

Schueler, Carl

From: Carrie Baatz <CBaatz@theindependencecenter.org>
Sent: Thursday, January 14, 2016 12:34 PM
To: Schueler, Carl
Subject: City Infill Recommendations - comments about affordable and accessible housing

Hi Carl,

My name is Carrie Baatz; I am a community organizer working on affordable and accessible housing advocacy. I met with Ryan Tefertiller a couple of weeks ago to talk about tiny homes; I am working with some groups that want to see a tiny home community developed.

And I am also connected with Aubrey Day; I learned a lot from her about the infill recommendations. I wanted to send you some comments related to housing.

Comments:

- Providing housing that is accessible and affordable to people with lower incomes is vital for our community's economy and sustainability. With a gap of over 20,000 units in Colorado Springs and El Paso County, there are thousands of people who are living with housing barriers or without housing at all. This becomes a drain on our economy when consumers have little or no disposable income to spend on goods and services – our public funds are also burdened with the costs of keeping houseless people afloat.
- Affordable and accessible housing is a part of the community benefit and connectivity that our City is striving for, and I think it's important that this is considered when transit-oriented conversations happen, specifically regarding 7.A.2 and 7.A.3.
- Tools and incentives for affordable and accessible housing should be integrated into 8.A.1 and 8.A.2 – it will save our City money in the long run if we start investing now in providing the housing our community members need.
- When discussing zoning overlays, inclusionary zoning should be considered to encourage the development of mixed-income neighborhoods.

As development projects with infill come up, I want to be involved in the public processes and in the new neighborhood processes. I would love to get together with you to talk more -- can you let me know if you have some time in the next couple of weeks?

Thanks for your time – I hope to hear from you soon!

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Schueler, Carl

From: Kim Shafer <kimshafer12@comcast.net>
Sent: Thursday, January 21, 2016 8:15 AM
To: Schueler, Carl
Subject: Infill and redevelopment changes; Entrada Apartments

January 21, 2016

Dear Mr. Schueler,

I had a conflict arise yesterday afternoon that is prohibiting me from attending the Planning Committee Meeting today. I reviewed the information posted online regarding infilling and redevelopment and had a couple questions:

- In the Infill Comprehensive Plan Supplement, under Document Use: Guidance for Planners and Developers, subheading, Design and Location Considerations, bullet point one:

Question - Who will determine whether the design of a proposed building is designed to "support integration, mixing and connectivity of land uses within their surrounding areas and neighborhood"?

The reason I ask is because the proposed Entrada Apartments would not meet this requirement. It is a Modern design structure and does not integrate well with surrounding home. This property has homes that directly border the property on two sides and a third side that is across the street. The materials the builder plans to use do not complement surrounding homes. The proposed apartment complex will also affect views of homes on three sides of this property. Views, I might add, that have been enjoyed for over a decade; views that would not be compromised as badly if the property were to stay as it was originally zoned.

This leads to my other question, zoning and zoning changes:

Under Recommendations in the same document, #2. Supportive Zoning –

Questions -If a zoning change is requested by a developer, will the city listen to concerns of properties affected by the zoning change? Could the city expand the area of required notification of a zoning change request, to include properties beyond the current 400 feet boundary? If a building is going to be several stories high it is highly likely it will affect homes beyond the 400 feet boundary. Those homes should also be notified of the requested zoning changes.

There are several concerns homeowners have expressed pertaining to the proposed Entrada Apartments ranging from the height of the buildings, the number of people who will be living in the building, the proposed design of the building, problems and concerns with drainage, traffic, and on street parking due to the builder not providing enough on-site parking for tenants, concern crime will increase in the neighborhood, concern that the builder wants to put in a dog park for his tenants pets that will back directly to the backyards of homes on two sides of this property, and tremendous concern, in part because of the buildings proposed appearance, that this will become a low income property over time. I think it is safe to say many of us do not believe these concerns are being addressed. It seems the builder has requested a zoning change, and he wants to build his building his way even though the property was zoned originally for something else.

Home owners were told when we purchased our homes the property was zoned for a business. The gentleman the City Planning Committee sent to mediate the zoning change request meetings has implied we

could have less than desirable businesses want to build on that land. Some of the businesses he suggested would not be logistically able to build there. No one I know of appreciates intimidation as a negotiating tactic. I was also left with the impression that the city considered the zoning request meeting a mere formality because the developer had already purchased the land. Yes, he did purchase the property, but the property he purchased was not zoned for the building he wanted to construct. Just because a developer buys a property should not entitle them to a zoning change, especially when the requested zoning change will negatively impact property values of surrounding properties.

Citizens also don't appreciate inaccurate facts being presented by the city. When concerns were expressed regarding traffic issues when the Norris Penrose stadium had events scheduled, we were told this wouldn't be a problem because they only scheduled 4 or 5 events a year. That was a blatant lie. I've lived here since 2005 ,there are events one or more times every month at that venue. Traffic is a nightmare over here at times. The builder plans to place the entrance/exit to this property in direct alignment with one of the entrance/exits of the Norris Penrose stadium. The city has no plans to expand the road, place a traffic light or provide turn lanes for the proposed property.

The city needs to take into consideration how proposed new construction and zoning changes will affect surrounding properties. If this apartment complex is permitted it will devalue property values of all the homes surrounding the property. Is the city going to reimburse those property owners for the devaluation? I hope you will answer my questions. To date I've felt no one is listening. I've lived in Colorado Springs most of my life. This city is near and dear to my heart. I understand the city's desire to infill vacant land. Home owners should not have to bear the financial consequences of the city's effort to infill and develop land. Thank you for your time. I look forward to your response and would be more than happy to discuss this further. I can be reached at (719) 651-1434.

Sincerely,
Kim L. Shafer