

Hanna Van Nimwegen (CS City Planner),

Comments on CPC CU 18-00162 and CPC NV 18-00163. Looked at the plans and did not see the layouts of the 18 apartments units within the 2812 E. Bijou St. building. My first impression is Greccio Housing is going to shoehorn too many people into too little a space because they are low income. Tenant's needs and health rather than economics may suggest fewer units are possible for this building. Counting the parking spots from aerial photos, I count 17 proper spots available and not the 30 touted by the planners unless you leave everything a paved slab totally dedicated to parking. Even on the plans, I see less spots and they look narrower than before (assuming only compact cars?) and only four spots in the additional parking area shown to possibly raise the numbers? The building's back parking area should be turned into a green area for the residents rather than the much smaller area in the front; the front isolation wall will detract from the area, and might become an easy target for graffiti. The front area looks good left as is and fits the neighborhood's offsets and aesthetics.

The results of making this building functional for 18 units, will likely be overcrowding and cars parked everywhere on the streets and around the area. Empiric observation have me believe the standard parking calculations do not apply adequately to these housing situations and more parking will be needed than expected. We already have this same problem on the other corners of Bijou and Circle with on street parking, car accidents, and high traffic flows. Then there are the smells from Dunkin Donuts next door. I live down the block and have smelled the thick greasy odors emanating from Dunkin Donuts that could affect next door resident's quality of life much more.

I have been in this area for around 25 years, belong to the local neighborhood/business association, and believe this building with its lack of vegetation, overabundance of pavement, and location makes it less suitable for housing and should be left as an office. As area office space goes, this building is one of the better spaces we have for commercial diversity in this area and shabbier area offices would be better for housing conversion. Then there are the other apartment buildings next door that would lead to increased concentration of the same type of apartment density. The Chelton and Fountain Ave. area has this same kind of apartment concentration and receive a higher number of service calls per unit from the CSFD than single family units. The multi-block area behind this building is mainly commercial with higher traffic volumes so it is not a kid friendly area (playing, biking, walking, and several CSPD statistics) and the nearby parks are still a bit of a walk for kids with these steep hill slopes.

Knob Hill, being one of the poorer areas of CS (also according to the application) and seeing that Greccio Housing already owns the property, one has the feeling this housing conversion is going to happen no matter how it affects the neighborhood because we are often perceived as the NIMBY dumping ground of CS. My suggestion is this kind of greatly needed family housing stock should be properly built from scratch and located in better suited areas of CS with better residential services and our current office buildings should remain intact in our area to help diversify and offset all the light industrial/service shops.

Sincerely,

Tim Fyock

2739 E. Bijou St.

Nov 26, 2018

From: DOYLE, JESSICA M GS-12 USAF ACC 561 NOS/CYOB
<jessica.doyle.4@us.af.mil>
Sent: Wednesday, November 28, 2018 10:10 AM
To: Van Nimwegen, Hannah
Subject: Development proposal questions/concerns

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Good Morning Ms. Van Nimwegen,

I am writing you in regards to the development proposal for the Rocky Mountain Apartments. I currently own a home nearby on a corner lot so I will surely feel the effects of this project. I do have some questions and concerns for you below.

- 1) Will this be a low income housing development?
- 2) What is the projected end date?
- 3) How will this help our community?
- 4) Why did many of my neighbors not receive this notice? They have owned for more than 8 years.
- 5) Can I only appeal this proposal once a decision has been made?

My Concerns:

- 1) More crime
- 2) More traffic
- 3) Affecting housing value

I appreciate you taking the time to read this and I look forward to hearing your reply. My plan is to make my rounds in the neighborhood and get a survey on who would actually be ok with this proposal.

Thank you

Very Respectfully,

Jessica M. Doyle, GS-12, DAF
561st Network Operations Squadron
Boundary Protection
Peterson AFB, CO
(719)321-9090

From: Alissa <curlygirlyac@gmail.com>
Sent: Wednesday, November 28, 2018 7:30 PM
To: Van Nimwegen, Hannah
Subject: Rocky Mountain Apartments

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Hello. I live on Brentwood right off Bijou and I am not happy about the idea of low income apartments coming to the neighborhood. I think this will most definitely impact our property value. We had hoped with the downtown revamp our area which is only 3 miles away would see an eventual revitalization.

I also noticed there is already a sign up which upsets me. I thought we had until the 30th to give our opinions and the decision wouldn't be made until the 10th. Seems like a done deal which makes me feel like our opinion doesn't matter anyway.

Alissa Craig
135 N Brentwood

From: Robert Craig <robertcraig2001@yahoo.com>
Sent: Thursday, November 29, 2018 7:55 AM
To: Van Nimwegen, Hannah
Subject: rocky mountain apartments

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I live on Brentwood Dr. north of pikes peak. Can we get a police sub station instead? Section 8 housing is always a slowly evolving nightmare. Stop giving handouts that will make sure people do not want jobs or promotions. I used to live in Atlanta and if your goal is to get people to move out just keep building this junk. If this is such a noble gesture that helps poor people why does it fail in everywhere? On gosection8.com I notice the property on Carmel Dr and I used to live on Carmel Ct. How long till we manage to make this neighborhood look like that lovely area? On gosection8.com there are 30 listings of open houses in Colorado Springs makes about as much sense to put a Dunkin Donuts, McDonalds, and a Starbucks right there. We are trying to expand our house and just the building permit is going to cost 4000 dollars. Can you at least tell me if this is a done deal so I can stop wasting money and just move now? Thanks for crapping on neighborhoods all over Colorado Springs.

Robert Craig