In less than 2 miles there are already 15 fast food restaurants. FIFTEEN is a lot when we don't even have an easily accessible, full service grocery store or bank. I believe the distance from my neighborhood to the closest grocery store and overall demographics qualifies this neighborhood as a food desert (and while we do have Ranch Foods Direct, that is not a full service grocery store). For comparison, there aren't even 15 fast food restaurants at the First & Main Town Center.

Further, for my neighbors who don't use a car for their primary transportation, I also worry that another fast food restaurant, especially one like Whataburger which seems to draw long lines and traffic backups, on Fillmore will make it even harder to get around. This is already a congested neighborhood.

Lastly, I'm not sure this is the place, but I'd like to know how burgerworks/whataburger plans to keep staff when every other fast food restaurant on Fillmore has been chronically understaffed since at least 2019?

This would be a bad development for this community.

Thank you for your time,  
Lauren Fuller  
813 2nd St 80907

## Baxter, Tamara

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**From:** Dianne m <bieriauto@yahoo.com>  
**Sent:** Friday, May 27, 2022 2:17 PM  
**To:** Baxter, Tamara; zalzaeah@springsgov.com  
**Subject:** building plans on E Fillmore

**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, I see there is a plan to put a fast-food burger chain (I believe What-A-Burger) on Fillmore between El Paso and Grandview. I am not opposed to the chain going in there, but it looks like entrance and exit are planned to be on Grandview Street. I believe this is going to cause a lot of traffic problems. The road is too narrow to accommodate the traffic this would cause.

Emergency vehicles use this street often because of the nursing home at the end of Grandview.

Also, there are businesses that would be impacted by the traffic. The sprinkler company has to stop on the side of the street to open and close their gate. This can be any time of the day. Fast food traffic would effect this.

Also, tow trucks dropping of cars to the auto repair just across the street would be effected. Disabled cars sometimes need extra space and this would be another issue.

I am hoping you will consider making the entrance and exit toward El Paso. The street is already wider and has plenty of room for turning lanes. In my opinion, that would solve a lot of issues.

Thank you for your consideration.

Dianne Bieri  
Bieri Automotive  
(719)651-8542

## Baxter, Tamara

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**From:** E Mail <GVPH@msn.com>  
**Sent:** Friday, May 27, 2022 6:31 PM  
**To:** Baxter, Tamara  
**Cc:** Alazzeh, Zaker  
**Subject:** CPC DP 22-00095

**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 Tamara,

Thank you again for meeting with us last week.

As a property owner since 1997 on Grandview Street, I wanted to reach out to you with concerns that were discussed when we met regarding the proposed Burgerworks East Fillmore project (Whataburger).

Many of the residents/business owners have many concerns that need to be addressed.

The following items have been brought up in conversation:

- The flow of traffic on Fillmore entering and exiting restaurant on Grandview Street
- Grand View would become the main thoroughfare for restaurant
- Safety concerns for the special needs children, children, and elderly individuals residing on Grandview Street
- Emergency vehicle access to the Colorado Springs Senior Homes, Inc.
- 2<sup>nd</sup> Street is not designed to be a viable street outlet
- The creation of an entry point via easement

We are encouraged to hear after our meeting with Zakar Alazzeh, Senior Traffic Engineer, that a request will be made to look at redesign of entry points and traffic study for Grandview Street and 2<sup>nd</sup> Street.

From the onset of receiving the letter from Planning & Community Development Department, one of the many concerns is public safety and imminent traffic. We are hopeful that these would also be of significant priority to the City of Colorado Springs.

The items listed above have been discussed with you in detail. If there is a need for additional information or discussion, please feel free to contact us.

We eagerly await any updates that you can provide.

Thank you,

Emma M. Baca

Ed M. Baca

3015/3017 Grandview Street

CSC 80907

719.233.5997