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**CITY PLANNING COMMISSION AGENDA**

**ITEM NO: 7.A, 7. B**

**STAFF: LONNA THELEN**

**FILE NO(S):**

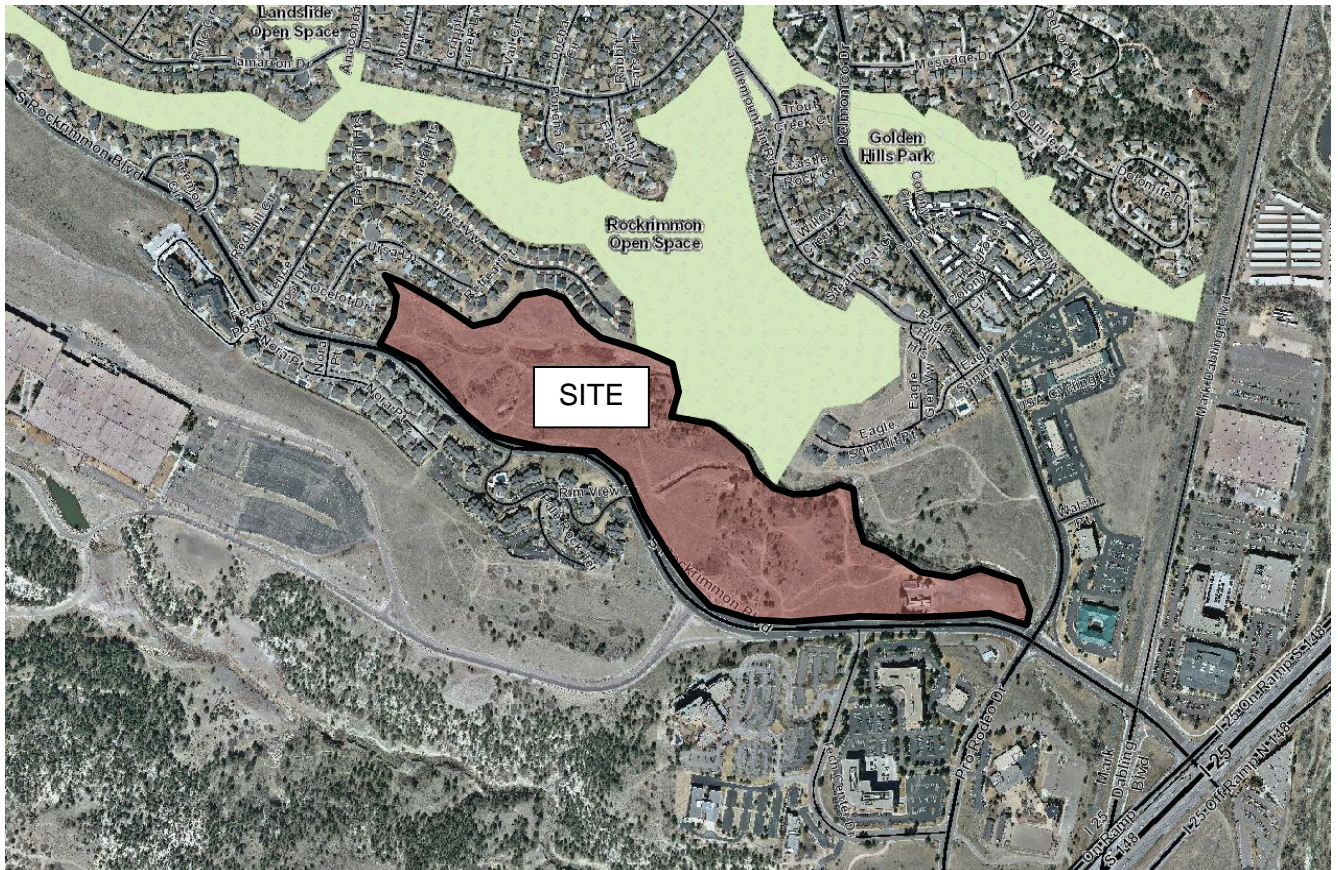
**A. CPC CP 08-00078-A1MJ13 – QUASI-JUDICIAL**

**B. CPC CU 13-00116 – QUASI-JUDICIAL**

**PROJECT: CREEKSIDE AT ROCKRIMMON**

**APPLICANT: N.E.S. INC**

**OWNER: PUEBLO BANK AND TRUST COMPANY**



**PROJECT SUMMARY:**

1. Project Description: This project includes concurrent applications for a conditional use and a concept plan amendment for a 24.08-acre site located north of Rockrimmon Boulevard and west of Delmonico Drive.

The applicant is requesting a conditional use for multi-family in a PBC (Planned Business Center) zone district. The conditional use is only for Lots 1-4 (5 acres). In addition, the applicant is requesting a concept plan amendment to change 5 acres of commercial/office land use to multi-family. The concept plan covers the entire 24.08 acres. **(FIGURE 1)**

2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Department's Recommendation: Approval of the applications, subject to modifications.

**BACKGROUND:**

1. Site Address: No address has been given to this site.
2. Existing Zoning/Land Use: PBC/HS/SS / vacant
3. Surrounding Zoning/Land Use:  
North: PUD / single family residential  
South: PBC and OC / commercial  
East: PUD / single family residential and Rockrimmon open space  
West: R-5 / multi-family residential
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: Golden Cycle Addition #1, 1966
6. Master Plan/Designated Master Plan Land Use: Rockrimmon Master Plan / office/support/multifamily/lake
7. Subdivision: Creekside at Rockrimmon Filing No. 1
8. Zoning Enforcement Action: none
9. Physical Characteristics: The site contains hillside and streamside characteristics (steep slopes and significant vegetation) throughout the property. North Rockrimmon Creek runs on the northeast side of the property. The site is currently undeveloped.

**STAKEHOLDER PROCESS AND INVOLVEMENT:** The public process involved with the review of these applications included posting of the site and sending of postcards on two separate occasions to property owners within 1000 feet of the site.. A neighborhood meeting was held on October 29, 2013. Forty-five people attended the meeting. Comments from multiple neighbors were received after the neighborhood meeting. **(FIGURE 3)** The main concerns heard from the neighborhood were traffic, wildfire evacuations with additional housing units, multiple apartment complexes in one area, and crime.

Staff also sent the plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed or are included as technical modifications to the plans.

**ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:**

1. Review Criteria / Design & Development Issues:  
In 2008, the southeast portion of the property was rezoned to PBC/HS/SS/cr (Planned Business Center with hillside and streamside overlays and conditions of record) and the northwest portion of the property was rezoned to PUD/HS/SS/cr (Planned Unit

Development with hillside and streamside overlay and conditions of record). The condition of record for both zone districts required that all development plans be brought before City Planning Commission. The PUD zoning allowed single-family and multi-family residential with a density of up to 7.61 dwelling units per acre. The 2008 approval also approved a concept plan showing office, retail, multi-family, and single-family uses. The PBC zoned property contained 13.9 acres and proposed two fast food restaurants, a sit down restaurant, two office pad sites and a retail pad site. The PUD zoned property contained 30.2 acres and allowed 168 multi-family units and 62 single-family units.

The applicant is proposing a concept plan amendment to allow the PBC zoned property to be developed for multi-family use. The PUD zoned property would be developed as was proposed previously, with multi-family and single-family uses. The single-family lot layout would not change and the number of single-family units would still be 62. The total area developed for multi-family under the new concept plan would include 141 townhome units. Each unit would have 4 bedrooms which may be leased individually, and one common space and kitchen for all four residents to share.

The project includes a conditional use development plan to allow multi-family use in the PBC zone district for Phase I (37 of the 141 units on lots 1-4), which is located near the eastern end of the site. The future development of the remaining multi-family units will require a conditional use development plan approval for the units in the PBC zone district and a PUD development plan approval for the units in the PUD zone district.

The existing site contains significant natural features and steep slopes as would be expected on a hillside property. The concept plan in 2008 thoroughly evaluated the areas of significant vegetation and steep slopes that should be preserved. The proposed concept plan has preserved the same tracts as open space. In addition, trails have been conceptually designed to allow access from the development to the property adjacent to the creek. Multi-family development adjacent to the creek is supported by the streamside ordinance.

The site has three access points onto Rockrimmon Boulevard. The main access point is at Red Ash Point, the second access point is east of the existing gas station, and the third access point is further north on Rockrimmon at Menzer Heights. A major concern raised by the neighborhood was traffic. The concerns from the neighborhood noted an increased delay at the Rockrimmon and Delmonico intersection, as well as the Rockrimmon and Mark Dabling intersection and the I-25 and Rockrimmon intersection, the number of additional vehicles created from the student housing units, and concern about the potential evacuation delays if another wildfire event were to happen in the Rockrimmon area. The City Traffic Engineer required a traffic report for the site that was reviewed during the internal review. An evaluation of the other apartment complexes in the neighborhood and the conditions at the intersections of Rockrimmon and Delmonico, Rockrimmon and Mark Dabling, and I-25 and Rockrimmon was a part of the review. The City Traffic Engineer is in support of the proposed project.

A geologic hazard report was required to be submitted and reviewed by the City Engineering Department, as well as, by the Colorado Geological Survey (CGS) for the conditional use submittal. The review by CGS took into consideration undermining, expansive soils and bedrock, seasonally shallow groundwater, water-bearing sand layers, perched water above the claystone/sandstone bedrock surface, areas of uncontrolled fill, and downslope creep. CGS did not find any area of the site exposed to

mine subsidence hazard and is in support of the plans as they are presented. (**FIGURE 4**)

Staff has determined that the conditional use development plan is in conformance with the review criteria for this site. The development is proposed on a site that has been planned for development since it was originally master planned. The townhomes and single-family homes proposed in the concept plan decrease the number of multi-family units by 27 and eliminate the commercial uses previously planned; thereby, decreasing the traffic demand on Rockrimmon Boulevard.

2. Conformance with the City Comprehensive Plan:

*Objective LU 4: Encourage Infill and Redevelopment*

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

*Strategy LU 502e: Locate Higher Density Housing as a Transition and Buffer to Residential Areas*

Locate higher density housing in relation to activity centers and gradually decrease the density of that housing as a transition and buffer to the surrounding residential areas.

*Objective LU 6: Meet the Housing Needs of All Segments of the Community*

Planning and development activities, both in the public and private sector, shall include measures intended to ensure the sufficient provision of housing to meet the needs of the entire community, including housing affordable to lower-income households.

This property is designated as general residential by the Comprehensive Plan. The general residential designation allows single-family and multi-family residential development. The Comprehensive Plan also recommends higher density housing as a transition to lower density housing. This project is buffering the single-family residential within Rockrimmon. In addition, this development is providing housing for the student segment of our community. Lastly, it is an infill project that uses already existing road and utility infrastructure and is served by police and fire without extending the area of service.

3. Conformance with the Area's Master Plan:

This development is part of the Rockrimmon Master Plan and is permitted to have multi-family. The Rockrimmon Master Plan has been implemented.

**STAFF RECOMMENDATION:**

**Item No: 7.A                   CPC CP 08-00078-A1MJ13 – CONCEPT PLAN AMENDMENT**

**Approve** the concept plan amendment to the Creekside at Rockrimmon Plan, based upon the finding that the concept plan complies with the review criteria in City Code Section 7.5.501.E. subject to compliance with the following technical and/or informational plan modifications:

**Technical and Informational Modifications to the Concept Plan:**

1. Note that a development agreement which is specific to the project phasing of the entire concept plan area is required with the timing of each item in note 20 and when financial assurances must be posted prior to the approval of the first development plan.
2. Note 6 on sheet 1 should only reference downslope creep as a geologic hazard (not underground mining and potentially unstable slopes).
3. The ownership and maintenance of Tract B in the Tract Table needs to be determined and noted.
4. Revise the drainage channel improvements shown in the development plan to match what is shown in the current Preliminary Final Drainage Report for the Creekside at Rockrimmon by Drexel Barrell, which is currently under review by City Engineering Development Review.

**Item No: 7.B                   CPC CU 13-00116 – CONDITIONAL USE**

**Approve** the conditional use development plan for Creekside at Rockrimmon, based upon the finding that the conditional use complies with the review criteria in City Code Section 7.5.704 and Section 7.5.502.E, subject to compliance with the following technical and/or informational plan modifications:

**Technical and Informational Modifications to the Conditional Use:**

1. Show the light details on page 6 as full cutoff light fixtures.
  2. Mark both sides of the drive at the northwest side of the site as a fire lane.
  3. Provide a development agreement with the timing of each item in Note 12 on the Conditional Use Sheet 1. Include the traffic signal at Rockrimmon and Red Ash Point.
  4. Add "traffic signal" to the list of items on Note 12 on the Conditional Use Sheet 1.
  5. Revise the drainage channel improvements shown in the development plan to match what is shown in the current Preliminary Final Drainage Report for the Creekside at Rockrimmon by Drexel Barrell, which is currently under review by City Engineering Development Review.
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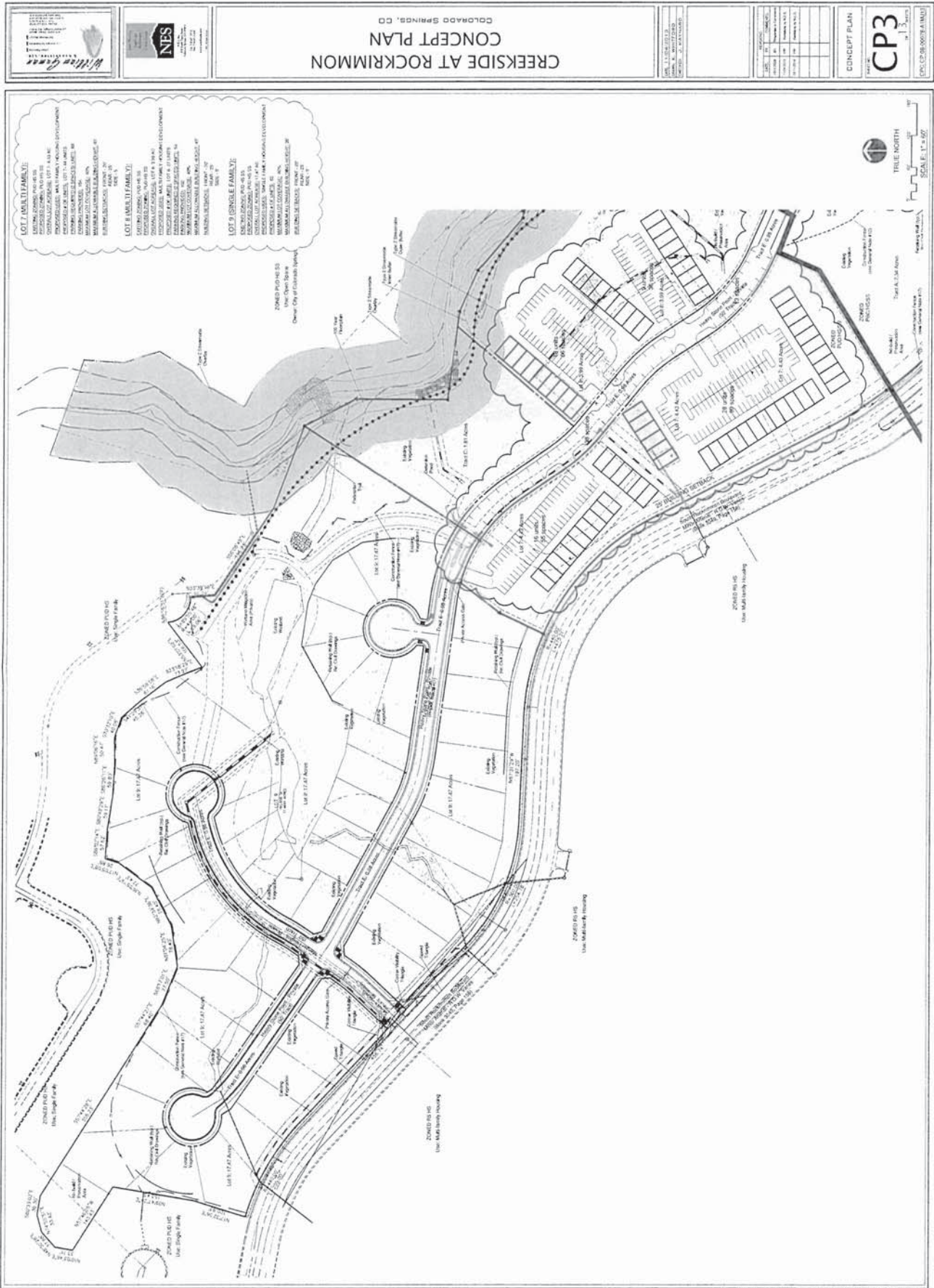


FIGURE 1

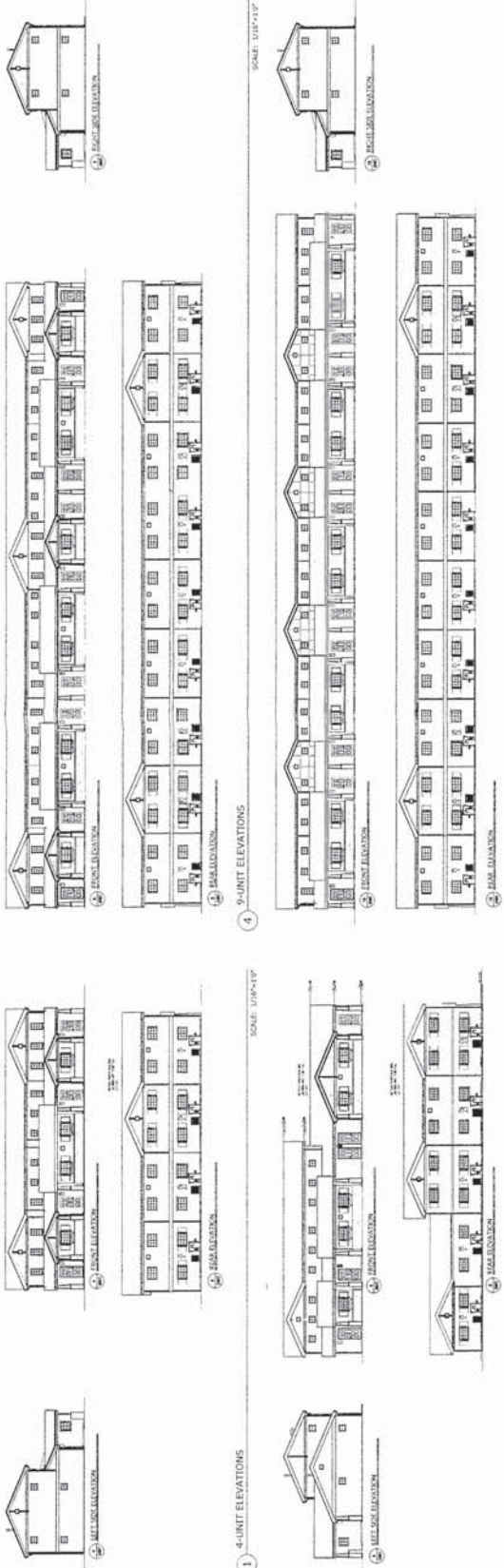








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 509 South Yates Street  
 Colorado Springs, CO 80903  
 TEL: 719-471-0273  
 Fax: 719-471-0297  
 www.nesinc.com  
 © 2012 NES, Inc.



**NOTE:**  
 EACH UNIT WILL BE A DIFFERENT COLOR THAN THE ADJACENT UNIT. COLORS WILL BE RED BANK, BROWN TAN, SAGE GRAY, BUFF (YELLOW/GOLD) WITH OFF SETTING TRIM. EXTERIOR MATERIAL IS HARDY BOARD WITH FAUX STONE TRIM.

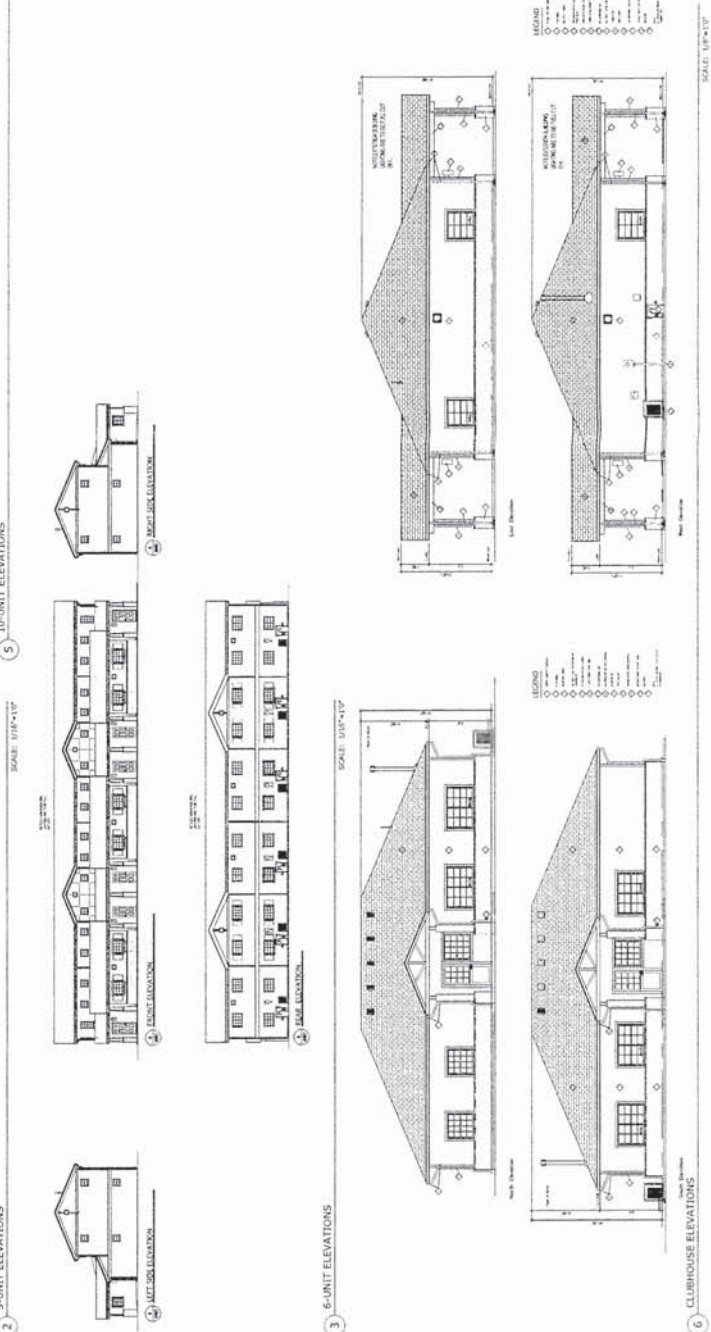
**Color Bronze**



**Weight: 40.0 lbs**



WPTCS0002PC  
 Candy Walkback with glass shield  
 RAB Lighting, Inc.  
 800-444-1000  
 sales@rabweb.com



**7 LIGHTING DETAIL**  
 SCALE: N.E.S.

**6 CLUBHOUSE ELEVATIONS**  
 SCALE: 1/8\"/>

**Creekside at Rockrimmon**

DATE: 05/15/14  
 PROJECT: Creekside at Rockrimmon  
 DRAWING: 01  
 SHEET: 01 OF 01

DATE:	05/15/14
PROJECT:	Creekside at Rockrimmon
DRAWING:	01 OF 01

**Building Elevations**

**6**

0 of 6

CPC-01-13-00116

**FIGURE 1**

## Creekside at Rockrimmon

### Project Statement/Justification Statement

Creekside at Rockrimmon is located on the north side of South Rockrimmon Blvd., west of the Pro Rodeo Drive/Delmonico Drive intersection. The property is zoned PBC and PUD; is platted into lots and tracts; and has a Concept Plan approval for commercial/office and residential uses of varying densities. This application proposes to change the Concept Plan to allow multi-family development on both the commercial/office and the non-single family portions of the property. A Conditional Use for multi-family land use in the PBC Zone for Phase One is also being requested.

The proposed multi-family units will be designed for and restricted to student housing, primarily in support of the needs of UCCS. The proposed units will be of a "townhouse design" with one and two story elements. Each unit will have 2, 3, or 4 bedrooms and a common area and kitchen. Each bedroom will have its own bath. All units will be completely furnished and provided with internet access. Rentals will be by individual bedroom. 142 units are proposed at a density of approximately 6 units per acre.

The current lotting and zoning pattern will not be changed with this request. Past entitlement actions created open space tracts, which are to remain unchanged. The platted lot lines will be respected; buildings will be placed within the lots as platted. These applications are for an amendment to the PUD Concept Plan for a change in density to lower the density; a Conditional Use in the PBC Zone for the proposed use; and a Development Plan Phase One on lots 1, 2, and 3.

Access to the platted lots will be via previously approved access points to South Rockrimmon Blvd. The internal private street system, which has also been platted, will remain essentially unchanged in terms of location and ROW/easement width. However, parking on the private streets will change in order to provide on-street parking. "Speed Tables" will also be used to control speed and to facilitate pedestrian access at internal intersections. A speed table will replace the roundabout on Heavy Stone Point.

The project developer, Premier Homes, has constructed similar projects in Pueblo and Grand Junction. Based on experience in these locations, several unique design and management practices will be employed to serve this resident population. Parking will be provided at a much higher ratio than required by the City. The higher parking standard is dictated by the user population. Trash will be collected daily. Construction methods will be employed to minimize noise between units. The project will also have a club house/pool area on a separate lot, where

management services will be provided along with additional parking. Visually, this project will look like a low density townhome project, since each unit is individually detailed.

The primary issue to be resolved with these applications is the treatment of the adjacent creek. By retaining the development areas previously identified by the Creekside at Rockrimmon Concept Plan, and by also retaining the open space tracts represented on that Concept Plan, the development intent of past approvals as been retained. The conflict to be resolved is one of appropriate drainage treatment within the drainage way as it applies to the preservation of existing riparian vegetation along the existing channel. The accompanying Drainage Report addresses this issue with a more sensitive solution than previously approved.

141 Units are proposed on the 24 acres of this site, resulting in a density of approximately 6 units per acre. Parking is provided at a ratio of 4.5 spaces per unit with a total of 638 spaces provided. The proposed land use is less intense than the currently entitled land use, and will provide a needed residential opportunity for college student housing. The project will be developed in phases as indicated on the Concept Plan.

Phase one consists of Platted Lots 1, 2 and 3, the area covered by the Development Plan submittal. The clubhouse/pool/management office is on Lot 1. Lots 2 and 3 will have 38 units and associated parking. Phase one also includes the adjacent platted private streets (Heavy Stone Point and Red Ash Point).

#### **Conditional Use Review Criteria**

A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured. ***The proposed use is less intensive than the currently approved use for this site. The use is consistent with the mixed use character of this area. The change from commercial use to residential use moves the residential component of the neighborhood eastward to the existing Gas Station/Convenience Store that borders this use on the east.***

B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare. ***The proposed use is consistent with the intent and purpose of the Code. All zoning requirement are met with this application, including height, parking and setbacks. The use is needed, as evidenced by a recent article in the Gazette identifying a need for student housing for UCCS.***

C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City. ***The Comprehensive Plan 2020 Map shows this area of the City as General Residential, a land use category that includes the proposed use. The proposed use is therefore consistent with the Comprehensive Plan.***

#### **Development Plan Review Criteria**

1. Will the project design be harmonious with the surrounding land uses and neighborhood? **Yes. The proposed use is a part of the overall Concept Plan, which shows a transition of land use from single-family residential to the west to commercial land use to the east. Environmental issues were addressed with the previously approved Concept Plan and Plat.**
2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities? **This land use is less intense than the previously approved land use. It is a supporting land use to an existing major community use - UCCS.**
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties? **Height and bulk of proposed structures are residential in character, and significantly less than allowed in the PBC Zone.**
4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development? **The site design and general relationship to surrounding properties addresses this criterion.**
5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption? **Vehicle access has been established with the previously approved Concept Plan and Plat for this area.**
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project? **Yes. Streets have been platted to serve the platted lots in this project.**
7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic? **Yes. In addition to the existing plat configuration of streets, actual street construction of the private street (Heavy Stone View) will include "Speed Tables" which are designed to reduce speeding and promote safe pedestrian access.**
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities? **Yes. Parking is being provided based on specific resident needs. The amount of parking is well above that required by Code.**
9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design? **Yes. Three units will be designed for handicapped persons and accessible parking will be provided for these units as well.**
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt? **The streets in this Development have been planned and platted. Parking areas are designed to meet the needs of a unique population, and are provided in a quantity that will minimize impact to public streets.**
11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles? **Pedestrian circulation will be provided to the Clubhouse on the eastern portion of this Development Plan. Access to the north to the proposed trail system will be provided and implemented in future phases of this development.**

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design? *There are two natural features in the vicinity of this Development Plan area, but both are off-site. They are currently platted as open space and drainage tracts, and are therefore preserved, but are not a part of this Development Plan.*

## Thelen, Lonna

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**From:** Tim Fromm <frommtg@gmail.com>  
**Sent:** Saturday, November 02, 2013 10:10 PM  
**To:** Thelen, Lonna  
**Subject:** Proposed Student Housing on Rockrimmon Blvd

Lonna Thelen, City Planner  
30 South Nevada, Ste 105  
Colorado Springs, CO 80901

Dear Ms. Thelen,

My wife Anita and I weren't able to make the public meeting on Oct 29<sup>th</sup>, but we have several concerns about the proposed new UCCS student housing development on Rockrimmon Blvd. We use the Delmonico S. Rockrimmon intersection nearly every day, and believe adding even more traffic to this intersection on top of the additional traffic that will be using it will create a congested, dangerous traffic zone.

- The traffic volume this student housing complex would add to the daily flow through the Delmonico/Rockrimmon/I-25/North Nevada intersections is significant. 141 quadruple units would put as many as 564 additional cars on the road. This is further compounded by the additional traffic contributed by the almost-completed apartment complex on Delmonico just north of the former UMB Bank will soon create: 270 units, each with two working adults, is estimated to add nearly 500 more cars to the traffic load.
- Almost all the traffic in that area passes east and flows onto I-25, and it's one of only two entrances to I-25 for many thousands of residents who now live between I-25 on the east and Centennial Blvd on the west. The traffic generated by both these complexes would go through a complex of roads, passing through two traffic lights controlling busy intersections and going under the elevated railroad tracks before passing underneath I-25 and through an intersection controlling the NB entrance-exit ramps.
- These apartments would be located within the very large Wildland Urban Interface, or WUI, area where we live. It contains many thousands of people ranging from Woodmen Valley on the north to the large apartments and assisted living facilities on the South, and west to Centennial Blvd. This is a huge WUI area, and the people here were the majority of the evacuees during the Waldo Canyon fire. There are only three ways out, and only two during Waldo Canyon. It could be only one exit the next time. During the public meeting, the traffic engineer talked a lot about how much was learned during Waldo Canyon, and how the next time the pre-evac effort would come sooner and be more effective, but the fact remains that there are severe limits on ingress and egress, fires do not behave as predictably as our officials may envision and it's not likely that another access point can be added at any reasonable cost.
- The apartments are not convenient to campus. They would be more than two miles from the nearest campus transit point, the parking lot access across the street from University Village Shopping Center. The nature of student traffic, especially with the inexperience of under-25 drivers, multiplies the traffic risks for everyone.
- Rockrimmon Blvd has other problems, including the bad drainage and oddly banked curves/bends and at least one intersection at Fencepost with a severe visibility problem (requests have been submitted to put a traffic light there, but no action was ever taken). This is on the way west to the shopping complex anchored by Safeway, the only close supermarket, and thus a route where the student traffic will increase the total traffic load significantly.
- The first public announcement that we know of was a single article in the October 10th issue of the Gazette. The public meeting was on October 29th, and the Planning Commission meeting at which it is scheduled for vote is this



Friday, November 8th. This is far too little time to allow a fair public hearing for such an impactful development, and far too few residents who would be impacted by adding traffic to a choke point were notified.

We urge the planning commission to reject the application or postpone the decision until the residents of the area are given more opportunity to understand the proposed development and assess its impacts on the surrounding neighborhoods.

Sincerely,

Tim and Anita Fromm  
6471 Hawkeye Cir  
(719) 465-6006

**Thelen, Lonna**

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**From:** MAGAD@aol.com  
**Sent:** Sunday, November 03, 2013 9:39 PM  
**To:** president@goldenhillshoa.org; Thelen, Lonna  
**Subject:** Re: Proposed Student Housing on Rockrimmon Blvd - contact City Planner before...

To: Colo. Springs Planning Commission,

This is a residential area and already has problems with traffic. Large numbers of cars coming from west of Rockrimmon and going to Briargate and other residential areas east of I25 blocks traffic almost daily. Additional traffic caused by over 500 students will make the area of Rockrimmon an undesirable, if not impossible, place to drive and live in. Please do not approve the Multi-Dwelling housing project referred to below.

Thank you, William Abourezk (39 year resident of Rockrimmon)

In a message dated 11/2/2013 9:51:28 A.M. Mountain Standard Time, [webmaster@goldenhillshoa.org](mailto:webmaster@goldenhillshoa.org) writes:

Fellow Golden Hills Homeowners,

There is a multi-dwelling apartment housing project being proposed for South Rockrimmon Blvd just west of the existing Shell gas station which will house up to 564 UCCS students, offering housing on a month-to-month basis. Attached is the recent public announcement regarding filings CPC CP 08-00078-A1MJ13 and CPC CU 13-00116. The Golden Hills HOA Board members attended the public information meeting on this project, and came away with several significant concerns. This project would impact all of us in several ways. We invite you to learn about it, and we urge you to send an email or letter to the cognizant city planner, describing any of your own concerns about the project. **YOUR EMAIL OR LETTER MUST ARRIVE BEFORE THE PLANNING COMMISSION MEETING ON FRIDAY, NOVEMBER 8TH.** Send your communication to:

EMAIL - [lthelen@springsgov.com](mailto:lthelen@springsgov.com)

POSTAL MAIL - Lonna Thelen, City Planner  
30 South Nevada, Ste 105  
Colorado Springs, CO 80901

We believe the significant issues include:

-- The traffic volume this student housing complex would add to the daily flow through the Delmonico/Rockrimmon/I-25/North Nevada intersections is significant. 141 quadruple units would put as many as 564 additional cars on the road. This is further compounded by the additional traffic contributed by the almost-completed apartment complex on Delmonico just north of the former UMB Bank will soon create: 270 units, each with two working adults, is estimated to add nearly 500 more cars to the traffic load.

--- Almost all the traffic in that area passes east and flows onto I-25, and it's one of only two entrances to I-25 for many thousands of residents who now live between I-25 on the east and Centennial Blvd on the west. The traffic generated by both these complexes would go through a complex of roads, passing through two traffic lights controlling busy intersections and going under the elevated railroad tracks before passing underneath I-25 and through an intersection controlling the NB entrance-exit ramps.

--- These apartments would be located within the very large Wildland Urban Interface, or WUI, area where we live. It contains many thousands of people ranging from Woodmen Valley on the north to the large apartments and assisted living facilities on the South, and west to Centennial Blvd. This is a huge WUI area, and the people here were the majority of the evacuees during the Waldo Canyon fire. There are only three ways out, and only two during Waldo Canyon. It could be only one exit the next time. During the public meeting, the traffic engineer talked a lot about how much was learned during Waldo Canyon, and how the next time the pre-evac effort would come sooner and be more effective, but the fact remains that there are severe limits on ingress and egress, fires do not behave as predictably as our officials may envision and it's not likely that another access point can be added at any reasonable cost.

--- The apartments are not convenient to campus. They would be more than two miles from the nearest campus transit point, the parking lot access across the street from University Village Shopping Center. The nature of student traffic, especially with the inexperience of under-25 drivers, multiplies the traffic risks for everyone.

--- Rockrimmon Blvd has other problems, including the bad drainage and oddly banked curves/bends and at least one intersection at Fencepost with a severe visibility problem (requests have been submitted to put a traffic light there, but no action was ever taken). This is on the way west to the shopping complex anchored by Safeway, the only close supermarket, and thus a route where the student traffic will increase the total traffic load significantly.

--- The first public announcement that we know of was a single article in the October 10th issue of the Gazette. The public meeting was on October 29th, and the Planning Commission meeting at which it is scheduled for vote is this Friday, November 8th. This is far too little time to allow a fair public hearing for such an impactful development, and far too few residents who would be impacted by adding traffic to a choke point were notified.

Sincerely,

Golden Hills Homeowners Association Board Members

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mail2web.com – Enhanced email for the mobile individual based on Microsoft® Exchange - <http://link.mail2web.com/Personal/EnhancedEmail>

## Thelen, Lonna

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**From:** Cuneo-Hefner John and Terri <cuneo-hefner@live.com>  
**Sent:** Monday, November 04, 2013 2:09 PM  
**To:** Thelen, Lonna  
**Cc:** president@goldenhillshoa.org  
**Subject:** FILE NO.: CPC CP 08-00078-A1MJ13

Dear Lonna Thelen, City Planner;

We have reviewed our homeowners concerns and agree that building a dorm for uccs at this location is not a good idea. As someone who has lived within a 2 mile or less area of a college. The students don't give a darn about the citizens or their property around them. People can say that's just one college, no it's not, look at the parking issue over the years just outside the campus of uccs, that's enough to say no. Will it be any different here "No" it would be just the beginning. UCCS has enough property on the other side of Nevada to build another dorm. Keep it on campus and give back to Colorado Springs by creating long term jobs. This will also increase their value as a college that cares about their student body because they are adding a new housing area to their campus at a reasonable price. This should increase student enrollment because the students can live on campus.

By building such a place in our geographical area will drive our property values down and we would have to deal with other things that come along with colleges as they relate to intermixing with the local neighbors, some will be positive, but as things go most will be negative and disrupting to what has been acceptable and comforting in this area for years. It puts over 1000 more vehicles on our neighborhood's roads, thus increasing the need of repairs thus increasing our cost of living in this area due to the cost of repairs [this is just one aspect]. In the grand scheme of things it will change the whole geographic and demographic area of our neighborhood. Because someone who does not live here will come up with an idea that they feel would better suit the college then our neighbors and businesses that have been here for years.

Think back on the Waldo Canyon fire, the neighborhood's used Garden of the gods road, vindicator, centennial, and woodmen to get out, they became bottled necked preventing the surrounding neighborhoods away out. We received a call from our daughter indicating the firer was right behind her and she was stuck in traffic trying to get out. I really don't want that to happen here, Do you? Adjustments are already needed due to the new apartment complex behind the old UMB/office building. The entrance for the apartment complex is the same entrance as the hotel and office building [bottleneck waiting to happen]. Then we have the new town homes/condominiums across the street from this office building, The amount of buildings that have been added stretch as far west as possible without cutting a road through someones property to get to rockrimmon by Safeway. I have not seen a secondary entrance/exit for this complex as well. Has anyone looked at the mining maps, does UCCS really want to put the kids in that kind of danger? There is a reason why no one has built in that area. As we journey up Rockrimmon we see additional apartment complexes and neighborhoods and bad road conditions. Do you really want to add to this? Enough is enough, let this neighborhood have a place that we can walk through and enjoy the outdoors without having to drive to a park or walk down a street. If UCCS really needs a place, have them look at the abandoned hotel on Interquest. UCCS has a shuttle they can use to get back and forth from the campus. The college can outfit the amenities with in the hotel building to accommodate the college life. Once again, they would be giving back to the community by creating long term jobs. The building is already there, rooms already laid out, parking lot is there, all in all the revenue would be pretty good for the college.

Think about it, which makes better business sense. Build something that is not there or capitalize on something that is already available and will work for all concerned.

Thank You for your time and listening to our thoughts on this matter.

**Golden Hills Residents  
Mr and Mrs Hefner**

## Thelen, Lonna

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**From:** donna weeks <dbw272@yahoo.com>  
**Sent:** Thursday, November 07, 2013 9:51 AM  
**To:** Thelen, Lonna  
**Subject:** Fw: Proposed apartments on Rockrimmon Blvd.

On Thursday, November 7, 2013 9:50 AM, donna weeks <[dbw272@yahoo.com](mailto:dbw272@yahoo.com)> wrote:

On Thursday, November 7, 2013 9:49 AM, donna weeks <[dbw272@yahoo.com](mailto:dbw272@yahoo.com)> wrote:

I am writing this email to express my "vote" against building of more apartments on Rockrimmon Blvd. My concerns are as follows:

1. The traffic pattern from the Delmonico/Pro Rodeo to N and S 25 is a problematic one. There are multiple lane merges and changes and stoplights in a small distance. I have seen numerous accidents at all three intersections. I drive through this corridor daily for work and hardly a day goes by that I don't see a "near miss" as drivers change lanes to make needed turns. Adding a large volume which, if residents are UCCS students, might travel at similar times could create increased risks. Also the distance between stoplights is insufficient to handle larger volume. I have seen the impact on GOG road after the county offices moved. These close interchanges, unlike GOG road, could not handle back ups created by excess traffic.
2. I am sure you are aware of the problems that occurred in the evacuation during Waldo Canyon fire. I live on Delmonico Drive and sat in line for almost an hour just to get to the Rockrimmon stoplight. I was impressed that neighbors along the way were working with each other to help get all residents out by allowing cars in from neighborhood streets. My co-worker lives off of Vindicator and spent close to 2 hours to evacuate down Rockrimmon in the area of the proposed apartments. Thankfully I saw no accidents and everyone was able to evacuate. But the quickness and unpredictability of fire has certainly shown us the risks. Adding multi-unit, high density residences in this corridor, seems as if we didn't learn from that horrific event. The loss of 2 lives was terrible, but do we want to risk more? I certainly hope not.
3. One of my reasons to move to Colorado Springs was the city's forethought to have large open spaces. Many cities have lots of parks, but few have devoted the acreage that Colorado Springs has to green spaces. I have deer in my yard daily and am impressed that we as a community are trying to live together with the nature which was here before us. The large open space behind this proposed complex is home not only to deer, but rabbits, snakes, ducks, and yearly bobcat and bear visits. Aside from losing their habitat, if the apartments house college students, I have heightened concern of interaction between wildlife that has deadly potential and young, non-local people who are unaware of these risks.
4. Better choices exist. I was impressed when Freedom Financial refurbished a long vacant building on Nevada Ave to make an eyesore into a positive for the city. There are vacant land and buildings still on Nevada Ave which could be turned into multi unit housing for UCCS students. Not only

is this "recycling" but would also improve the appearance along this corridor, both of which would be positives for Colorado Springs. Also from a traffic viewpoint, driving Nevada Ave to UCCS would be safer and easier than any way from Rockrimmon Blvd.

I realize growth is part of all cities. The growth of UCCS is definitely a benefit to Colorado Springs and I hope the city can find ways to support growth there and in the city as a whole, while using good judgment about where and how to accommodate the growth. Thank you for this opportunity to share my concerns with you.

D.M. Blackburn

## Thelen, Lonna

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**From:** Cairney William <wjcairney@gmail.com>  
**Sent:** Thursday, November 07, 2013 3:46 PM  
**To:** Thelen, Lonna  
**Subject:** Re: Proposed Apartments at Rockrimmon Blvd and Delmonico Drive

Lonna

Thank you so much for your quick response, but also for the opportunity for this side to be heard. I know our surrounding neighbors share our view, but may be less inclined to speak out.

Best to the Planning Commission for a good meeting and a sound outcome.

Bill Cairney

On Nov 7, 2013, at 11:55 AM, Thelen, Lonna wrote:

William and Linnea,

Thanks for your comments. I will provide your comments to the applicant and use your comments during my review.  
Lonna

*Lonna Thelen, AICP, LEED AP*  
Planner II  
P 719-335-5333

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**From:** Cairney William [mailto:wjcairney@gmail.com]  
**Sent:** Thursday, November 07, 2013 11:50 AM  
**To:** Thelen, Lonna  
**Cc:** [webmaster@goldenhillshoa.org](mailto:webmaster@goldenhillshoa.org)  
**Subject:** Proposed Apartments at Rockrimmon Blvd and Delmonico Drive

Dear Ms. Thelen

We are concerned homeowners living in the Golden Hills section of Rockrimmon. We have been made aware of the proposal to construct high density apartment housing at the corner of Rockrimmon Blvd and Delmonico Drive. We want to voice our strongest objection to this project. Our concern is based largely on safety and potential neighborhood evacuation issues should we encounter future fire scenarios. During the Waldo Canyon fire, our neighborhood was in mandatory evacuation. Given the suddenness of the evacuation notice, the congestion was monumental as people tried to use the limited exits from Rockrimmon...and this with ash falling on the cars attempting to vacate. With apartment housing already under construction across the street from the proposed new complex, it would be irresponsible of the city to approve a plan that would only add to even *more* people trying to exit the area in the face of a rapidly advancing fire.

Short of fire danger, I would invite members of the Planning Commission to view the congestion at Woodmen and I-25 and Rockrimmon/Delmonico and I-25 during commuter traffic hours. Then ask...we have approved cars for an additional 500+ units already under construction. Do we want to add several hundred more? With all due respect to the developer, approval of this project would be *a very bad idea*.



Thank you for including our input in your decision process.

William and Linnea Cairney  
140 Arequa Ridge Drive  
Colorado Springs, CO 80919

Nov 8, 2013

Lonna Thelen, Reviewing Planner  
30 South Nevada Ste 105  
Colorado Springs, CO 80901  
Email [lthelen@springsgov.com](mailto:lthelen@springsgov.com)

Land Use Review:

Housing Project proposed for South Rockrimmon Blvd.

Dear Ms. Thelen,

I am a homeowner living in the Retreat at Rockrimmon HOA area where Fence Post intersects South Rockrimmon Blvd. at the top of the hill. The Viewpointe Assisted and Independent Living residence shares the same Fence Post exit/entrance. In the past, homeowners in the Retreat HOA and Ursa Lane areas have opposed future development along Rockrimmon. City traffic engineers have told us that there is not enough traffic to warrant a stoplight at the Rockrimmon Blvd./Fence Post intersection. Since their decision several years ago, the volume and speed of traffic on South Rockrimmon Blvd. has continued to increase — making the one-mile drive from the I-25 exit to the top of the hill at Fence Post a veritable race track. There's no slowing down until the Vindicator intersection.

I believe that more development along Rockrimmon South would create traffic problems at the I-25 exit and especially along Mark Dabling which intersects Garden of the Gods road leading to UCCS. Mark Dabling should be a part of this study since UCCS traffic would be continual.

The neighborhood directly across from UCCS was a student parking lot for over 40 years until the recent restrictions this year. I fear the same would happen in my neighborhood. Along Rockrimmon South there are many apartment dwellers who exit and enter Rockrimmon at great risk. I hope the city would communicate with traffic engineers as soon as possible. I would like to know what their plans would be to accommodate more traffic.

If this area would be advertised as campus housing, what does UCCS think? They must have more parking plans for the future considering their partnership with Memorial Hospital. What are they?

My Retreat HOA home, along with many other neighborhoods, sits atop the ravine beginning at Rockrimmon down to Delmonico — the project area. Another danger we have faced recently is the erosion along the sides of the ravine. City engineers have already spoken to some of our Board members and homeowners. Storm drainage is already a huge problem in this area. We were also evacuated during the Waldo Canyon fire

Thanks for continuing your investigation of this project. The Retreat at Rockrimmon Homeowners Association has many concerns which they plan to address. Please advise all HOAs, apartment builders, hotels, assisted living homes, and businesses of this project, inviting them to your next planning meeting open to the community.

Sincerely,

Judy Sekera, a concerned citizen

Judy Sekera  
6225 Viewfield Heights  
Colorado Springs, CO 80919

Phone 719-268-1589  
E-mail [j.sekera@mac.com](mailto:j.sekera@mac.com)



**Golden Hills Homeowners' Association**  
**PO Box 49111**  
**Colorado Springs, CO 80949**  
**Web site: [goldenhillshoa.org](http://goldenhillshoa.org)**

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November 3, 2013

Lonna Thelen, City Planner  
30 South Nevada, Ste 105  
Colorado Springs, CO 80901

Dear Ms. Thelen:

We are the board of the Golden Hills HOA, a 301-home community in Rockrimmon. As you know from the discussions at the community meeting held on October 29<sup>th</sup>, we are concerned about the proposed multi-dwelling housing project on South Rockrimmon Blvd; reference filings CPC CP 08-00078-A1MJ13 and CPC CU 13-00116. The meeting did essentially nothing to allay these worries. We have received many comments expressing similar concerns from our residents. Per your direction, we are sending this letter to the Planning Commission to your attention for consideration at the November 8<sup>th</sup> meeting. We ask that (1) the project be studied further, in line with the concerns described below; (2) at least one more, better publicized community meeting be held that includes the wider area that depends on that intersection; and (3) any vote by the Planning Commission on it be postponed pending this further study and airing. Please know that we are not against the responsible, well-discussed growth and development of land in the NW area. We certainly support the growth of UCCS as an important part of the economy, a source of academic excellence, and a contributor to the quality of life in the Pikes Peak region. We simply want a voice in the responsible development of our city and neighborhood, something we feel has been lacking in this and other developments.

Our biggest concern is the traffic volume this complex would create. 141 quadruple units would put as many as 564 additional cars on the road. Compounding this is the additional traffic the apartment complex on Delmonico just north of the former UMB Bank will soon create: 270 units, each with two working adults, is estimated to add nearly 500 more cars to the traffic load.

We heard and understood the points made by the city's senior traffic engineer, but basic auto counts do not tell the whole story. Almost all the traffic in that area passes east and flows onto I-25, and it's one of only two entrances to I-25 for many thousands of residents living between I-25 on the east and Centennial Blvd on the west. The traffic generated by both these complexes would go through a complex of roads, passing through two traffic lights controlling busy intersections and going under the elevated railroad tracks before passing underneath I-25 and through an intersection controlling the NB entrance-exit ramps.

A major element of concern is the fact that these apartments would be located within a very large Wildland Urban Interface, or WUI, area that contains many thousands of people ranging from Woodmen Valley on the north to the large apartments and assisted living facilities on the South, and west to Centennial Blvd. This is a huge WUI area, and the people here were the majority of the evacuees during the Waldo Canyon fire. There are only three ways out, and only two during Waldo Canyon. It could be only one exit the next time. The traffic engineer talked a lot about how much was learned during Waldo Canyon, and how the next time the pre-evac effort would come sooner and be more effective, but the fact remains that there are severe limits on ingress and egress, fires do not behave as predictably as our officials may envision and it's not likely that another access point can be added at any reasonable cost.

Furthermore, the proposed property is not convenient to the campus. It would be more than two miles from the nearest campus transit point, the parking lot access across the street from University Village Shopping Center. The nature of student traffic, especially with the inexperience of under-25 drivers, multiplies the traffic risks.

The developer, Mr. Broussard, stated that the distance to the campus is only about a half a mile, a plain indication that no serious traffic study has been done. He also said that it was not likely that a shuttle would be offered, because in his experience almost all students prefer to drive their cars. Another point briefly discussed at the meeting concerned bicycles. It is hard to believe anyone would consider riding a bicycle on an interstate highway's ramp access. We question whether it's even legal to do so, and the whole complex of intersections involved would make that especially hazardous.

There are other traffic- and road-related considerations, including the bad drainage and oddly banked bends on Rockrimmon and at least one intersection at Fencepost with a severe visibility problem (requests have been submitted to put a traffic light there, but no action was ever taken). This is on the way west to the shopping complex anchored by Safeway, the only close supermarket.

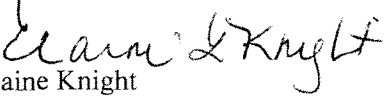
We are also very concerned about the lack of real publicity for this project. There was only one article describing the project, in the October 10<sup>th</sup> Gazette, and it implied some affiliation with, or endorsement of the apartments by, UCCS:


*"Surging enrollment at the University of Colorado at Colorado Springs has attracted the attention of a couple of real estate developers, who plan two multifamily projects to provide off-campus housing for non-first-year students. The projects are being embraced by the university..."*


In fact, it is not affiliated. UCCS is actively building additional campus housing on its own property, and another private housing project is planned on North Nevada, much closer to campus than the Rockrimmon project, that has much more open ingress and egress and is not within a wildland area. It is deceptive to imply such linkage. Responsible, controlled development is always welcome, but we are alarmed that this fully-conceived project has not been disclosed until now. One newspaper article on October 10<sup>th</sup>, one neighborhood meeting on October 29<sup>th</sup> advertised only by some postcards and in emails to HOA officers of record, and a Planning Commission meeting ten days later on November 8<sup>th</sup> is not enough time for the parties affected to digest the information and respond. The 1,000 foot limit that you repeatedly cited as a requirement is, frankly, sorely inadequate. Adding traffic at that point affects the entire area


All these considerations should be addressed in a comprehensive study before any vote authorizing this project, and the entire Wildland Urban Interface area described above should be notified and given ample opportunity to comment.

Sincerely,

  
Elaine Knight  
President, Golden Hills HOA

  
Edmond Van Doren  
Vice-President

  
Diana Bender  
Secretary

  
Jeanette Van Doren  
Treasurer

## Thelen, Lonna

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**From:** Bill Vogeney <vogeygolf@aol.com>  
**Sent:** Sunday, November 10, 2013 9:30 AM  
**To:** Thelen, Lonna  
**Subject:** Student housing project at Rockrimmon and Demonico

I just wanted to express my severe concerns over this potential project. As a nearly 13-year resident of the Golden Hills subdivision, I have a strong appreciation for the area and the many wonders of the neighborhood-tremendous wildlife, spectacular views, small town feel, etc.

However, this project-student housing, with a high concentration, threatens to ruin our neighborhood with additional traffic (that can't be supported by the existing roads), higher crime associated with marginal student residents (marginal from the standpoint that I think it will eventually attract part-time, economically disadvantaged students) and increased death of wildlife from students driving too fast for the area.

Of top of the current apartment construction going on in the northeast corner of Rockrimmon and Delmonico, I think this project will have a severe, detrimental impact on our community including quality of life and home values.

I urge city planning to reject this change in zoning.

Bill Vogeney  
6480 Mesedge Drive  
Colorado Springs CO

Sent from my iPad

**Thelen, Lonna**

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**From:** Betsy Tuma <betsy.tuma@gmail.com>  
**Sent:** Friday, November 08, 2013 4:48 PM  
**To:** Thelen, Lonna  
**Subject:** Rockrimmon Student Housing Proposal

To whom it may concern:

As residents of Golden Hills, we have some serious concerns about the proposed student housing project on Rockrimmon Blvd.

One of my primary concerns is the additional traffic. I understand that the project proposes to build 141 units that would house up to 4 times that number of students. This would mean the addition of over 500 cars through the Rockrimmon & I-25 corridor. This area is already taxing at times, especially in times of high traffic. I am also concerned about adding that many people in case of another evacuation. The intersection at Rockrimmon and Delmonico was a parking lot when we evacuated during the Waldo Canyon fire. I can not fathom attempting to do that again with nearly double the amount of cars when you take into account the addition of the student housing complex and the Encore apartments being built on Delmonico. The students who do not have cars will need some form of transportation. There is not public bus service in the area. The intersection would be extremely dangerous for bicycle traffic. The intersection is as wide as it can be made. There is no way to alter it due to the interstate and rail overpasses. This needs to be considered before any decision is made.

Another concern is more long term. The buildings, as I understand them are very student specific and not structures that can be easily re-purposed for standard multi-family housing. They are, and will always be, student housing. As our population ages, and declines (the baby boomers won't live forever) we will find ourselves with more residential properties than we have people. This is inevitable. Rental housing will become readily available. This student housing complex will be one of the first to be abandoned as students move into houses rather than apartments leaving this strange configuration to be re-purposed or vacant.

Finally, we do have some concerns about the increase in crime that student housing brings to a community. This is one of the safer neighborhoods in the Colorado Springs area. We'd really like to keep it that way.

Thank you for your time and consideration.

--

John & Betsy Tuma  
280 Dolomite Dr.  
Colorado Springs, CO 80919  
719-602-4848



## Thelen, Lonna

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**From:** Harry Ness <hracness@earthlink.net>  
**Sent:** Friday, November 08, 2013 12:38 PM  
**To:** Thelen, Lonna  
**Subject:** Proposed Multi-dwelling apartment at South Rockrimmon Blvd

City of Colorado Springs  
City Planning Commission:

We disagree with the proposed apartment complex on south Rockrimmon Blvd for the following reasons:

Too much traffic volume -- Another multi-dwelling apartment complex is being built on Delmonico, just east and north of the proposed development. With a possibility of 514 cars in the Delmonico complex and 564 cars in the proposed complex, there will be a strong possibility of over a 1,000 more cars per day largely using the Delmonico/South Rockrimmon intersection.

Insufficient exits to Rockrimmon and insufficient traffic lights -- The intersections at I-25 and Rockrimmon and South Rock Rockrimmon and the Frontage Road are not currently built to receive such a large amount of traffic.

Far from the UCCS Campus --This location is relatively far from the UCCS campus and should be built closer to the campus so the students will not have to use cars to go to the campus.

Sincerely,

Harry and Rosemary Ness  
Rockrimmon/Golden Hills Residents

## Thelen, Lonna

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**From:** LAURA CATON <lauraluvskids@msn.com>  
**Sent:** Friday, November 08, 2013 11:15 AM  
**To:** Thelen, Lonna  
**Subject:** Proposed Student Housing on Rockrimmon Blvd

Good morning,

I would like to express my deepest concerns with the proposed student housing project on Rockrimmon Blvd. There are several concerns:

Traffic congestion on South Rockrimmon Blvd coming in/out of the complex. Even with a stop light, this light would be on a hill and that hill would be icy in the winter months making it hard for traffic stopping coming down the hill east on Rockrimmon.

Crime, I feel that having the potential of an additional 564 young adults in the neighborhood, would definitely invite crime to happen thus the crime rate would increase. Most college students drink and make poor decisions. I understand the complex would have 24 hours security. However, students could use the common area behind the complex for about anything, and go into the surrounding neighborhoods to cause problems.

The traffic would be a nightmare in any direction during an evacuation or even during working hours for most working individuals. We also have a multi family complex almost completed on Delmonico Drive that we don't know how this will affect our traffic in/out of Rockrimmon or the issues facing us with additional families/cars in the neighborhood.

What about poor drainage, oddly banked curves/bends in several areas of Rockrimmon Blvd S and the possibility of shifting ground?

I do not feel that the individuals involved in this project really care about the neighborhood and their thoughts. I was at the public meeting and the builder, traffic lady, and city planner did not make it clear to attendees that they would take any concerns into account before starting this project. I felt that the meeting was only one of information that this was happening and they just wanted us to know about it. The comment was, as long as we can answer the questions, we can do it.

I also understand that UCCS is NOT supporting this project and then again, I feel that was misleading. The project manager is using UCCS as advertising to make us think it is supported by them. Not so. I'm very disappointed in the way decisions are made without the consideration of homeowners.

I would hope that the concerns of the neighbors would be listened to and possibly give more time to look at the project and see if this is really the best place for this kind of project. I do know that a recent article in the Gazette, UCCS is building a large campus housing project on N. Nevada Avenue. Where do you think all these student will come from.

Laura Caton 719-659-2100

## Thelen, Lonna

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**From:** Lannette Abbey <abbeyranch@gmail.com>  
**Sent:** Thursday, November 07, 2013 10:54 PM  
**To:** Thelen, Lonna  
**Subject:** Proposed Student Housing on Rockrimmon Blvd

Dear Ms. Thelen,

After attending the Neighborhood meeting on October 29th regarding the above referenced student housing project, I have tremendous concerns about the impact of the traffic that another 564 students would add to the already burdened intersections along Rockrimmon Blvd. Not only am I concerned about the addition of these students, but also, the addition of the 260 apartment units on the NorthEast corner of the Delmonico/Rockrimmon intersection, all of which will enter onto Delmonico. I know a traffic impact study was completed for the Encore Apartment project, but that was before the Waldo Canyon evacuation occurred.

The city traffic engineer spoke to a group of residents from the area and stated that the developers of the College Student housing project being considered now conducted a traffic study that showed there are currently 800 vehicles through the Rockrimmon/Delmonico intersection during the morning peak hour and 900 vehicles during the evening peak hour. There are three intersections along Rockrimmon within a short distance, Delmonico, Mark Dabling, and I25. Just imagine what adding a minimum of another 260 vehicles if each apartment only has one car associated with it. The reality of the Encore apartments will be much more than one car per unit.

I sat on Delmonico during the Waldo Canyon evacuation in the midst of grid locked traffic while watching the fire race over the mountain into the Mountain Shadows neighborhood and wondered if we would all get out before the fire raced into our neighborhood and caught all of us in our "parked" cars. What would it be like to see the fire coming when there were so many people trying to flee the area that you couldn't move more than a few inches at a time.. This sounds extreme and melodramatic, but if you didn't experience the 45 minute drive to go 1/4 mile, then you have no mental concept of the stress and trauma that this caused many of us trying to evacuate.

I am very concerned that the city planning community will not have a clear picture of the reality of the traffic impact that the Encore apartment project will have on the neighborhood, let alone adding 564 college students.

I strongly believe that we need to experience the full impact of the current additional residents before approving an even higher density traffic use of the intersections in question.

Respectfully submitted,  
Lannette Abbey  
280 Dolomite Dr.  
719-510-6667

**Thelen, Lonna**

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**From:** Trish Wrightsman <trish31750w@hotmail.com>  
**Sent:** Thursday, November 07, 2013 2:55 PM  
**To:** Thelen, Lonna  
**Subject:** Rockrimmon filing CPC CP 08-00078-A1MJ13.....

To Whom it May Concern:

My husband and I are residents of the Golden Hills Subdivision, Rockrimmon. I am writing this regarding filings CPC CP 08-00078-A1MJ13 and CPC CU 13-00116.

We were not aware of any announcements regarding the aforementioned filings until several weeks. It is our opinion from what we have read that 1) the zoning would need to accommodate the request of the contractor/builder which I don't believe it does at this time, 2) if it is indeed to be student housing for UCCS, which is 2 miles away, why is UCCS not involved in this issue? Or is UCCS involved? 3) we would like to know what the contractor/builder thinks the impact on increased traffic, on increased use of utilities and water will be, and would there be another road built to accommodate more traffic? How would this affect local taxes for the residents already living here?

We both think that if this proposal is to go further, it needs to address the above and many issues I am sure that we have missed.

And we need to know where UCCS stands on this.

Sincerely,

Trish Wrightsman

## Thelen, Lonna

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**From:** mike oroszi <oroszimd@yahoo.com>  
**Sent:** Thursday, November 07, 2013 1:26 PM  
**To:** Thelen, Lonna  
**Subject:** Proposed Development on Rockrimmon

Hello Lonna-

I am writing to express my concern about the multi-dwelling apartment housing project being proposed for South Rockrimmon Blvd just west of the existing Shell gas station.

I have 3 primary concerns:

1. Bicycle Traffic

As a cyclist, I am concerned about the lack of a current bicycle-designated lane in this area. The increase in traffic this project will bring significantly increases the potential safety risks of traveling on Rockrimmon.

2. New Complex on Delmonico

We do not fully understand the impacts on traffic from the newly created Delmonico complex. Until we have a strong understanding if our existing roadways can handle this traffic, I am hesitant to support another development that would share the same roadways.

3. Wildland Urban Interface (WUI)

As you are aware, the Rockrimmon area was under mandatory evacuations during the Waldo Canyon fire. During that evacuation, I personally sat in traffic for over 30 minutes as cars crawled toward the Pro Rodeo/Rockrimmon stoplight. During that time, there was heavy smoke limiting visibility on the road. Compounding traffic on emergency roadways is very concerning. I feel that the risk of fire in this area will only continue to grow in the coming years (as demonstrated in the rise of home insurance rates) and this proposed development could endanger lives.

Please let me know if you would like to discuss in more detail.

Thanks,  
Mike Oroszi  
719-351-0103

November 7, 2013

City of Colorado Springs  
Land Use Review Division  
Reviewing Planner: Lonna Thelen  
Via: [lthelen@springsgov.com](mailto:lthelen@springsgov.com)

RE: Public Notice CPC CP 08-00078-A1MJ13  
CPC CU 13-00116

Ms Thelen:

I was in attendance at the October 29, 2013 public meeting regarding proposed construction northwest of Delmonico and Rockrimmon Blvd. I listened intently, took notes and became more and more concerned and the meeting progressed.

The Rockrimmon neighborhood traffic, which also includes Peregrine neighborhood ingress and egress traffic, is made up of busy streets carrying Garden of the Gods employees, as well. The Rockrimmon neighborhood has an ongoing construction currently on Delmonico, which intersects with Rockrimmon Blvd (the street in questions) in only a few blocks. What an absolutely dangerous bottleneck.

These streets carried the jam packed 4 lanes of exiting vehicles during the Waldo Canyon evacuation. The area is in high potential for similar circumstances. With a proposed high residency impact of 564 people, undoubtedly all with cars and wanting to leave with them, meeting the newly established town house residents from Delmonico (141 units equals 282 cars to me) plus our current residency, we have what? Chaos, certainly, and law suits against any public authority that might have agreed to such lunacy.

This area will be certainly be marked as a dangerous one in which to reside, due to the traffic problem on these streets.

Property values falling? That will be another part of the story.

Please enter my abject objection to allowing such a project in this very narrow, constricted, hilly part of Colorado Springs. Be concerned about the residents living here. This land can be used for other projects that do not bring such a congested, potential dangerous element to this area of the city.

Respectfully,

Gini Springmeyer  
6515 Arequa Ridge Lane  
Colorado Springs, CO 80919  
(719) 599-8444  
[gini@springmeyer.com](mailto:gini@springmeyer.com)

## Thelen, Lonna

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**From:** hwp2011@aol.com  
**Sent:** Thursday, November 07, 2013 9:20 AM  
**To:** Thelen, Lonna  
**Cc:** webmaster@goldenhillshoa.org  
**Subject:** UCCS development on Rockrimmon Delmonico

I am a proponent of property rights and believe that whatever use the proposed development property has been approved for, it is the right of the owner to develop accordingly. that being said my thoughts summarized by points are as follows:

1. If this is truthfully a UCCS development then transportation issues including busing, cars, bikes and walking must be included in the discussion and development provisions.
2. The stoplight intersection now is overloaded in peak traffic hours now. You cannot add this many people and vehicles and expect that intersection to function at any level of acceptability.
3. This entire area in general opposes this additional congestion and reduction of our open green-space, and think that with some effort alternative locations may be just as well or better suited.
4. There certainly appears to be an abundance of land and building locations surrounding the UCCS campus, which would make so much more sense if indeed student housing is the objective.
5. The developer should certainly be burdened with any fees for improvements that will be necessary from the impact of this development and not my tax dollars.

Thank you for considering my views.

Sincerely Harold W. Pearman  
6485 Mesedge Drive  
Col Springs, Co. 80919  
[hwp2011@aol.com](mailto:hwp2011@aol.com)

## **Thelen, Lonna**

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**From:** Chebuhar@aol.com  
**Sent:** Thursday, November 07, 2013 10:00 AM  
**To:** Thelen, Lonna  
**Subject:** student housing project

Dear Ms. Thelen,

I am opposed to the proposed "student" housing project that would be located near the intersection of Delmonico and Rockrimmon.

I have found out that the project is not associated with UCCS, but frankly I am opposed to it anyway.....due to the LARGE condo complex being built right across the street.

The traffic is already going to increase greatly, which does not please those of us who use that intersection daily.

I also fear that we will see an increase in fender benders as people get impatient with the waiting that will most likely occur.

A concerned citizen,  
Catherine E. Chebuhar  
6510 Mesedge Drive, 80919



**Thelen, Lonna**

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**From:** Sandy Winn NP <sandywinn.np@gmail.com>  
**Sent:** Thursday, November 07, 2013 10:20 AM  
**To:** Thelen, Lonna  
**Subject:** Need your help! Another concerned Rockrimmon resident

We have lived in Golden Hills neighborhood since 1984. It is a wonderful area and one where property values have not declined. This is thanks to common areas, mature landscaping, a great school district and reasonable traffic patterns. It is not reasonable to build yet another multi-housing complex at Rockrimmon and Delmonico.

As you know, the apartment complex by Mateos is nearing completion and it remains to be seen what level of congestion it will create for an already busy area. We really question the approval process for this development.

Who thinks these things through, and is there no logarithm to follow?!

Colorado Springs ought to know better by now, developers are not in the business of making Rockrimmon a better place to live. Please re-think the granting of this permit.

Sincerely,

Sandy and Frank Winn

Best regards,

Sandy Winn, NP-C  
6011 E. Woodmen, Ste 320  
Colorado Springs, CO 80923  
719-591-6666

## Thelen, Lonna

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**From:** Chebuhar@aol.com  
**Sent:** Thursday, November 07, 2013 10:46 AM  
**To:** Thelen, Lonna  
**Subject:** "UCCS" Dorm in Rockrimmon area

Ms. Thelen,

I am concerned with the proposed construction of a dormitory structure Northwest of the intersection of Lower Rockrimmon and Delmonico streets for the following reasons.

. **CONGESTION** : Currently under construction is a large apartment facility North East of the above mentioned intersection. Still to be realized is the impact on traffic from that facility. It seems unreasonable to me that additional traffic (and congestion) would be permitted until impact of current construction is determined.

**SECURITY** ; I was very disappointed to learn that the proposed Dorm was not a UCCS facility. Lacking UCCS ownership and governance, the proposed Dorm would be reliant upon the Colorado Springs Police Department for policing and/or protection . I anticipate the average age of the facilities ' residents will be in the low to mid 20's and I just don't believe that the CSPD has the time or talent to protect the residents of the facility nor the existing Rockrimmon residents. If it were a UCCS facility , its residents would be subjected to UCCS rules and regulations, which in turn would be monitored by UCCS employed Dorm proctors(or whatever they are called today) and UCCS police

Yours Truly,

Mike Chebuhar  
6510 Mesedge Drive  
80919

719-598-5006

**Thelen, Lonna**

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**From:** Cairney William <wjcairney@gmail.com>  
**Sent:** Thursday, November 07, 2013 11:50 AM  
**To:** Thelen, Lonna  
**Cc:** webmaster@goldenhillshoa.org  
**Subject:** Proposed Apartments at Rockrimmon Blvd and Delmonico Drive

Dear Ms. Thelen

We are concerned homeowners living in the Golden Hills section of Rockrimmon. We have been made aware of the proposal to construct high density apartment housing at the corner of Rockrimmon Blvd and Delmonico Drive. We want to voice our strongest objection to this project. Our concern is based largely on safety and potential neighborhood evacuation issues should we encounter future fire scenarios. During the Waldo Canyon fire, our neighborhood was in mandatory evacuation. Given the suddenness of the evacuation notice, the congestion was monumental as people tried to use the limited exits from Rockrimmon...and this with ash falling on the cars attempting to vacate. With apartment housing already under construction across the street from the proposed new complex, it would be irresponsible of the city to approve a plan that would only add to even *more* people trying to exit the area in the face of a rapidly advancing fire.

Short of fire danger, I would invite members of the Planning Commission to view the congestion at Woodmen and I-25 and Rockrimmon/Delmonico and I-25 during commuter traffic hours. Then ask...we have approved cars for an additional 500+ units already under construction. Do we want to add several hundred more? With all due respect to the developer, approval of this project would be *a very bad idea*.

Thank you for including our input in your decision process.

William and Linnea Cairney  
140 Arequa Ridge Drive  
Colorado Springs, CO 80919

## Thelen, Lonna

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**From:** rwilfling <rwilfling@msn.com>  
**Sent:** Wednesday, November 06, 2013 8:41 PM  
**To:** Thelen, Lonna

To whom it may concern, if this project at Delmonico/Rockrimmon is approved it will create a traffic nightmare , especially during morning and evening rush hours. Also, as I experienced during the Waldo Canyon fire evacuations, there are really only 3 evacuation routes out of Rockrimmon. It was a scary scene during the evacuations, even before these new developments existed. Lord forbid another need to evacuate with the proposed increase in density that would occur if this new project is built in the future. Really a scary scenario. Area/streets/infrastructure never designed to accomodate this type of growth. This is definitely putting "the cart before the horse. Please think this though before making a decision we all will regret. Thank you for you consideration. Bob Wilfling

Sent via the Samsung Galaxy S<sup>TM</sup>III, an AT&T 4G LTE smartphone

**Thelen, Lonna**

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**From:** Lisa Woodard <lisalwo@gmail.com>  
**Sent:** Wednesday, November 06, 2013 8:25 PM  
**To:** Thelen, Lonna  
**Subject:** AGAINST Student housing on Rockrimmon Blvd.

Dear Lonna Thelen,

I am a homeowner in the Rockrimmon area and am writing to voice my opposition to the proposed student housing project for South Rockrimmon Blvd just west of the existing Shell gas station. The public announcement filings: CPC CP 08-00078-A1MJ13 and CPC CU 13-00116.

Thank you for your consideration of my opinion.

Lisa Woodard  
6531 Hawkeye Circle  
80919

## Thelen, Lonna

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**From:** Clarice Shockley <cdshockley@msn.com>  
**Sent:** Tuesday, November 05, 2013 3:02 PM  
**To:** Thelen, Lonna  
**Subject:** Building Student Housing

I am in complete agreement with you, to have a Student Housing building would make getting out of Rockrimmon, etc nearly impossible.

Sincerely,  
Clarice D. Shockley  
[CDSockley@msn.com](mailto:CDSockley@msn.com)

## Thelen, Lonna

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**From:** nick <nwerle@gmail.com>  
**Sent:** Tuesday, November 05, 2013 4:22 PM  
**To:** Thelen, Lonna  
**Cc:** Martin, Jan; nwerle@gmail.com; Snider, Val; Bennett, Merv; Knight, Don  
**Subject:** creekside rezoning  
**Attachments:** waldoe36.JPG

L Thelen and Council members

Comments on use variance for a PUD of 142 units in city district 1 - called " Creekside at Rockrimmon" - file cpc cu 13-00116, city planner for filing is L Thelen.

Existing Zoning is PUD and PBC and this will removes commercial use. Home buyers in Rockrimmon, over the last 30 years, were shown that parcel as commercial/office and residential, which contributed to the value of neighborhood due to convenience and lower density in the area.

Comments:

City form asks "will development overburden streets, utilities, parks, schools,etc "

Traffic - the plan talks about access to the units. That is not the problem. During the Waldo canyon fire, the intersection of south Rockrimmon and Delmonico was backed up so much the fire chief thought people would die in their cars. I have photograph attached. This rezoning adds more traffic at that intersection which is already at capacity, and would increase the danger that can occur during such a disaster and make the situation even worse. In addition the almost completed apartment development near UMB bank will add even more traffic. Parking is to be provided at higher rate than required, proof that the intersection will have more traffic.

Utilities – has city utilities been consulted re increased capacity needs of waste water, water piping and stormwater (hmm a problem affecting whole city)?

Schools – the idea is that this housing is restricted to UCCS students. A bright spot would be UCCS student would not generally have children attending District 20. But how can developer guarantee resident to be UCCS students. A down side to having high density of students is the increased noise and rowdiness. A house in the neighborhood on Willow Creek that was rented to college students, already required multiple police responses. Student housing with Resident advisors (RA) such as UCCS student housing controls such problems. This housing will not be monitored by RAs.

nick werle  
86 saddlemountain rd  
co springs, co 80919  
719-210-1113

## Thelen, Lonna

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**From:** Jeff and Darragh Gott <jeffgott@ontherock.com>  
**Sent:** Tuesday, November 05, 2013 9:57 PM  
**To:** Thelen, Lonna  
**Subject:** Rockrimmon Blvd re-zoning

Dear Ms. Thelan,

We wanted to write and raise our concerns about re-zoning the property at the corner of Delmonico and Rockrimmon Blvd to accomodate UCCS housing development. We go through the intersection of those two roads several times daily and already have difficulty with the traffic flow toward the interstate, and that is without the new apartments on Delmonico even being occupied yet! The additional burden of several hundred **more** cars would be more than is tenable. In addition, the property is not safely convenient to the UCCS campus and is not a logical choice. We beg of you, as residents of the area, to deny this re-zoning request.

Sincerely,



## Thelen, Lonna

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**From:** wreck129@q.com  
**Sent:** Tuesday, November 05, 2013 3:39 PM  
**To:** Thelen, Lonna  
**Cc:** webmaster@goldenhillshoa.org  
**Subject:** College housing

A housing complex for UCCS students in a zone that was designated commercial is off the wall . There is large apartment complex now under construction in the same area that will add more traffic to this mainly single family housing area. There is plenty open space east of north Nevada Ave. closer to school if this Developer is so inclined .

## Thelen, Lonna

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**From:** Anita Fromm <trailprincess5@yahoo.com>  
**Sent:** Monday, November 04, 2013 4:05 PM  
**To:** Thelen, Lonna  
**Subject:** Student housing on Rockrimmon/concerns

Dear Ms. Thelen,

My husband and I currently live in the Rockrimmon area. Since we've moved to this area in 2009, I have noticed an increase in the volume of traffic, and crime. Having a new apartment complex on our area brings the following concerns to mind:

1. Our neighborhood isn't well suited for a large volume of college students. There are numerous elderly people who like to walk outdoors, and often have to cross streets, and there are a lot of school aged children who walk to and from school. We also have USA Cycling in our neighborhood, and lots of cyclists. Do they all need additional traffic to contend with?
2. A lot of the roads in the area are curved, and slanted. There are no dividers between them to help prevent head-ons, nor places to safely pull over alongside the road to get out of danger or get out of the way if an ambulance needs to get through. When it gets icy, even the best of drivers find it challenging to drive. A lot of the main roads also go east and west, making the sun an issue as it limits visibility in the morning and evening. Do we need more young, inexperienced drivers on roads that are unsafe to begin with? That is what having more student housing will do to our community. In this litigious society, I would hate for the city to be sued if someone were hurt due to unsafe, crowded driving conditions from the city's decision to allow an apartment complex that would make our current roads even more crowded. The ugly new apartments on Rockrimmon are bad enough!
3. Will the tax payers of Colorado Springs be forced to pay for any road improvements? I certainly think that the company building the apartments should be responsible for that expense, and all safety measures be in place before people move in. Additional sidewalks and bike paths must be included, as the current crowded, curving roads in which drivers often struggle with visibility from the sun make it unsafe.
4. I find it disturbing that there was such little notification given to the public about these potential apartments. How would you like it if someone did that in your neighborhood,? My husband and I weren't able to make the meeting on the 29th. There simply wasn't adequate time to rearrange things in our busy life to make it. Those type of actions erode credibility towards our city officials.
5. I hope there will be a public meeting about these proposed apartments, and that there will be adequate notice. It was a huge disservice to notify everyone in such a short amount of time before.

thank you for reading this and passing it on,

Anita Fromm

## Thelen, Lonna

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**From:** RICK GORHAM <rickgorham@me.com>  
**Sent:** Monday, November 04, 2013 3:00 PM  
**To:** Thelen, Lonna  
**Subject:** Multi Family Zoning change for Delmonico and Rockrimmon

Lonna,

I attended the meeting on October 29th. Is the traffic impact study completed yet?  
With only four more days before the cutoff date for proving feedback, I felt the process is moving forward without adequate information.

However, based on my notes from the meeting, the increased traffic flow cannot be supported by the limited infrastructure available. As the traffic engineer stated, there are no funds available for infrastructure improvements.

The increase in traffic will result from the proposed development's 140 unit, 4 bedroom per unit, for a total of 560 possible cars. Encore at Rockrimmon, being developed on Delmonico, will have 13 buildings with 200 units. There will be 200-400 cars leaving that development as well. Both developments will bring into the area an additional 960 cars.

If just half of the possible cars leave the developments, (a reasonable assumption based on the traffic engineer's studies) that will be an additional 480 cars leaving on Rockrimmon every morning. Currently, there are approximately 900 (data supplied by the traffic engineer) cars heading eastbound during morning rush hour. Simple math shows that with no infrastructure improvements possible, the Rockrimmon/Delmonico intersection area cannot handle a 53% increase in traffic.

The other commercial lot in the corner of Rockrimmon/Delmonico, will only more traffic to an already limited road system.

The development needs to be built in an area that has infrastructure to support the large volume of road traffic.

Thank you.

Rick Gorham  
Sent from my iPad

## Thelen, Lonna

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**From:** marilynne moose <mooseml@msn.com>  
**Sent:** Sunday, November 03, 2013 7:51 PM  
**To:** Thelen, Lonna  
**Cc:** MariLynne Moose

Dear Lonna Thelen,

I want to express my deep concerns for the UCCS student housing project projected for the the Rockrimmon and Delmonico area.

1. There is already traffic congestion at this intersection and the apartments have not opened let alone the impact from the proposed student housing. In an emergency, many facilities including a senior home, a large apartment complex, and a hotel would be impacted to the west of Delmonico.
2. An evacuation of Rockrimmon including the above mentioned high density areas would become a serious if not deadly issue with the significantly higher number of cars now proposed in addition to the higher number of cars now included with the new apartments on the east side of Delmonico.
3. Traffic egress for Rockrimmon is limited to two roads to the east (both ends of Rockrimmon Boulevard) and 2 to the west (Vindicator and Allegany to Centennial). This is not sufficient for the number of homes and now soon to add apartment and now proposed student housing. This will be tragedy when we have another Waldo Canyon or even a fire with in the Rockrimmon boundaries. There is much grassland and scrub oak in the Rockrimmon area--all fodder for another wildfire. That will be enough of a tragedy. Do not add overcrowded roads preventing egress. Please!
4. During the Waldo Canyon fire, the evacuation time was several hours! Fortunately it was not a situation of "fire on the heels" as it could be if a fire started in Rockrimmon itself. There would not be time to evacuate the large numbers of people in Rockrimmon. Please Do not add more. Please.

Respectfully submitted,

MariLynne Moose  
6456 Hawkeye Circle  
Colorado Springs, CO 80919

**Thelen, Lonna**

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**From:** Mark Janssen <mjanssen719@gmail.com>  
**Sent:** Sunday, November 03, 2013 11:01 AM  
**To:** Thelen, Lonna; mjanssen719  
**Subject:** Rockrimmon

Hi Lonna,

I must say that I detest the not in my backyard attitude of people. Due diligence would have shown the complainers what is developable land, what is deeded open space, and most importantly, what they own and can control.

They say "we" way too much. I for one disagree with their narrow mindedness and all for one and one for me.

GO FOR IT !

Mark Janssen  
6560 Arequa Ridge Ln.

## Thelen, Lonna

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**From:** Laurie Hochmuth <lhochmuth@msn.com>  
**Sent:** Saturday, November 02, 2013 9:38 PM  
**To:** Thelen, Lonna  
**Subject:** Student Housing in Rockrimmon

**We oppose** the student housing in Rockrimmon. It should be somewhere close to the college. It poses a safety concern when evacuating or just everyday going to work. We are already getting a 270 new apartment complex off of Delmonico by UMB Bank. That is going to increase traffic significantly.  
**Please do not approve this.**

Thank you,

Laurie & Doug Hochmuth  
2065 Austrian Way  
C/S, CO 80919

Homeowner at this address for 17 years.

### PUBLIC NOTICE

The City of Colorado Springs, Land Use Review Division has received a request by N.E.S. Inc. on behalf of Pueblo Bank and Trust Company for consideration of the following development applications:  
FILE NO.: CPC CP 08-00078-A1MJ13 – A concept plan amendment to change uses from commercial/office to multifamily;  
FILE NO.: CPC CU 13-00116– A conditional use to allow multi-family in the PBC zone district.  
The proposal is for 141 multi-family units to be constructed. The units are proposed west of the existing gas station and north of Rockrimmon Boulevard. The subject property is zoned PBC (Planned Business Center) and PUD (Planned Unit Development), consists of 24.08 acres and is located northwest of Delmonico and Rockrimmon.

**Thelen, Lonna**

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**From:** B BULLARD <bullard967@msn.com>  
**Sent:** Saturday, November 02, 2013 3:01 PM  
**To:** Thelen, Lonna  
**Subject:** Student housing on Delmonico Dr.

I am opposed to the proposed student housing complex on Delmonico Dr. at Rockrimmon. We have enough problems without adding 500+ cars and people in the area

Betty Bullard  
6348 Delmonico Dr.  
Col. Sp. CO 80919

**Thelen, Lonna**

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**From:** Kelly Benthem <jkbenthem@hotmail.com>  
**Sent:** Saturday, November 02, 2013 2:54 PM  
**To:** Thelen, Lonna  
**Subject:** South Rockrimmon Development

I would like to express my concern regarding the proposed South Rockrimmon UCCS Student Housing development.

- 1) I am concerned about the possibility of further wildfires, and lack of good exit points from the neighborhoods west of I-25. Adding to the traffic problem will only compound existing issues.
- 2) I am concerned about the heavy traffic load this will created on relatively small neighborhood roads.
- 3) I am concerned about how little debate and discussion there has been. I would love to see more time for leaders to determine the best course of action regarding this development.

Thank you for your consideration.

Kelly Benthem  
162 Tamarron Dr.  
Colorado Springs, CO 80919



## Thelen, Lonna

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**From:** ALFRED HOCHMUTH <hoch77@hotmail.com>  
**Sent:** Saturday, November 02, 2013 12:40 PM  
**To:** Thelen, Lonna  
**Cc:** LAURIE HOCHMUTH  
**Subject:** STUDENT HOUSING IN ROCKRIMMON

We have lived in Rockrimmon for 28 years and **STRONGLY** oppose the student housing in the Rockrimmon area for many reasons. First, the traffic problems will be very dangerous for everyone in the area. Do not allow this plan. The results will be very important to many ROCKRIMMON residents.  
AL HOCHMUTH 265 DOLOMITE DR 80919 [HOCH77@HOTMAIL.COM](mailto:HOCH77@HOTMAIL.COM)

## **Thelen, Lonna**

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**From:** jessebob1@aol.com  
**Sent:** Thursday, November 07, 2013 9:56 AM  
**To:** Thelen, Lonna  
**Subject:** "student housing"

I'm writing to express my serious concern and reservations regarding the proposed high density housing near the intersection of Rockrimmon and Delmonico boulevards. The traffic consequences while not clear now would likely be immense especially since a lot of high density housing is being developed nearby now without any new routes of egress or ingress to Rockrimmon. This intersection is already a bottleneck every day and was a potentially disastrous bottleneck during the evacuations from the Waldo canyon fire. This needs careful consideration- please.

Thank you.

Jesse Hofflin, MD

## Thelen, Lonna

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**From:** bjorgmapstone@comcast.net  
**Sent:** Tuesday, November 05, 2013 5:41 PM  
**To:** Thelen, Lonna  
**Cc:** bjorgmapstone@comcast.net  
**Subject:** Planning Commission Meeting 8 Nov

I was just informed that a planning meeting regarding filings CPC CP 08-00078-A1MJ13 and CPC CU 13-00116 which will permit apartments for up to 564 UCCS students at South Rockrimmon Blvd just west of the existing Shell gas station will be conducted 8 Nov 13. As a resident at 6408 Mesedge Drive I am deeply concerned that an additional housing complex, given the new complex being built at Delmonico, will adversely impact the limited access/exit we already have in this area. At a minimum no future complexes should be approved pending an assessment of the traffic generated by the apartment complex currently being built.

Bjorg and Terry Mapstone  
6408 Mesedge Drive  
Colorado Springs Colorado  
719-264-0955

## Thelen, Lonna

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**From:** Ben Fallin <benfallin@live.com>  
**Sent:** Tuesday, November 05, 2013 11:22 AM  
**To:** Thelen, Lonna  
**Subject:** Proposed Rezoning

This concerns CPC CP 08-00078-A1MJ13 and CPC CU13-00116. My wife and I live at 6481 Mesedge Lane within the Golden Hills area. We are strongly against the proposed rezoning and plans for multi-unit housing on South Rockrimmon. The traffic is bad enough currently and the huge apartment area on Delmonico isn't even finished. The proposal would be untenable for daily traffic and most likely dangerous. During the evacuation concerning the Waldo Canyon fire, the intersection at Delmonico/Rockrimmon (south) was exceptionally bad/slow/dangerous trying to get to safety. Furthermore, one must consider the investment people have in their home and bought in our area because of current amenities and peacefulness. I am greatly concerned the value of houses would plummet, which would be greatly unfair based , also, on the reasons we all bought homes in the area. Request disapproval of the plans and rezoning. Thanks for your consideration. Ben and Julie Fallin

# COLORADO GEOLOGICAL SURVEY

1500 Illinois Street  
Golden, Colorado 80401  
303-384-2655



Karen Berry  
Acting State Geologist

December 16, 2013

Lonna Thelen, AICP, LEED AP  
Planning & Development, Land Use Review Div.  
City of Colorado Springs  
P.O. Box 1575  
Colorado Springs, CO 80903

**Location:**  
SW<sup>1</sup>/<sub>4</sub> Section 18,  
T13S, R66W of the 6<sup>th</sup> P.M.

**Subject: Creekside at Rockrimmon**  
**City of Colorado Springs, El Paso County, CO; CGS Unique No. EP-14-0006**


Dear Ms. Thelen:

Colorado Geological Survey has completed its site visit and review of the above-referenced development plan referral. I understand the applicant proposes 38 multifamily/student housing units in six buildings, plus a clubhouse and pool, on approximately 5.1 acres located on the north side of South Rockrimmon Blvd., west of Delmonico Drive. With this referral, I received a Geologic Hazard Study, Creekside at Rockrimmon (Entech Engineering, Inc., September 27, 2013), an Amendment to the Final Drainage Report for Creekside at Rockrimmon Filing No. 1 (JR Engineering, LLC, November 2013), and a set of six Development Plan drawings (N.E.S., Inc., November 13, 2013, and JR Engineering, September 25, 2013 and November 12, 2013).

According to available historic mine maps, the site does not appear to be undermined. Pikeview Mine workings within this area are located north of North Rockrimmon Creek, except for one room which appears to terminate approximately beneath the creek. **I agree with Entech that the site is not exposed to a mine subsidence hazard.**

Entech's geologic hazard study contains appropriate recommendations for mitigating the site's potential hazards and development constraints, which include expansive soils and bedrock, seasonally shallow groundwater, water-bearing sand layers and perched water above the claystone/sandstone bedrock surface, areas of uncontrolled fill, and downslope creep. **Provided Entech's recommendations are adhered to, and lot-specific investigations and analyses are conducted for use in design of retaining walls and foundations, I agree that the site appears to be suitable for the proposed use and density.**

Thank you for the opportunity to review and comment on this project. If you have questions, need clarification of issues identified during this review, or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,  
  
Jill Carlson, C.E.G.  
Engineering Geologist