

Sevigny, Gabe G

From: Pamela <juswading50@comcast.net>
Sent: Tuesday, March 29, 2022 8:15 AM
To: Sevigny, Gabe G
Subject: Re: Development Proposal Hancock Commons Chelton Rd & Hancock

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I understand that Hancock has to be re routed. Will there be sound barriers? This is already a very noisy area. Also, it would be nice to have improvements such as nice homes and not apartments or townhomes. Also, no more fast foods or Kim and Go type retails. We have to go to the north part of town for nicer places to eat and shop. We are concerned about more noise, traffic and crime!
Thank you,
Pamela Mead Krull

Sent from my iPhone

On Mar 28, 2022, at 12:29 PM, Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov> wrote:

Hello,
Thank you for the email. This email is to let you know that it was received and will forward to the applicant. When/if there is a resubmittal, you will be notified of that re-submittal. Please note this area has been planned for redevelopment going back to the 1980s and a realignment of Hancock is required to go to the east. This has presented hardships for a developer. Recent creations of a metro-district and an urban planning area, has now made the area able to be developed. However, past zone changes have over-lapped, the application to zone change now it to clean up those issues and provide better clarification of the uses proposed. Please let me know if you have any other questions.



Gabe Sevigny
Planning Supervisor
Land Use Review Division
City of Colorado Springs
Office: (719) 385-5088
Email: Gabe.Sevigny@coloradosprings.gov

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From: Pamela mead Krull <juswading50@comcast.net>
Sent: Tuesday, March 22, 2022 11:58 AM
To: Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>
Subject: Development Proposal Hancock Commons Chelton Rd & Hancock
Importance: High

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Dear Mr. Sevigny:

We received notification about the proposed Development Proposal of Hancock Commons at South Chelton Road along Hancock Expressway. We have questions and comments.

We have lived in our home at 4748 Newton Drive for 30+ years. We are senior citizens. The Spring of the COVID outbreak, we had planned on moving because of our loud neighborhood and because we kept getting bad neighbors in the subsidized house behind our home. Unfortunately, COVID delayed our plan and now the housing market is crazy with overpriced homes and unmaintained homes. So, we must remain here until we figure out where we can move.

Comments:

1. This area is already a very noisy area. We can presently hear traffic from Hancock Expressway and Powers. When we go to bed at night, we can also hear street racing late at night. It is very unpleasant. Are planners planning on putting a noise barrier between Hancock and our houses? How will they accommodate traffic from another 1000+ residents? Right now, we are able to walk over to Soaring Eagles to take a walk but with Chelton and Hancock being developed, we will encounter much more traffic on our way there.
2. I know the builder mentioned the townhome prices and apartments will be at a cost more accommodating to residents who cannot afford more expensive housing but we don't agree that this is a good thing. We believe ultimately that this is solely a money making venture. The residents in this area would be much happier had they heard that a nice housing area was being built, like a 'small Soaring Eagles' community that is kept up and doesn't attract more riff raff to our area. We want our area to become nicer and safer and more appealing. We don't want it to be filled with more townhomes and apartments which will bring in more traffic and more crime to our area. We disagree 100% with the type of housing of this development. Why not some nice homes instead?
3. How will this affect our house values? Had something nice, like homes, been proposed, we wouldn't be as concerned. We think this could bring our house values

down. We can't imagine that anyone who would move to this area would be happy with the noise we hear day and night from traffic, etc; With 1000+ more people in our area, the noise and traffic will be louder than it is now. We are dreading this.

4. We just don't like where this City is going anymore. We feel like we are being swallowed up by the City. It is no longer a pretty City and is just being filled with more and more subdivisions, less open space and vertical housing. Everything we once loved about the Springs is no longer here for us. And, to just have another development built, with no input considered from residents who have been here for a long time, is not right. Make it nicer for us. Quit building townhomes and apartments in our area. Attempt to attract people to our area with nice housing similar to Soaring Eagles or other nice clean safe attractive neighborhoods in which to live.

5. On the retail/restaurant proposal. We are tired of not having nice places to eat and shop like they have on the North End of the City. We don't want another 7/11, Walmart, Kum & Go. We want something decent like a Sprouts or a nice appealing restaurant like they have up North.

6. This area will never change if lower income housing and fast food places and Kum & Go's, etc; are all that get built in this area. It's sad that no one genuinely wants to improve it to appeal to outsiders.

I am hoping someone will actually listen to the comments you receive about this proposal. My husband and I are so disappointed on the direction this City has taken on Urban Development.

Thank you,
Rick Krull &
Pamela S Mead Krull
719-392-2062

Sevigny, Gabe G

From: Sevigny, Gabe G
Sent: Tuesday, June 14, 2022 9:54 AM
To: Ron
Subject: RE: Hancock Commons 2nd Submittal

Hello,

Thank you for the email. I will note that at this time the MDDP (Mater Drainage Development Plan) is identifying certain issues at this level. Further development plans will require final drainage reports to be approved prior to any final plat approval or building permit approval. Those reports will be more specific to what would ultimately be proposed according to building layout, density, etc. For traffic signal questions, I would encourage you to reach out to traffic engineering for information about the Monica Drive and Hancock Expressway intersection.



Gabe Sevigny
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 *Please consider the environment before printing this e-mail.*

From: Ron Graves <regraves@q.com>
Sent: Tuesday, June 14, 2022 6:14 AM
To: Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>
Subject: Re: Hancock Commons 2nd Submittal

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Thank-you for the heads up. I seen a lot of what the city departments wanted, but no answers to the questions that were asked. Eventually there will need to be traffic lights installed at Monica and Hancock. Right now to get out of the Deerfield Hills area you have to race across the road to make a left turn at times. Fighting the west and east bound traffic, not to mention the idiots that cant read and either come straight across or turn left from the north side of Monica. As far as the drainage goes I don't believe that

the section of Peterson drainage is concrete from Chelton to Hancock Expressway. Does not instill trust in any of the reports, unless they consider a section being concrete applies to the entire length.

From: "Gabe Sevigny" <Gabe.Sevigny@coloradosprings.gov>

Sent: Thursday, June 9, 2022 11:44:04 AM

Subject: Hancock Commons 2nd Submittal

Hello,

As a previous member of the public that has provided comments, I wanted to advise that a 2nd submittal has been made. You can use the link below in my signature line and enter the project numbers CPC PUZ 22-00036 and CPC PUP 22-00037. Please let me know if you have additional questions.



Gabe Sevigny

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Land Use Review Division

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Sevigny, Gabe G

From: Sevigny, Gabe G
Sent: Friday, April 1, 2022 8:13 AM
To: Ron
Subject: RE: Hancock Commons

Thank you for the email. It is a part of public record and will be forwarded to the applicant for their opportunity to address. You will also be notified of any re-submittals, public hearing scheduling, and/or any decision made. A note from planning, the zoning is already in place, however, there are over-laps that created dual zonings over the years. This is not permitted and the applicant is seeking to resolve any of those issues. Hancock Expressway has been designed to go east to the existing Hancock Expressway and now with a Metro District and URA (Urban Renewal Area) the project is finally able to move forward. However, to move forward the zoning needs to be resolved. Hope this helps, if you have further questions please do not hesitate to reach out.



Gabe Sevigny
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From: Ron Graves <regraves@q.com>
Sent: Friday, April 1, 2022 4:57 AM
To: Sevigny, Gabe G <Gabe.Sevigny@coloradosprings.gov>
Subject: Hancock Commons

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Mr. Sevigny,

While I commend the idea of infilling the city, it shouldn't be done at the inconvenience of the citizens that are many years established in the area. A couple of things that I can see that is wrong with the traffic plan is 1. you are adding over 2,000 vehicles per day to an already large amount of traffic. I see no mention of the existing

traffic count. should that not also be taken into account? 2. No mention of the traffic light at Hancock and Morning Mist. This is a school crossing. 3. I have noticed that 2 more areas are being developed 2 blocks to the east of Chelton on Hancock Expressway. Is the future traffic being taken into account? It is hard enough to get out of this neighborhood as it is with no extra traffic. Evacuation routes forget about them, 95% empty onto Hancock Expressway, and that is just from the south side. I'll check but I think the only place where the speed limit is 35 is on Chelton.

Ron Graves

The one problem with retirement is -----
You don't have any days off