

From: neal cully <godogs11@yahoo.com>
Sent: Monday, July 4, 2022 10:06 AM
To: Gray, William E
Subject: N.30th street apartments

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Hello William

All of us who live on Granby circle behind Mountain Shadows Animal hospital will have to look at this building if it is 4 stories high. From my deck it will be quite an eyesore.(and noisy)

Also.the name itself is so ghetto.It's horrible. If this does get shoved down our throat at least tell the developer to name it something appealing.(Mountain view, Moon view,Buena Vista,whatever

Thanks
Neal Cully
4630 Granby Circle
719-684-2265

From: Chuck Kostecka <chuck.kostecka@gmail.com>
Sent: Sunday, July 10, 2022 3:22 PM
To: Gray, William E
Subject: Comments Re: N. 30th Street Apartments Proposal

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Good Day.

Our main concerns regarding this proposal are:

1. The plan for a four story building. This is totally out of place with other structures in the area.
2. Additional traffic on both 30th St. and Centennial Blvd. If approved, there needs to be a left turn signal from North bound Centennial to 30th. Also a traffic signal at Flying W and 30th should be considered.
3. Any multi-family development would over tax our already stressed emergency services, primarily police and fire and further complicate evacuations from the Mountain Shadows area.

Given the multi-family construction currently in progress along Centennial north of 30th, the approved duplex development on the northwest corner of Champaign and 30th and the proposed apartment building on the southeast corner of Garden of the Gods Road and 30th we fail to see the need for this project as proposed. Perhaps a two or even three story building would be more appropriate for this site.

Respectfully,
Charles & Rolene Kostecka
4680 Centauri Road, Mountain Shadows

Sent from my iPad

From: schnleea@aol.com
Sent: Tuesday, July 12, 2022 7:07 AM
To: Gray, William E
Cc: schnleea@aol.com
Subject: Opposition to Development Proposal / North 30th Street Apartments

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Dear Mr. Gray:

I am emailing you in regard to the above mentioned development proposal, file numbers: CPC CU 21-00193 and AR R 22-00340, AR R 22-00341 & AR R 22-00342.

My husband and I are opposed to this proposal to build a 4-story, 85 unit, multi-family apartment building on this site.

- The proposed plan will significantly and negatively impact the current residents' quality of life. The increased traffic on the nearby streets and into the existing neighborhoods will create an unwanted challenge in these established communities and will be exasperated with the proposed influx by the sheer volume of estimated units.
- The safety of the Mountain Shadows Community is of great concern should another catastrophic event take place like the Waldo Canyon fire. The City's engineer has publicly stated that 30th Street and the Garden of the Gods corridor, which are major egresses for our neighborhood, are already considered too congested to safely handle more traffic. Centennial is also at capacity.
- This high-density housing proposal does not complement the original intent of the master plan for Mountain Shadows and this west side community.
- The current noise level in this area is already too high. Adding to it will obviously increase the levels to unacceptable.
- Crime is on the rise in this area and the introduction of a proposed high-density housing complex has the tendency to add to this and have a negative impact on our existing neighborhoods.
- The City has not made any allowances to add more park space to our neighborhood with the proposal to add additional residences. This additional influx of multi-family apartments will negatively affect our ONLY neighborhood park - Mountain Shadows Park. The northwest section of town has one of the lowest park acreages per 1,000 residents in the city, yet the City continues to entertain adding more people to our already stressed area.

We are very concerned about this proposal and strongly oppose this request to develop the "North 30th Street Apartments".

Thank you for this opportunity to submit our concerns,

Jeff and Leea Schneider