

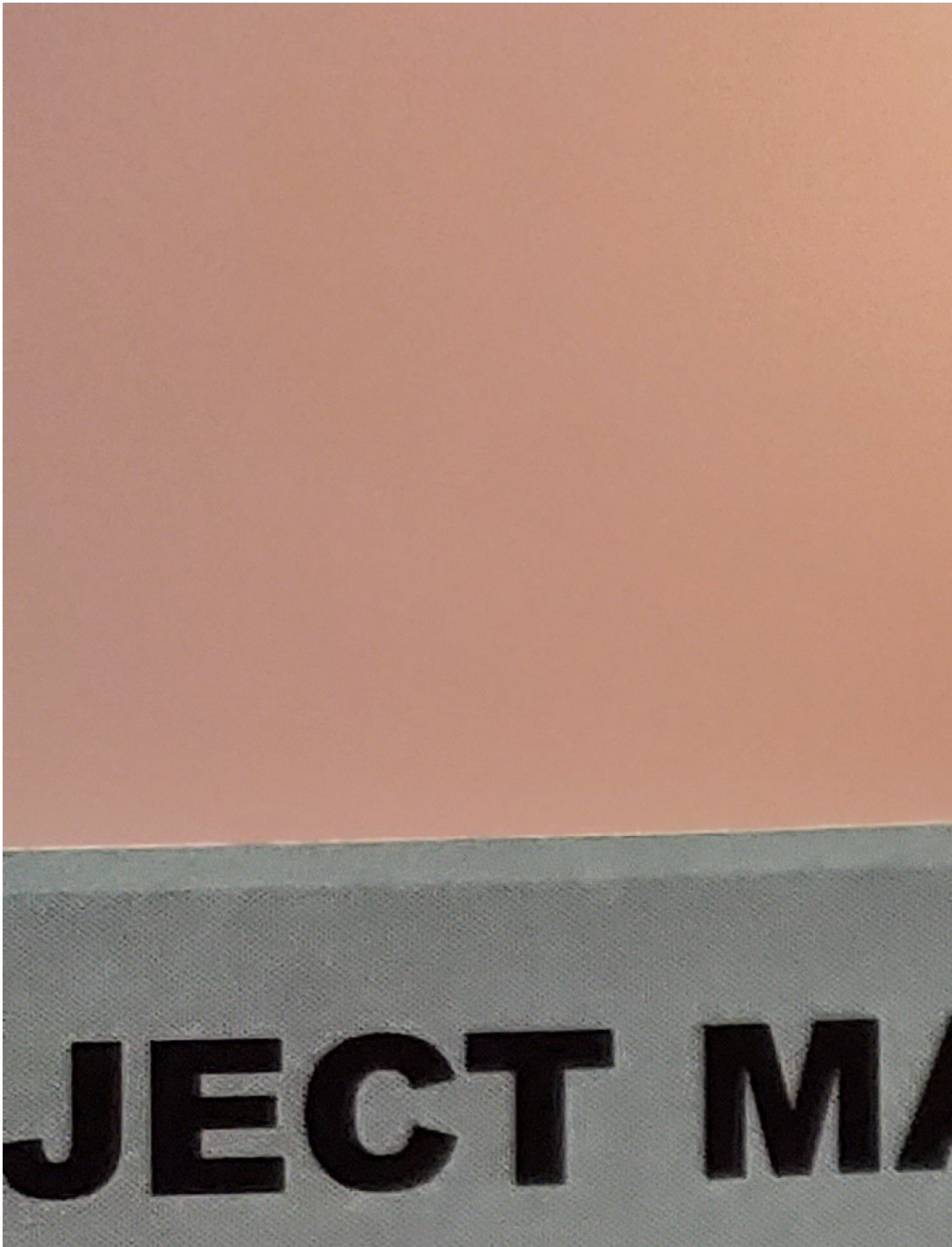
Sexton, Daniel

From: Grover, Gabe [SLS] <Gabriel.Grover@t-mobile.com>
Sent: Monday, May 11, 2020 8:14 PM
To: Sexton, Daniel
Cc: Natalie Grover
Subject: File Number CPC CU-19-00148-Atrium Senior Apartments

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Good evening Daniel,

My name is Gabriel Grover and I live at 4725 Rushford pl. This email is concerning the proposed senior living development at 4921 Templeton gap Rd. that was scheduled to start construction this month. Upon reading the plans online it seems the height of the building will be 143' as well as have balcony's facing outwards towards my house which has caused not only myself but my family to become increasingly anxious regarding the privacy/safety of our home/yard and children. We would not have any privacy trees blocking direct line of site between my backyard/my children's bedroom's. Also I am concerned with the increase in noise as the traffic will echo off the exterior of the building and make it near unbearable to be in my own backyard. Are there plans to create any type of privacy barriers between our single family homes and this apartment building? I have attached a screen shot of where my home is in regards to this project site. As previously mentioned this has caused severe anxiety in our household as we have noticed we are the main home affected by this development as we have no privacy.



Your response is greatly appreciated.

Thanks,

Gabriel Grover
Senior Account Executive



333 Inverness Dr. South S| Englewood, CO 80112

Mobile 719-459-7777 | gabriel.grover@T-Mobile.com

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Sexton, Daniel

From: Grover, Gabe [SLS] <Gabriel.Grover@t-mobile.com>
Sent: Tuesday, May 12, 2020 7:27 AM
To: Grover, Gabe [SLS]; Sexton, Daniel
Cc: Natalie Grover
Subject: Re: File Number CPC CU-19-00148-Atrium Senior Apartments

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Thank you very much for the quick response. My apologies I clearly had a typo for the 143'. I would also like the city to address the noise that will come with the increase in fire trucks and ambulance. Also I noticed this complex is 54 units yet only has parking for 35 vehicles. Including employees that does not seem adequate. During holidays and gatherings where will everyone park? The only option seems to be overflow into our neighborhood which will potentially pose as a safety risk as people will inherently cross Templeton Gap road more frequently and cause more accidents. Not to mention on West side of Rushford pl from Whirlwind there are at least 16 kids that live directly on our street and could potentially be in danger with the increase in traffic. Thank you very much for taking our feedback into consideration.

Gabriel Grover
Senior Account Executive



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From: Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>
Sent: Tuesday, May 12, 2020 6:53:36 AM
To: Grover, Gabe [SLS] <Gabriel.Grover@t-mobile.com>
Cc: Natalie Grover <Natalie.Grover@Yardi.Com>
Subject: RE: File Number CPC CU-19-00148-Atrium Senior Apartments

[External]

Morning Mr. Grover,

The City Planning & Community Development Department appreciates your comments regarding the above referenced project. Your comments will be provided to the City's Planning Commission as they deliberate the project applications. Instructions for participating in the public hearing on May 21 are noted on the public notice card.

In terms of you building height question, I do want to clarify that the senior apartment complex has a proposed maximum building height of 43' 8". I'm not certain where you saw the 143' measurement.

Please let me know if you have any further comments or questions that you feel the City's Planning Commission should consider regarding this project.

Thanks,
Dan

Daniel Sexton, AICP

Principal Planner

Land Use Review Division

Planning & Community Dev.

City of Colorado Springs

Phone: (719) 385-5366

Email: daniel.sexton@coloradosprings.gov

Work Schedule: Tuesday-Friday, 7:00 a.m. to 6:00 p.m.

Dept. Hours: Monday-Friday, 8:00 a.m. to 5:00 p.m.

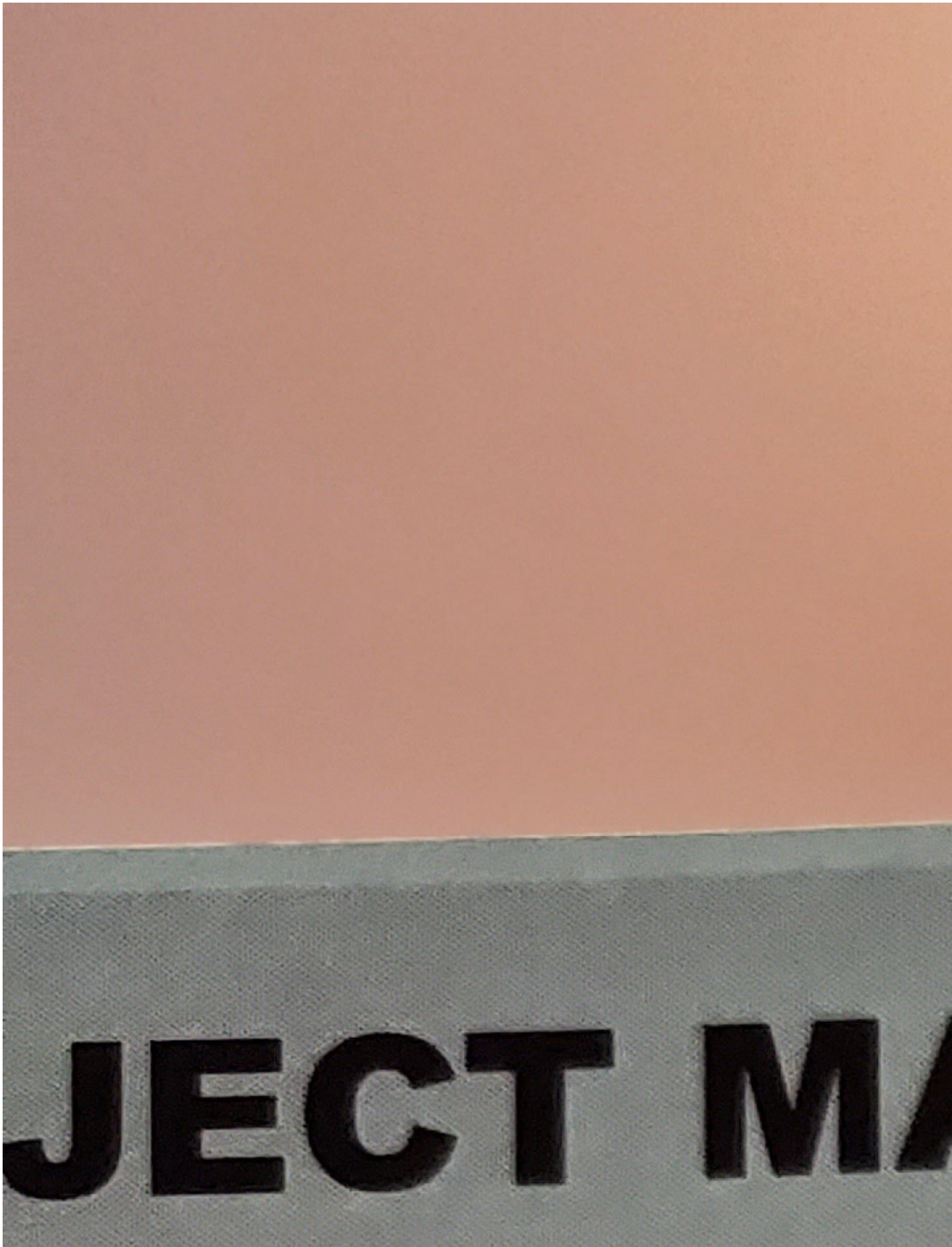


From: Grover, Gabe [SLS] <Gabriel.Grover@t-mobile.com>
Sent: Monday, May 11, 2020 8:14 PM
To: Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>
Cc: Natalie Grover <Natalie.Grover@Yardi.Com>
Subject: File Number CPC CU-19-00148-Atrium Senior Apartments

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Good evening Daniel,

My name is Gabriel Grover and I live at 4725 Rushford pl. This email is concerning the proposed senior living development at 4921 Templeton gap Rd. that was scheduled to start construction this month. Upon reading the plans online it seems the height of the building will be 143' as well as have balcony's facing outwards towards my house which has caused not only myself but my family to become increasingly anxious regarding the privacy/safety of our home/yard and children. We would not have any privacy trees blocking direct line of site between my backyard/my children's bedroom's. Also I am concerned with the increase in noise as the traffic will echo off the exterior of the building and make it near unbearable to be in my own backyard. Are there plans to create any type of privacy barriers between our single family homes and this apartment building? I have attached a screen shot of where my home is in regards to this project site. As previously mentioned this has caused severe anxiety in our household as we have noticed we are the main home affected by this development as we have no privacy.



Your response is greatly appreciated.

Thanks,

Gabriel Grover
Senior Account Executive



333 Inverness Dr. South S| Englewood, CO 80112

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Sexton, Daniel

From: Kent Hill <kenthill1949@gmail.com>
Sent: Thursday, May 14, 2020 9:31 AM
To: Sexton, Daniel
Subject: Re: Atrium Senior Apartments

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Daniel,

my mailing address is 6080 Whirlwind Dr, Colorado Springs, CO 80923. So I may not be within the 1000 feet requirement to receive a mailed notice, but I do live in the nearby neighborhood and drive by the site on a daily basis. I have also attended the other public meetings regarding this project and take a vested interest as a local resident and concerned person. Since I live in the area I have looked at the project from the point of view of a concerned citizen considering the safety of the residents and general public.

My concerns that I would like to have addressed to the Planning Commission are:

- 1) The project is proposing to have a 54 unit apartment complex with only 39 parking spaces available to the residents. I understand that the apartments will be for senior citizens and many of them may not have a vehicle, but I also know that several of them will and there will also be additional visitors to the complex. So this will cause a parking problem in the area. Since there will not be parking available on either Templeton Gap or Austin Bluffs, then parking will be on Tradewind Pt., which is a narrow street and is used by customers of the service station and other businesses in the area and the residents nearby. There have been problems in the past with people turning the wrong way off that street and causing traffic issues. Additional parking on that side street will cause additional traffic problems.
- 2) The project calls for variances moving the building closer to both Austin Bluffs and Templeton Gap. I understand the reason for this request is to provide additional size to the complex and thus more residents. Since that is a busy intersection, then having the completed building that much closer to the street would limit driver's vision causing a safety factor.
- 3) Having the project on a busy intersection of Austin Bluffs and Templeton Gap will limit the resident's access to walking in the local area without putting them at risk due to traffic congestion. I would hate to see the death of a senior citizen caused by a traffic accident.
- 4) Since the building will be a 3 story structure with a roof height of approximately 45 feet and it will be located close to the south side of Templeton Gap, then during the winter time the sunlight will be blocked from melting the snow and ice that usually accumulates during snow storms. This already causes traffic problems on snowy days since Templeton Gap is not regularly plowed or maintained when it snows and vehicles pack the snow before it's able to melt.

Daniel, if you could pass these concerns on to the members of the Planning Commission before the meeting I would appreciate it. Thank you for the information regarding the upcoming meeting. I plan on attending the meeting on May 21st via telephone.

Kent Hill

On Thu, May 14, 2020 at 8:23 AM Sexton, Daniel <Daniel.Sexton@coloradosprings.gov> wrote:

Morning Mr. Hill,

Can you please provide me with your mailing address, so I can determine if you were within our 1,000ft mailing radius for the project.

In terms of the public hearing, the project will be considered by the City's Planning Commission next Thursday, May 21st at 8:30am. A copy of the public notice postcard is attached, as it contains information about participating in the meeting. The City is presently hold all its public meetings virtually, so no members of the public are able to participate in-person. As a point of clarification, this item will not be heard by City Council unless it is appealed, as the application sequence per City Code only requires a decision by the City Planning Commission. Also, no additional neighborhood meetings were required or scheduled for this project beyond the meeting held on November 21, 2019.

Please let me know if you have any further questions or comments you'd like the City's Planning Commission to consider as deliberate on the project applications.

Thanks,
Dan

Daniel Sexton, AICP

Principal Planner

Land Use Review Division

Planning & Community Dev.

City of Colorado Springs

Phone: (719) 385-5366

Email: daniel.sexton@coloradosprings.gov

Work Schedule: Tuesday-Friday, 7:00 a.m. to 6:00 p.m.

Dept. Hours: Monday-Friday, 8:00 a.m. to 5:00 p.m.



From: Kent Hill <kenthill1949@gmail.com>
Sent: Wednesday, May 13, 2020 8:33 PM
To: Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>
Subject: Atrium Senior Apartments

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Daniel, This is Kent Hill. I heard from a neighbor that they had received a green card notifying them that there was going to be a City Council meeting regarding the Atrium Senior Apartments project. I don't know why I didn't receive a card notifying me, so I am sending this e-mail to you to find out the details about that upcoming meeting. When is that City Council meeting scheduled? Is it going to be open to the public? Is there a way to contact the council members to express our concerns about the project? I thought there was supposed to be a final meeting before the City Development Committee prior to the City Council meeting. Did that meeting ever happen or was it cancelled due to the pandemic?

Thank you for your time in this matter,

Kent Hill

Sexton, Daniel

From: Nelson R. Kent <nelsonkent@yahoo.com>
Sent: Monday, May 18, 2020 1:38 PM
To: Sexton, Daniel
Subject: Project Plan for "Atrium Senior Apartments"

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I am a resident of the Saddleback Heights town home community located just east of the property in question, 4921 Templeton Gap. Colorado Springs, CO.

I have two primary concerns with the City's project to allow Greccio Housing to build a 54-unit senior apartment complex on a currently vacant lot.

My basic concern is that the building site is inappropriate for the intended use.

The objective of the City's plan to provide low-income housing for senior citizens is a worthy objective. the proposed location for this apartment complex on the southeast corner of Austin Bluffs and Templeton

Gap is a poor choice. There are potential traffic safety hazards for the residents, there is no public transportation available near the site to provide access to services and parking for tenant vehicles is a likely problem.

Access to Services:

- To the best of my knowledge, the nearest bus stop is west on Austin Bluffs at the intersection of Austin Bluffs and Barnes Road, over a mile from the proposed site.

- The nearest grocery store, a Safeway, is located north of the proposed site on the east side of Austin Bluffs at the northeast corner of Austin Bluffs and Dublin, about 1.5 miles away, and featuring uphill and downhill sidewalk access as well as a 4-lane busy intersection at Austin Bluffs and Rangewood.

I am not sure that elderly people, or anyone else for that matter, would be able to walk to the nearest bus stop or to the nearest grocery store and return with groceries, particularly during inclement weather.

- There are no medical or vision services located within walking distance of the proposed site. There is a dentists' office directly across from this lot on the east side, 4935. This facility, however, focuses on orthodontics and may or may not be able to meet the dental needs of the residents of the proposed facility.

In short, residents of this facility will need to have transportation, public or private, to access the services they will

require.

Parking:

- If the residents own vehicles, they will need a place to park them. I believe this lot is about one acre in area and it is not clear how much space will be left for parking for residents and visitors after the facility is built. I would assume that a parking space for each of 54 vehicles (one per apartment will be provided plus a reasonable number of spaces for visitors). Some of the spaces will be designated for handicapped use and will not be available for general use.

The dentist's office has its own private parking. Directly south of and across the street from the dentist's office is the Polo Springs Veterinary Clinic (5557) which has its own private parking. And lastly, due south of the lot and fronting on Austin Bluffs, is a convenience store and gas station. I should also point out that immediately east of the dentist's office and the animal clinic is the Saddleback townhomes community of which I am resident. We have limited visitor parking and parking outside of designated areas is prohibited by City fire ordinances.

The only alternative for parking is on the adjacent neighborhood streets. I think this is a bad idea, because residents will have to park on streets on the north side of Templeton Gap, a particularly busy road during the morning and afternoon rush hours when traffic is heavy, and cross Templeton Gap to get to the facility. Although there is a stoplight at the intersection of Austin Bluffs and Templeton Gap, crossing Templeton Gap on the east side of Austin Bluffs can be "dicey." I know this because I frequently walk my neighborhood for exercise and make this "crossing." There are cars coming in both directions on Austin Bluffs; some are trying to make left turns onto Templeton Gap when headed west and other cars making right turns onto Templeton Gap headed east. Suffice it to say, that I usually avoid crossing Templeton Gap at this intersection and walk much further east before I try to cross in either direction.

I believe that a traffic study was conducted by the City in 2017 and, in more recently, in 2019. The 2017 study concluded that the proposed intersection was not safe for senior pedestrians. When asked how the results of the first study might affect the safety of future senior elderly residents living at this traffic intersection at a town hall meeting about two years ago, one City Council member, Andres Pico, District 6, replied that he didn't agree with the results of the study. I am not aware that the Council person Picos offered any data or research to dispute the traffic study. His observation seems irresponsible to me and an attempt to "blow off" any concern for the safety of potential future residents of this facility in the cause of moving the project forward.

Process:

In addition to my concerns about the safety of the residents of the proposed facility and the lack of access to public transportation and adequate parking, City Council did not follow their own processes for disposing of surplus property and decided to "sell" this piece of property to Greccio Homes for \$1.00. The property should have been advertised for sale and sold to the highest bidder. My understanding is that appraisals of this property were as high as \$550,000. It was for this reason that Mr. Donald Knight, City Council representative for District 1, voted against the decision to donate the property to Greece Homes for a cost of \$1.00.

As I am sure you are aware, City revenues are being impacted by the coronavirus pandemic. The sale of this piece of property to Greccio Homes for \$1.00 has cost the City a large sum of money at a time when the funds from the sale could have been used to purchase a piece of property better suited for the project or other purposes.

Given that the site is not the best for this project, it would seem to make more sense to me for the City to put the property up for sale and try to realize as much value from it as possible. The money from the sale of the property could be used by the City to acquire another site that is near public transportation, grocery shopping and other services that the residents will require and not located at a busy traffic intersection.

I am aware that the lack of affordable housing in Colorado Springs and a large number of homeless persons is a "hot button" issue for the City and many of its residents. I agree that providing housing for low-income elderly persons is desirable and an objective that should be pursued. In this case, however, I believe the City can do much better for the beneficiaries of this project.

In short, the issue is not whether we need such a facility, but rather where it is to be located. I believe that City Council used poor judgment in choosing this site and should reconsider their decision.

Nelson R. Kent
5035 Saddleback Heights
Colorado Springs, CO 80923

Tel: 719-246-1295

Email: nelson_kent@yahoo.com

Sexton, Daniel

From: Lisa Sheldon <lisasheldon@earthlink.net>
Sent: Tuesday, May 19, 2020 9:46 PM
To: Sexton, Daniel
Subject: Atrium Senior Apts

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Daniel,

I live on Tradewind Pt., one of the boundary streets for this development. I don't want these 54 units built here because I don't believe there will be adequate parking for residents, staff, and visitors. I think people will illegally park in the spaces of the townhomes and businesses next to this project and that traffic will be awful. I would like the lot to remain commercial and not be re-zoned to residential.

Lisa Sheldon

Sexton, Daniel

From: Matthew Waddell <mwaddell6@gmail.com>
Sent: Tuesday, May 19, 2020 9:54 AM
To: Sexton, Daniel
Cc: Daniela Waddell
Subject: Atrium Senior Apartments

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I am submitting my comments before the upcoming land use review hearing for May 21, 2020.

I and my family reside at 4825 Poleplant Dr. We are the corner house diagonal from the development proposed.

The main issue is egress and ingress. There are not enough lanes, not enough traffic controls, and the Austin Bluffs Blvd has become a speed zone from Stetson Hills to Rangewood. 54 new residences means at least 54 more vehicles, not including guests and so forth.

At least two more lanes must be installed because of the townhomes just east and adjacent to the new development because traffic volume in and out is not able to accommodate the increase. In addition, the gas station ingress and egress creates more volume issues.

Crime rates for senior living is an issue because it is next to a Circle K convenience store open 24 hours a day. Seniors, sadly, are targets of criminals because criminals believe this group of citizens are easy targets.

I understand the need to provide living opportunities, but the opportunities in this small space are not reasonable, are not safe, and are not practicable.

There is space, and plenty of it, east of powers or west on Austin Bluffs for this type of development. Putting this next to a gas station, Circle K, and the pure fact that the egress and ingress issues with the new volume of traffic make this a serious problem.

Please reconsider this location, and provide it for the safety of all, including but not limited to, the future senior residents, to move this down Austin Bluffs west, or east off of powers where the issues mentioned above are minimized.

Please consider the entire community of citizens when you decide on this matter. Thank you for allowing me to provide my input.

Matt Waddell
4825 Poleplant Dr
Colorado Springs, CO 80918
c 310-625-4229

Sexton, Daniel

From: Ashley Ramstead <ashleyramstead@gmail.com>
Sent: Sunday, May 17, 2020 3:36 PM
To: Sexton, Daniel
Subject: Comment over new project on T. Gap and Austin Bluffs

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Hello Mr. Sexton,

I would like to comment regarding CPC-CU [19-00148](#) and CPC NV [19-00151](#), the Atrium Senior Apartments. I live on Fescue Drive in the Sundown neighborhood next to this property. My concerns are regarding spacing and also height of the building for this complex. The space available is maybe only an acre. That would be way too small to build a complex to fit 54 units and include adequate parking spaces for the residents. There is no street parking on Austin Bluffs or Templeton Gap. Also, this is a neighborhood with some small stores and offices but all being no taller than an average single family home. A three story building will be such an eye sore to this beautiful neighborhood.

I also see that they are asking for only a 10' spacing versus the City Code required 20'. Templeton Gap is a moderately busy road and to think that someone's apartment window would only be 10' from the road where cars are driving is not logical.

I hope my comments are helpful and considered during the hearing. Please do not approve this apartment complex.

Thank you for your time and consideration.

Ashley Ramstead

Sexton, Daniel

From: BJ Scott <bjscott2325@gmail.com>
Sent: Friday, May 15, 2020 2:17 PM
To: Sexton, Daniel
Subject: Greccios Atrium Development

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In the past few years, I have made the change from a career in healthcare to working in the affordable housing arena. Research shows that housing and health are strongly linked. In my new work, I am a co-founder of the Affordable Housing Collaborative (<https://affordablehousingelpasoco.org>) and have become very aware of our affordable housing crisis, even pre-COVID-19. As of February 1, there were 261,000 households in Colorado. Of these, over 82,000 were housing cost-burdened (spending 30% or more of their income on housing) and over 34,000 were extremely cost-burdened (spending 50% or more their income on housing).

All this to say that the Atrium Development is critically important in the effort to add to the affordable housing stock in Colorado Springs and I urge your support and approval of these new units. In this pandemic era this will not only provide an affordable home for individuals, it will also support their health. Housing is healthcare, too.

Sincerely,

BJ Scott

Sexton, Daniel

From: Lisa Douglas <oursuperherofamily@gmail.com>
Sent: Tuesday, May 19, 2020 4:44 PM
To: Sexton, Daniel; Wintz, Katelynn A
Subject: Dublin Springs Independent Living & Atrium Senior Apartments

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To Whom It May Concern,

Regarding the proposed building of Atrium Senior Apartments & Dublin Springs Independent Living at Source Center Point, our family and neighbors say not only no, but hell no. Absolutely not. Not at all, not in the least. Develop these gigantic atrocities somewhere else, away from families. Do not put this near our neighborhood on a road that already has far too much traffic.

There's plenty of land to the east of us near Marksheffel, leave this area alone.

Sincerely,

Brian Achey & Lisa Douglas
Homeowners 6059 Scout Drive

Sexton, Daniel

From: Regina DiPadova <rdipadova@cheyennevillage.org>
Sent: Tuesday, May 19, 2020 2:41 PM
To: ReToolCOS; Sexton, Daniel
Cc: cspringsphp@gmail.com
Subject: Housing

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Good afternoon,

I am submitting my support in an increase for affordable housing by allowing flexibility in the family home Zoning. I strongly support ADU's as a way to increase the inventory of affordable housing in neighborhoods which are safe, accessible and in better school districts. Now more than ever we need to assure all CS citizens have a safe place to live and thrive, their life literally depends on it.

I believe there has been a lot of misinformation as anything does when a new concept is being discussed but ADU's are not new, downtown CS has many ADU's already on their property, they were called cottages, granny flats or service quarters. Not everyone is being 'told' they need to build one.

Please consider the flexibility needed to those that want to have additional income by providing affordable housing. Lives depend on it.

Thank you

Regina DiPadova

Regina DiPadova, Director of Community Services



6275 Lehman Drive, Colorado Springs, CO, 80918

Main: 719-592-0200 | Direct: 719-572-7486 | Mobile: | Fax: 719-548-9947

Email: rdipadova@cheyennevillage.org | www.CheyenneVillage.org

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Sexton, Daniel

From: DAVID SANDERS <dasanders457@comcast.net>
Sent: Saturday, May 16, 2020 9:30 PM
To: Sexton, Daniel
Subject: low income housing

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Hello Daniel, I wonder have you visited the acre lot at Austin bluffs and Templeton Gap where Greccio wants to build the low-income sr. housing? if not you should. This is a very busy intersection with only one way out. One entrance is through a gas station and the other next to a dentist office.

This is about the worse place you could put apartments. 54 units on less than an acre with parking? Many low-income seniors don't drive and there is no regular bus transportation at this location. There is no close-by shopping for them to walk to, and again traffic would be a nightmare for any walkers.

4/5 story buildings would not be a good fit for this location or aesthetically pleasing. I am baffled that the city has even considered this development. Please, stop this from going forward as it won't turn out good for anyone involved. Why not turn the acre into a small neighborhood park?

David

Sexton, Daniel

From: Dixie Strutton <dixiestrutton@gmail.com>
Sent: Wednesday, May 13, 2020 6:30 PM
To: Sexton, Daniel

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To Whom it May Concern:

Regarding the Atrium Senior Apartments
4921 Templeton Gap Road
CPC CU 19-00148
CPC NV 19-00151

Proposing a 54 unit senior apartment complex on such a small corner of this busy intersection is ludicrous! There is not adequate parking on that corner for seniors to park their vehicles in the apartment lot and the apartment complex together and not enough parking on the streets around it. To have seniors out on Austin Bluffs and Templeton Gap is an accident waiting to happen. Seniors are not as agile, flexible, nor as steady on their feet and could very easily slip off the curb into oncoming traffic, Austin Bluffs is busy with traffic all hours of the day. Templeton Gap is one lane no room for cars to be parked and Austin Bluffs has a right turn lane so no cars are able to be parked there. To have seniors out on those streets is dangerous and stupid. To have seniors pulling out into the traffic in this busy area is going to cause more accidents and slowing of traffic. I disagree with this proposal !! For the safety of the Seniors.

Sexton, Daniel

From: Rick <rjreed93@icloud.com>
Sent: Sunday, May 17, 2020 9:54 AM
To: Sexton, Daniel
Subject: Site concerns for CPC CU 19-00148 for meeting 5/21/2020

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Mr. Sexton,

As a resident of Antelope Creek which is adjacent to the proposed site / construction under CPC CU 19-00184 (54 units of 60+ multi family) at T-gap and Austin Bluffs, I have several concerns that I would like to make sure are brought up and properly addressed.

In the letter dated 2/18/2020, a note was mentioned about public comments (please see below) with a note to address them in subsequent letters. I am unable to find anything from the requestor after this date where the concerns have been addressed properly.

Public Comments: At the neighborhood meeting held on November 21, 2019 and from the public comments received during the public notice period, a number of comments and concerns have been raised. While the issues raised span a variety of topic, most focus on the building's height and mass, pedestrian safety, traffic, impacts on existing infrastructure and schools. Please respond to the issues raised as part of a subsequent resubmittal letter

- 1) The height of the building (at a maximum of 45 feet) is NOT IN ACCORDANCE with the surrounding neighborhood. The area houses single level buildings and businesses that will be dwarfed by this massive structure.
- 2) 54 Units of 60+ multiple family. The assumption here is that as long as 1 person in the unit is over 60 years of age that the remaining X number of family members could be any age and any amount. This means that the proposed site is NOT a senior low income housing site but is actually just a low income housing site. The site proposal should CLEARLY state that all residents within the unit MUST meet the requirement of 60+ years of age in order to keep this site as proposed.
- 3) 39 parking spots for 54 multiple family units. At full capacity, this will create a parking nightmare that will flow over onto the side streets and surrounding neighborhoods. I don't see how city planners can okay a structure so big but yet allow for almost no parking for it.
- 4) Traffic concerns on T-Gap and Austin Bluffs. This intersection already suffers from accidents because of the line of sight and with a massive 45 foot structure with reduced setback values of 10 feet (verse 20 feet), this will increase the likelihood of accidents in the area. This intersection already backs up to the Whirlwind Drive neighborhood entrance/exit during high traffic times of the day. This project will increase that traffic flow making it nearly impossible to use this intersection during peak traffic times. In addition, this will cause traffic to flow through the neighborhood as drivers try to find a way "AROUND" this difficult intersection. This will increase the risk to neighborhood residents as well as the school children for Scott Elementary which is along the route through the neighborhood.

I would like to propose at the 5/21/2020 meeting the following:

- 1) The size of the structure be limited to 2 stories and therefore only 36 units. This will alleviate the concerns of the structure being outside of the NORM for existing structures. This will alleviate some of the traffic concerns and parking concerns assuming the parking requirements stand at 32 required spots.
- 2) The setback variances be maintained at 20 feet as per regulations. This will alleviate some of the line of sight concerns for the T-gap / Austin bluffs intersection.
- 3) The proposal clearly states that all residents within the units must meet the 60+ age requirement to avoid this site becoming just another low income housing site. Exceptions for care givers should be explicit and rare in nature.
- 4) A required widening of the intersection at T-Gap / Austin Bluffs to allow for an additional turning lane from T-Gap turning South onto Austin Bluffs. This would alleviate the traffic backups beyond the Whirlwind Drive neighborhood entrance/exit and reduce the "AVOIDANCE" traffic through the neighborhood.

Mr. Sexton, I appreciate your time in this matter and I look forward to these concerns being brought up at the 5/21/2020 meeting and PROPERLY addressed within the site proposals and plans moving forward.

Thank you.

Rick Reed
5910 Fescue Drive, Colorado Springs, CO 80923
719-235-7966

Sexton, Daniel

From: Ruth McGuire <r.mcguire3@centurylink.net>
Sent: Tuesday, May 19, 2020 9:48 PM
To: Sexton, Daniel
Subject: <No Subject>

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Mr. Sexton,

I am writing in regard to the development proposal for the Atrium Senior Apartments.

I am very concerned that little or no thought has been given to the traffic problems that this proposed project will present. The map of the area that is shown on the letter sent out to property owners is very deceptive. Tradewind Point is not a clear access/exit for vehicles leaving and entering the area. Left hand turns are not allowed to access Templeton Gap and left hand turns from Templeton Gap to Tradewind Point are not allowed. Traffic must go through the Saddleback area to Roughrider Point in order to facilitate those turns. Neither Tradewind Point nor Roughrider Point are city roads. Maintenance for these roads falls to the responsibility of Saddleback. Because of the extra usage that would be incurred with this development, the maintenance costs would escalate for the HOA. Those roads are in need of maintenance even now. In addition, Templeton Gap has a great deal of traffic at certain times of the day and the traffic coming and going from this apartment complex will create a hazardous situation. Please reconsider this proposal for the usage of that vacant lot.

Thank you for your consideration.
Tom and Ruth McGuire

Sexton, Daniel

From: Sandra Burley <burleysk@gmail.com>
Sent: Sunday, May 10, 2020 6:23 PM
To: Sexton, Daniel
Subject: Project file numbers CPC CU 19-00148 and CPC NV 19-0015.Atriim Senior Apartments

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Mr. Sexton: In response to mailing received regarding the above project, I am totally against this project as are most residents of Saddleback Townhomes. Our voices were ignored. Where do you propose parking for these apartments and control of the added traffic. I am an original owner of my property here and feel your decisions in regard to this project will greatly lower the value of my home. We here are senior citizens and our homes in most cases are our retirement funds for future use. City Council members may have the funds to greatly fund their own retirement but we here depend on the value of our homes for future use. You are making decisions that affect our future needs by this project. This decision needs to be reviewed and rejected for the future of our community. Giving away this land for the builders net gain is wrong in my book.

Thank you for your time.

Sandra Burley

Sexton, Daniel

From: Tim Reynolds <tanddreynolds@gmail.com>
Sent: Monday, May 11, 2020 6:48 PM
To: Sexton, Daniel
Subject: CPC CU 19-00148 and CPC NV 19-00151

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I received a request for comment regarding a setback variance for this apartment project. This parcel of land is extremely small, so fitting this building and the appropriate parking on that small of a parcel would be unwise and unsafe.

Furthermore, this intersection of Austin Bluffs and T-Gap is a very dangerous intersection. I have seen countless accidents here and a "high rise" building on that corner will make the visibility even worse than it is, resulting in an even more "unsafe" condition.

I live right around the corner and go through that intersection multiple times per day. Folks that are turning right from Austin Bluffs on to T-Gap are notorious for not granting proper right of way to left turners off of Austin Bluffs when they have the arrow.

We certainly should not add to the poor visibility issues at that intersection, thereby increasing the danger.

Another issue is that turning from T-Gap into that "parcel" currently is only allowed in one direction, so access into that driveway (where you currently need to turn for the gas station, the dentist, and the vet clinic) would be severely hampered. That also goes for turning left out of that driveway. Folks do it all the time even though it is clearly marked as not allowed.

So, to sum up, there are three points that make this a questionable course of action.

- 1) The parcel is very small (too small for this use)
- 2) The visibility at the intersection will be severely hampered
- 3) Access in and out of the "access driveway" is not acceptable.

Please reconsider not only this variance, but also the proposed use of this parcel for that purpose.

Respectfully,
Tim and Diane Reynolds (residents of Antelope Meadows)

Sexton, Daniel

From: Mike Kelly <kelly21jets@yahoo.com>
Sent: Friday, May 15, 2020 10:49 AM
To: Sexton, Daniel
Subject: Atrium Senior Appartments

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Daniel,

I am writing to express my concerns with the proposed Atrium Senior living center plans for Templeton Gap and Austin Bluffs (File # CPC CU 19-00148 and CPC NV 19-00151). My initial concern is about safety, especially in regards to amending city code variance from 20 feet to 10 feet along Templeton Gap. By cutting this distance in half, it will affect sidewalk proximity to the building giving pedestrians minimal safe outs in reaction to an event. This also means a structure will be closer to the road making the terrain all the more dangerous during winter conditions (this road becomes icy and snow packed). During winter months the structure will cast shadows onto the road creating dangerous road conditions as snow will take longer to melt. Additionally, I am concerned about the proposed size of the structure and occupancy given the single acre. There will not be enough parking on site for the number of units leading to overflow within the neighborhood. As a resident of the first street, it seems logical that residents and/or visitors will park here resulting in congested streets and more traffic to be concerned about for our children playing (cul-de-sac life used as turn-a-round). This being a senior living center will also increase emergency vehicles (sirens) within the area disturbing the neighbors. The Templeton Gap and Austin Bluffs intersection has a proven record of being fairly dangerous and I have to presume will only become worse with added senior traffic and visitors. Final concern would be increased traffic noise reflecting back into neighborhood from a large building being in close proximity to the road. Thank you for taking the time to read my concerns and giving us residents a chance to voice these concerns.

Thanks,
Mike Kelly (Antelope Meadows Resident)

Sexton, Daniel

From: COS Pro-Housing Partnership <cspringsphp@gmail.com>
Sent: Tuesday, May 19, 2020 2:37 PM
To: Sexton, Daniel
Subject: Support for the Atrium Development

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Dan,

We are writing on behalf of the Colorado Springs Pro-Housing Partnership to express our support for Greccio's Atrium Development in Austin Bluffs. Now more than ever, it is important that we add affordable housing, especially for some of the aging residents in our community.

We understand that some opposition to this project has mobilized in the last few months. However, we believe that this opposition is misguided, driven by misconceptions about affordable housing and its inhabitants. Instead, we need to add as many new units of housing as possible to meet the rising demand in the Springs. The Atrium will help us get there.

As such, we urge the Planning Commission - and later council - to approve Greccio's proposal for a new development on this site.

Thank you for the time you've spent working on the various bureaucratic elements of this project. We look forward to working with the Planning Department as we find new and innovative ways to ease the affordable housing crisis in Colorado Springs.

Sincerely,

Elam Boockvar-Klein
Max Kronstadt
Liam Reynolds
And the entire Pro-Housing Partnership

Sexton, Daniel

From: Al Rodney <alpen.67@hotmail.com>
Sent: Wednesday, May 13, 2020 9:08 AM
To: Sexton, Daniel
Subject: CPC CU 19-00148 CPC NV 19-00151

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Mr Sexton,

Parking at this site is a real concern of mine. 54 units could have as much as 108 cars. How many parking spaces are planned for this site? What does code normally require? Are you changing code for this particular project? As there is no public transportation in the area and services are not walking distance particularly for the elderly...how will you stop/control all the parking that will likely be on neighboring streets in the immediate area (private property)?

Thank you,
Pamela Rodney