

The Independence Center
729 S. Tejon St.
Colorado Springs, CO 80903

City of Colorado Springs
City Planning Commission
30 S. Nevada Ave.
Colorado Springs, CO 80903

To Whom It May Concern:

My name is Jamie Muth. I'm the Community Organizer with the Independence Center (IC) around affordable and accessible housing. **On behalf of the IC, I would like to express our support of the Ridge.**

With a projected deficit of 26,447 available units at affordable price ranges in 2019 (Affordable Housing Needs Assessment, 2014) and 1,415+ homeless neighbors on our streets as of the 2017 Point in Time (PIT) Count, the City must take a strong stance on this matter. We desperately need the units, far more than even the Ridge will provide.

I have attended some of the Broadmoor Bluff community's meetings about the Ridge. Their opposition is not based on genuine interest in accessibility, safety, or inclusion. Their comments reveal sentiments that are the exact antithesis of inclusion- not wanting "those people" in their community. **NIMBYism is common, unsurprising, and based on fear and misinformation. Do not let it sway you on making the right choice for our community and the future of the City of Colorado Springs.**

As an aside, when considering future affordable developments, the Independence Center urges the City of Colorado Springs City Planning Commission to commit to prioritizing projects that are [universally designed](#). Universally designed housing can be beautiful, accessible, and affordable. Many other cities have embraced this model in their affordable developments, including the Skid Row Housing Trust that presented at the Pike's Peak Continuum of Care's Bi-Annual Conference last fall. Such a model would address our ever-increasing need for affordable, accessible units while also reducing displacement by providing people with a home in which they can age in place.

The Affordable Housing Needs Assessment completed by the City of Colorado Springs and El Paso County in 2014 highlighted the need for accessible, affordable housing in the City and County. At that time, "nearly 60,000 residents in El Paso County h[ad] a disability that could affect their housing situation." Further, the report recognized the reality that with our area's rapidly increasing senior population, there will be a correlating rise in the number of accessible housing units needed. As people with

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disabilities tend to be financially vulnerable, the pairing of accessibility and affordability is vital.

Thank you for supporting the Ridge development and an inclusive future for the City of Colorado Springs. Please forward our support to the Commissioners and add this statement to the Ridge's file.

Best,

Jamie A Muth
Community Organizing Coordinator
The Independence Center
729 S. Tejon St.
Colorado Springs, 80903
719-471-8181, ext. 167

From: [Erika Hiromitsu](#)
To: [Van Nimwegen, Hannah](#)
Subject: Affordable Housing
Date: Wednesday, January 17, 2018 4:25:07 PM

Hello,

I want to express my strong support of affordable housing in Colorado Springs. This is a huge issue that we should tackle as a community. We criminalize the poor telling them they cannot sit or camp in public spaces and yet we do not provide alternative options for them. This is wrong and ridiculous. There are populations other than homeless that need more affordable housing as well. If we are to make Colorado Springs a better place, we need to address this issue.

Thank you,

Erika Hiromitsu

Lobato, Elena

From: Van Nimwegen, Hannah
Sent: Tuesday, January 16, 2018 5:43 PM
To: Lobato, Elena
Cc: Herington, Meggan
Subject: FW: Letter of Support for The Ridge

Elena, will you please forward to the Commission? Thanks again for all your help.



Hannah E. Van Nimwegen

Senior Planner | South Team

Phone: (719) 385-5365

Email: hvannimwegen@springsgov.com

From: Aimee Cox [mailto:aimee.cox@ppchp.org]
Sent: Tuesday, January 16, 2018 5:42 PM
To: Van Nimwegen, Hannah
Subject: Letter of Support for The Ridge

Hannah,

Please include in the public record this letter of support for The Ridge at Broadmoor Bluffs.

Our community needs a variety of housing types and sizes for people with different income levels and lifestyles. When I started as the City's Community Development Manager in 2013, we had no new units of affordable housing in the pipeline for the federal funding the City receives. The staff worked deliberately to raise awareness about the need for affordable housing (Affordable Housing Needs Assessment), to streamline the funding application process, to meet with developers, and to teach service providers how to partner with developers to build housing (Supportive Housing Toolkit series). When I left the City four years later, there were about 500 units in the pipeline.

The Ridge is a solid proposal for well-designed, affordable housing that is compatible with the qualities of the neighborhood, and the developer has asked for no variances or conditions. This is a use by right – a no-brainer for housing development.

Neighborhood opposition to this project is rooted in misunderstanding and antipathy for "those people" who will reside at The Ridge. Growing up in Colorado Springs with a single mom and two brothers, I was one of "those people." And I am proud to say "that woman" raised a successful CEO, Classics Librarian, Real Estate Agent, decent parents and engaged citizens on a retail salary from Payless Shoe Source.

People must be sheltered, and I could go further and cite studies about the links between decent, safe and affordable housing and good health and economic prosperity, but the bottom line here is there is absolutely no reason for the City to deny this application. We shouldn't have to send touching, hand-up-not-hand-out stories and review academic journals to build a narrative to support what is really the entitlement of a private property owner playing entirely by the rules. That message needs to be sent loud and clear.

We can provide safe, decent and affordable in Colorado Springs, and we will be better for it.

Thank you.

Aimee Cox | Chief Executive Officer

Aimee.Cox@ppchp.org

719-632-5094 Office | 719-229-5944 Cell

www.ppchp.org



*Mission: To improve the health and wellbeing of
the Pikes Peak community through collaboration*

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January 17, 2018

Dear Commissioners,

I am writing you this letter in support of The Ridge. Colorado Springs has grown at an exponential rate in the last year. Much of this growth brings positive outcomes, including new housing units, jobs being created to build these housing units, and a thriving construction industry. The cost of living in Colorado Springs has not kept up with the demand for housing. Colorado Springs needs affordable housing. I see the lack of affordable housing and the need for it while working with my clients, whom are victims of intimate partner violence. Most recently we saw the removal of senior citizens who were displaced “for renovation reasons”.

When we think of homelessness, we need to remember that women who are victims of intimate partner violence, sexual assault, or stalking, are the ones, along with their children, who become homeless. Having stability in a place that one can call their own is half the battle. Colorado Springs is known for its ability to come together as a community of love, support, and helping when we have needed it the most. What kind of community will we become if we continue to do harm to those who need our help the most? I’ve been proud to call Colorado Springs home for thirteen years. I’ve seen what we can do when we band together for good and think of the whole community. Let’s continue to do that when considering The Ridge, and not just those who are affluent and are only thinking of themselves and their neighborhoods. Colorado Springs has the chance to be a good example to the rest of the state, and America, of what can happen when we think of community and not just self.

Thank You,

Felicia Shepherd

Haseya Advocate Program

Tel: [\(719\) 896-2560](tel:7198962560) | Fax: [\(866\) 804-6305](tel:8668046305)

felicia@red-wind.net <http://www.haseya.org/>

EXHIBIT B

From: Beth Roalstad <brolstad@homewardpikespeak.org>
Sent: Wednesday, January 17, 2018 10:31 AM
To: Van Nimwegen, Hannah
Subject: For the Planning Commission

Hello, I am writing in support of the approval of the plans submitted by Greccio Housing to build The Ridge. I am speaking as a service provider working with the very low income and homeless population and as a leader of an organization that is a substance abuse treatment provider. Also, I am the Chairperson of the Pikes Peak Continuum of Care. THE PPCOC is a group of stakeholders from City, County staff, business, citizens, service providers and formerly homeless individuals.

This community has a dearth of affordable housing. According to a recent presentation by the HBA on November 17, 2017. The panelists identified that we need over 20,000 of affordable housing for those who earn very low income up through workforce housing (0% AMI to 120% AMI) this project provides housing for the lower end of the spectrum and is vital to move the very low income out of shelters and “doubling up” with other families. This project provides housing for working families who will use this transitional housing program to stabilize their lives, increase their incomes and move to self-sufficiency. These are entry level and hourly workers who may already even work in their area. As a community, we need to support affordable housing built throughout the community. Housing dispersed geographically will provide workforce housing that minimize barriers using public transportation or even reduces personal community time. IT is vital not those who want to live nearby where they work.

Please support this application as it has met every condition the City has made, the planning department. It is well thought out, responsive to the community and Greccio is a leader as a service provider in the community.

Thank you, Beth

Beth Hall Roalstad, MSW
Executive Director
Homeward Pikes Peak
606 S Tejon St.
Colorado Springs, CO 80903
(719) 473-5557 work
(719) 231-7803 cell
brolstad@homewardpikespeak.org

From: Sarah Bender <sembender@gmail.com>
Sent: Wednesday, January 17, 2018 1:45 PM
To: Van Nimwegen, Hannah
Subject: In support of The Ridge

Please pass the note below along to the Council, as a decision comes up regarding The Ridge.

Dear Council,

It is never easy or comfortable to find a good placement for affordable housing. However, the good effects of addressing the need for affordable housing are very well documented! Homelessness decreases, health and public security costs for the city decrease, and the well being of the city as a whole gets a boost.

Right now, Colorado Springs faces such a severe shortage of affordable housing, I would hope that Council would welcome a well-thought-out plan to address the need.

Please do support the development of The Ridge.

Thank you for your attention to this point of view,

Sarah M Bender
7528 Jenkin Place
Colorado Springs, CO 80919

From: Raquel DeHerrera <raquel@red-wind.net>
Sent: Wednesday, January 17, 2018 11:54 AM
To: Van Nimwegen, Hannah
Subject: Letter/Email of Support of The Ridge

Dear Commissioners,

I am sending this email to offer my support to the development of The Ridge. As an advocate for victims and survivors of domestic violence, sexual violence, dating violence and stalking, I understand the critical importance of affordable housing. In order for families to stay safe, they need affordable housing. Domestic Violence is one of the leading causes of homelessness for women and children. This is due to many factors such as economic abuse, gender stratification, poor economy, **and the lack of affordable housing**. In Colorado Springs, over the past two years, I have seen rental companies raise their rent at astronomical rates, leaving victims and survivors fleeing violence in an awful predicament. They cannot find housing that will work for them and their families for a number of reasons: working part-time, even full time, their wages are not enough to meet the requirement of making 2 to 3 times the rent; due to economic abuse they either have poor credit or no credit at all and if they are even considered with poor credit they have to pay a ridiculous security deposit; and due to tactics used by their abuser, they did not have a job when fleeing- which makes obtaining housing and a job simultaneously quite difficult, if not nearly impossible. These are just some predicaments victims and survivors face. Although there are some local resources such as transitional housing programs, they are not nearly enough. Access to affordable housing is not only the right thing to provide, but it is a human right. It is the support people need to create new opportunities for themselves and their families. Access to affordable housing will keep people safe. It is my opinion that we need The Ridge, as we have needed it a while ago. Please take this into consideration.

Respectfully,

Raquel DeHerrera

--

Raquel DeHerrera, Program Director

She/Her/Hers

Haseya Advocate Program

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EXHIBIT B

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From: James Griffith <griffithjr001@yahoo.com>
Sent: Wednesday, January 17, 2018 12:25 PM
To: Van Nimwegen, Hannah
Cc: LPatke@greccio.org; Alison Gerbig
Subject: Letter of Support for the Ridge

17 January 2018

Dear City Commissioners:

I am writing you in support of the Colorado Springs, GRECCIO project "The Ridge". This new affordable housing unit will serve individuals in our community who are employed and/or have compensation and need safe, housing that meets their income levels. The development of The Ridge will help free up space in other apartments in our community that can serve our vulnerable veterans, to include those with HUD-VASH vouchers.

According to the 2017 Pikes Peak Continuum of Care Point In Time Survey there were 198 homeless veterans in Colorado Springs 91 were in Emergency Shelters, 35 were in Transition Housing (not permanent), and 72 were unsheltered. If the Ridge project and others like it assist in housing some of these veterans then it has my full support.

Respectfully,

James Griffith
Vice Chairman El Paso County Homeless Veterans Coalition
griffithjr001@yahoo.com
website: www.epchvc.org
719-200-8223

EXHIBIT B

Brittany Teter
5315 Artistic Cir.
Colorado Springs, Colorado 80917
Planning Commission
Colorado Springs, Colorado

Dear Planning Commission:

I am a long-time resident of our city of Colorado Springs and I am writing in full support of the pending decision to allow The Ridge to continue construction as soon as possible.

I understand many have come forth in our community expressing concern of over the building project aimed towards lower income families and individuals. From what I understand, the concern is for the project's location within the community and the "people it will attract" for lack of a better term.

Due to my work within the non-profit sector, I think Colorado Springs has a lack of affordable housing for lower income families and this project is a step in the right direction to helping our neighbors gain stability and normalcy. Perpetuating myths and stereotypes of lower income families and individuals allows opposition to rely solely on an argument of character of the individuals who would reside in the new three building structure. Standing against the construction of the housing based mostly on bias against lower income families is destructive.

The location of the buildings is perfect when discussing access to groceries, major street access, and other nearby necessities for community members. The commute to other programs and services that could be accessed by Ridge residents to assist with low income is within a reasonable distance.

I urge you to move forward with construction to best support our neighbors and community members with lower income housing.

Sincerely,

A handwritten signature in black ink that reads "Brittany Teter". The signature is written in a cursive, flowing style.

Brittany Teter

From: Claudia Deats Rodgers <candfsalida@gmail.com>
Sent: Wednesday, January 17, 2018 11:53 AM
To: Van Nimwegen, Hannah
Subject: Letter to the Colorado Springs Planning Commission Re: The Ridge

January 17, 2017

Dear Members of the Colorado Springs Planning Commission,

Thank you for your service to our community.

I am writing today in support of The Ridge Apartments, and asking you to do the same. It appears to me that the City Planning Department has faithfully and diligently examined the Development Application, and that all is in order.

Having been the Founder of Greccio Housing in 1990 and its Executive Director until 2003, I understand many of the issues and fears around the phrase “affordable housing.” Most of these are based on the image of “the projects” in major cities over past history.

Greccio’s experience and history over the past 27 + years shows that providing for families and individuals with limited incomes can be done in a very professional, good business and caring way.

I am convinced that The Ridge will continue to increase excellent opportunities for at least a few of the many families and individuals in need of, and deserving of, quality affordable housing in our community.

Thank you.

EXHIBIT B

PLEASE ADD THIS LETTER TO THE PERMANENT FILE FOR “THE RIDGE.”

Sincerely

Claudia Deats (Rodgers)

Founder of Greccio Housing

(1954 Ocaso Grove)

P.O. Box 6056

Colorado Springs, CO 80934

719-358-8887

candfsalida@gmail.com

Lobato, Elena

From: Martin Leopard <maleopard@hotmail.com>
Sent: Monday, January 15, 2018 4:34 PM
To: Lobato, Elena; Council Members
Subject: Appeal of an Administrative Decision to City Planning Commission - The Ridge-Multi Family Housing Project

Dear City Planning Commission and City Council

My name is Martin Leopard and I am a resident and owner of a condo located Las Casas at Broadmoor Bluffs in Colorado Springs. I am writing to both the City Planning Commission and City Council to vehemently oppose the building of the Ridge-Multi Family Housing Project at its current proposed location. I have numerous concerns about the location of this future property as a property owner adjacent to this property and some of which I will outline in this email. I fully support everything outlined in the Broadmoor Bluffs Neighborhood Association appeal filed with the Land Use Review Division on January 2nd, 2018.

I have numerous concerns but I wanted to first highlight the violation of my rights under Federal Consumer Protection laws and my rights under Colorado Common Interest Ownership Act. I was sold my condo under the auspices that this land would be built out as condo development. The approval of the Ridge multi-family development also violates City Code 7.5.504. I am not able to understand how two different governing bodies can approve the building of properties that violate these codified laws that these government bodies either helped create and/or are under direction to follow.

I also want to highlight violations of the American Disabilities Act (ADA) that is recognized by our Federal, State, and City governments. As drawn, this plan lacks access to public streets, bus stops, and it discriminates against the disabled. Also, as resident and a member of the Las Casas condo association, I accept more liability for the pedestrian access to the Ridge project with the 18-wheeled vehicle delivery right-of-way. I do not understand how we can potentially both put citizens at more risk for injury and force the liability on property owners. Secondly, I do not understand how the Commission and City Council can allow the violations of the ADA. This Federal Act has stood the test of time with its initial passing in 1990 to defend the rights of the disabled.

I am confident there are other appropriate pieces of land within the City of Colorado Springs to build this development. Also, the future residents of the Ridge development deserve a safe place to live and reside without the threat of their children getting hit by an 18-wheeler or to access sidewalks that meet the needs of their disability with reasonable accommodations.

Thank you very much for your time and consideration of this matter. I look forward to your responses to my concerns and feedback to the builders of the Ridge-Multi family Housing Project.

Respectively yours,

Martin Leopard

555 Cougar Bluff Pt. Unit 210

Colorado Springs, CO 80906

maleopard@hotmail.com

(M) 719-482-4324

Martin Leopard

(C) 719-482-4324

email: maleopard@hotmail.com

From: Regina DiPadova <rdipadova@cheyennevillage.org>
Sent: Wednesday, January 17, 2018 12:59 PM
To: Van Nimwegen, Hannah
Subject: Ridge apartments

Hello,

I wanted to **give support for the creation of affordable housing by Greicco at Ridge apts.** We are 24,000 units short in the town, this units are just a drop in the bucket. The neighbors need to be educated and learn what community means.

Thank you
Regina

Regina DiPadova, Community Services Manager



6275 Lehman Drive, Colorado Springs, CO 80918 | P. 719-592-0200 | DIRECT 719-572-7486 | F. 719-548-9947 | www.CheyenneVillage.org

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EXHIBIT B



17 South Weber Street
Colorado Springs, CO 80903

P: (719) 323-2600
F: (719) 323-2603

www.rmhumanservices.org/mvp

January 17, 2018

Re: The Ridge's file

Dear El Paso County Commissioners:

On behalf of Rocky Mountain Human Services/ Homes for All Veterans (RMHS/HAV) I am writing in support of the approval to develop The Ridge apartment complex. Greccio has been a leader in our community for the development and management of safe, quality affordable apartments. It is concerning there is a possibility of disapproval to build this much needed apartment complex based on neighbors who believe "those people" who will live at The Ridge will cause their community to be less appealing and reduce home values.

"These people" are our children's teachers and family caregivers to include nurse's aides and veterinary technicians. These people serve our community and add value to our lives to include mechanics, landscapers, bank tellers, city employees, and our aging adult friends and neighbors.

As the sole VA funded Supportive Services to Veteran Families (SSVF) grantee in El Paso County, RMHS/HAV is working to end veteran homelessness. With support of the Mayor's Challenge to end veteran homelessness we have been tracking data in our community to meet federal benchmarks and criteria. Unfortunately, we continue to miss meeting "functional zero" because the rate of newly identified homeless veterans continues to exceed the rate we can house them. We lack enough affordable housing to not only house the extremely low-income individuals in our community but also those mentioned above earning wages that still cause them to be rent burdened or living in substandard housing.

In Colorado Springs, Greccio is working to develop a new affordable housing unit, The Ridge, to serve individuals in our community who are employed and/or have compensation and need safe, housing that meets their income levels. The development of The Ridge will also free up space in other apartments in our community that can serve our vulnerable veterans, to include those with permanent supportive housing vouchers.

Please don't let this opportunity for our community to get disapproved based on a lack of understanding about who will be living in The Ridge. We need The Ridge for our community's continued growth and success. Thank you for your support!

Sincerely,

A handwritten signature in blue ink that reads "Alison Gerbig". The signature is written in a cursive style and is positioned above the typed name.

Alison Gerbig, MSW | Rocky Mountain Human Services
Program Manager | Homes for All Veterans – Southern Colorado
P: (719) 323-2640 | C: (719) 322-4180 | agerbig@rmhumanservices.org

From: Candace Datz <candace@fcucc.org>
Sent: Wednesday, January 17, 2018 12:51 PM
To: Van Nimwegen, Hannah
Subject: Support for The Ridge

Please make sure that these comments reach the Planning Commission before tomorrow's meeting.

Commissioners,

As a member of this community, I am appalled by the effort to delay the development of The Ridge, which would add much needed affordable housing units to our city. There are hundreds of people living on the streets with housing vouchers in hand who cannot find a place to use them because of the lack of developments like this one. We need to be attacking our problems with homelessness on every front, and affordable housing is one of those fronts. Please uphold the decision to allow the project to move forward so that we can get people in homes sooner rather than later.

Respectfully,

Candace Datz
Director of Youth + Adult Ministry
[First Congregational Church](#)
Colorado Springs, CO
Pronouns: she/her/hers
cell: 719.338.1254
office: 719.635.3549 ext. 213

From: Davide Migliaccio <dcmiglia@gmail.com>
Sent: Wednesday, January 17, 2018 1:56 PM
To: Van Nimwegen, Hannah
Subject: Supporting The Ridge

To the Planning Commission:

I support Greccio Housing's proposed low-income housing development, The Ridge. The city needs such housing, and should not allow NIMBYs from the Broadmoor Bluffs to obstruct it. Greccio has an excellent reputation, and I am sure the development will be done in as careful and considerate way as possible.

FWIW, I live in a mixed neighborhood (Pulpit Rock), with both single-family homes and apartments, and we have no problems with the "lower income" folks in the apartments. Please reject the appeal, and allow the development to go forward.

Please forward this to the Commissioners, and make it part of the Ridge file. Thank you for listening.

Regards,

Davide C. Migliaccio, Attorney at Law
1125 Brittany Circle
Colorado Springs, CO 80918
719-632-6400
dcmiglia@gmail.com

From: Swanson, Michelle <mswanson@ccharitiescc.org>
Sent: Wednesday, January 17, 2018 11:43 AM
To: Van Nimwegen, Hannah
Subject: The Ridge

I am writing in support of the Ridge apartments and affordable housing in our community and ask that my opinion be passed on to Commissioners and be part of The Ridge's file. We work daily with families who are hard workers, holding full-time jobs but remain homeless because of the lack of affordable housing in our community and long wait lists for community housing partners (CS Housing Authority, Greccio and Partners in Housing). With the average rent cost in Colorado Springs at \$1,023, a family would need to earn \$3690/month to fall within housing cost budget guidelines. A family making \$12.00/hour would only gross \$1920/month, which would be over 50% of their income for rent. We desperately need more affordable housing options for families! Please support The Ridge!

Sincerely,
Michelle

Michelle Swanson, MSW / Director – Family Connections / Catholic Charities of Central Colorado
917 E. Moreno Street., Colorado Springs, CO 80903 / **(719) 309-2970 (new number)**
Family Connections direct number – **(719) 578-1222**
mswanson@CCharitiesCC.org / www.CCharitiesCC.org

Please note that we have a new address and new phone numbers!



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EXHIBIT B

From: [Cindy Smallidge](#)
To: [Van Nimwegen, Hannah](#)
Subject: The Ridge
Date: Wednesday, January 17, 2018 5:09:37 PM

To Whom it may concern,

I am a volunteer with People's Access To Homes (PATH). We have spent a lot of time and effort researching the existing condition of affordable housing in our city as well as throughout the nation. It is very disturbing to hear and see the results of the lack of affordable housing and the ridiculous cost of rent in our city.

I believe it is time for the people of Colorado Springs to take a moment and look around them. To see the hurting, hopeless people next to us that we see everyday and know that there is something that we as a community can do to help.

I want to thank those who are involved with the Ridge for being one of the few that truly care.

I pray God guide your heart and actions in all your decisions.

Cindy

Sent from my Verizon 4G LTE Smartphone

Van Nimwegen, Hannah

To: Lobato, Elena
Subject: RE: The Ridge Apartments impact on intersection traffic

From: Jack Distaso [<mailto:jrd0362@gmail.com>]
Sent: Wednesday, January 17, 2018 3:02 PM
To: Lobato, Elena; Council Members
Subject: The Ridge Apartments impact on intersection traffic

Dear Commissioners,

I am writing regarding your consideration of “The Ridge” development in Broadmoor Bluffs. Let me start by stating that I am sympathetic to both the needs for low-cost housing and the concerns over local property values and crowding. However, since my home is some distance from the area, I am not personally affected by the project. My concern is relative to the dangerous conditions at the corner of Broadmoor Bluffs and South Academy Blvd. My wife and I both drive and walk through that intersection multiple times every day, and have experienced many near misses, particularly while walking. That intersection takes almost all the traffic from the many neighborhoods along Broadmoor Bluffs. It also is the primary cross street for children going and coming from Pinon Elementary. In the morning, the sun is in the eyes of drivers making left turns onto both South Academy and Broadmoor Bluffs. While walking we have learned to avoid going into the street even with a WALK sign until we see drivers turning left make a positive stop. The crossing guards have all expressed concern for their own safety as well as the children’s safety.

Just before Christmas, after waiting for the left turn cars to stop, we entered the crosswalk with the WALK sign.. Apparently, the driver saw my wife but not me, and accelerated into me after just missing her. The car then sped off and has not been found. I was thrown 20 feet and landed in the street. It is only by the grace of God that I am able to write this letter to you today. When my wife discussed the dangerous condition of the intersection with the city traffic engineer, she was told that with the traffic going through there, the traffic light could not be made safer without unduly slowing the traffic flow. Yet, the proposed project will greatly increase both the vehicle and pedestrian traffic through that intersection. Since the current traffic cannot be handled safely I really question the traffic study results stating that with the increased traffic, the intersection was both safe and could handle the traffic flow.

It is obvious that the near death of a senior citizen at that intersection does not concern the traffic department. I hope it doesn’t take the real death of a child to get someone’s attention.

Jack Distaso
4883 Sanctuary Grv, Col Spgs CO 80906
Jrd0362@gmail.com

Lobato, Elena

From: Yahoo <dfowler345110@yahoo.com>
Sent: Tuesday, January 16, 2018 9:07 PM
To: Lobato, Elena; Council Members
Cc: Dan Martin
Subject: The "Ridge" LITCH Project Should NOT Be Approved - Please grant the appeal

Dear Commissioners,

Please be advised that we are in full agreement with ALL reasons given by Dan Martin and Cynthia Grey in their appeal letter from the Broadmoor Bluffs Neighborhood Association that the location in our neighborhood for the Low Income Housing known as "The Ridge" is so ill advised and in conflict with so many facets of the city code, and the LITCH requirements that we are astounded that anyone has approved any facet of this project.

Now to mention a few of the discrepancies which are especially egregious with inaccessibility for handicapped persons, the lack of safety for any person, adult, child or handicapped with ingress or egress, dangers of the hillside overlay, not the original approved plan for the land, safety of egress in case of fire, school transportation is provided by parents and there is no after school care except one school, no local employment, no city busses within a half mile, no sidewalks on Rte. 115, or South Academy, not consistent with the neighborhood design, buildings proposed may reach four stories, changing the natural landscape, the landscape requirements for new construction have been waived to a disgustingly low ratio leaving a cement and building blight on the area, the design would not co-exist in the neighborhood design, no medical care nearby, to mention just a few of the reasons this development should not be placed at this location, buried behind a shopping center on a hillside which could collapse, destroying existing homes in the Broadmoor Downs and being an eyesore in the neighborhood.

How can anyone, man woman, child or handicapped individual be expected to walk alongside tractor trailers delivering to a grocery and liquor store WITHOUT a sidewalk through a parking lot to reach roads that do not have sidewalks to get to an area that has no transportation?

Furthermore, all photos that have been taken of Greccio properties show neglect, broken down cars, trash strewn everywhere which would attract bears and wildlife.

The only parties benefitting from this project are Greccio and the developers, certainly not present or future residents!

We understand that there will not be any on site managers for anytime after close of business or on weekends. We are also disturbed by the seeming disregard for the fact that this area would house so many people in danger of a landslide since it is dramatically close to FEMA relief area just up the street a stone's throw away.

Also, this many people trying to escape a fire through a shopping complex access road, onto a narrow curving street would be a disaster. Again, how does a handicapped person safely egress down a steep, possibly snow covered driveway, without benefit as so much as a sidewalk?

As residents who have lived here for thirty years in the same home, raised three children in the D 12 schools, we know how difficult it is to move kids through three different schools at the same time (CME, CMJH, CMHS) and know what a hardship this would be for the Ridge residents without any public or school transportation.

There are many things very questionable as to how this was ever approved with so many deficits and potentially destructive aspects to this plan.

The city may welcome a low income structure but it should be located near transportation, medical care, handicapped accessibility, schools with transportation, shopping, bus routes and jobs or social services.

As we see it the new low income residents will be done a disservice with no transportation, no sidewalks, no guarantee of school grade openings nearby (which is still a dangerous walk- and no sidewalk for parts of the

lengthy walk)the cement will be overpowering in a natural hillside, the neighborhood design will be violated, the neighboring homes as well as the residents will be endangered through very old retaining wall potential failure, landslides and overcrowded parking lots with no oversight of residents.

Please review the letters and appeals by the BBNA and know that this appeal is made with all concerned in mind and we ask respectfully that the appeal is granted and this complex does not go forward in this inadequate, dangerous location.

Thank you,

Donald F. Fowler

[4425 Star Ranch Rd.](#)

[Colorado Springs, CO 80906](#)

Dfowler345110@yahoo.com

[719-3304299](tel:719-3304299)

Sent from my iPad

Sent from my iPhone.

Lobato, Elena

From: Melissa <yankeetownecrier@aol.com>
Sent: Tuesday, January 16, 2018 8:30 PM
To: Lobato, Elena; Council Members
Cc: mardan1492@comcast.net
Subject: The "Ridge" LITCH Project Should NOT Be Approved - Please grant the appeal

Dear Commissioners,

Please be advised that we are in full agreement with ALL reasons given by Dan Martin and Cynthia Grey in their appeal letter from the Broadmoor Bluffs Neighborhood Association that the location in our neighborhood for the Low Income Housing known as "The Ridge" is so ill advised and in conflict with so many facets of the city code, and the LITCH requirements that we are astounded that anyone has approved any facet of this project.

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Please review the letters and appeals by the BBNA and know that this appeal is made with all concerned in mind and we ask respectfully that the appeal is granted and this complex does not go forward in this inadequate, dangerous location.

Thank you,

Melissa P. Fowler

4425 Star Ranch Rd.

Colorado Springs, CO 80906

YankeeTowneCrier@aol.com

719-576-7633

Sent from my iPad

From: Sues Hess <sues.hess@flscs.org>
Sent: Wednesday, January 17, 2018 11:51 AM
To: Van Nimwegen, Hannah
Subject: The Ridge

Our city absolutely does not have enough affordable housing. In reality, we have a housing crisis!

Please approve the plans for The Ridge, so that we can begin to set a trend toward providing affordable alternatives for our citizens.

I would be grateful if you would share my opinion with the Commissioners and make it a part of The Ridge's file.

Sincerely,

- Sues

Sues Hess
Executive Director
Family Life Services
(719) 632-4661 x 114



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EXHIBIT B