

## Tefertiller, Ryan

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**From:** Judith Rice-Jones <jricejon@gmail.com>  
**Sent:** Thursday, January 12, 2023 12:27 PM  
**To:** Tefertiller, Ryan; Fortune, Stephannie; Schueler, Carl  
**Subject:** South Nevada

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Ryan,

In response to a recent posting and map of the seven story building proposed for the Cheyenne Creek corridor in the Ivywild neighborhood.

In 2016, I was invited to participate in a walk with CS city planners, hosted by you and Carl Scheuler, beginning at Ivywild School and walking south, crossing the creek and blocks north and then back, north along Nevada. We learned of plans to renew South Nevada with landscaping in the front and parking in the rear and redevelopment of the waterway, Cheyenne Creek as a major landscaped amenity and trail. New non-chain businesses would be sought for the westside of Nevada to avoid another strip of chains. WHAT HAPPENED? None of the above! Why?

Share concerns with neighbors of the out of scale proposal with over 500 parking spaces! What happened to promoting multimodal options? to protecting neighborhood character, especially in a neighborhood, Ivywild which has so much history. Also note that the roundabout (am a HUGE fan of traffic calming and roundabouts) doesn't work when massive trucks are forced onto the sidewalk and come close to wiping out the center element. Is there no enforcement for truck routes or was the design too small.

Many thanks. Was uplifted by walk and plans in 2016. Needless to add, disheartened by what has happened since.

Thanks.

Judith Rice-Jones

*"Creating peace one garden at a time."* Tammi Hartung

## Tefertiller, Ryan

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**From:** Glenn Perry <perryxga@gmail.com>  
**Sent:** Saturday, January 14, 2023 10:29 AM  
**To:** Tefertiller, Ryan  
**Subject:** Creekwalk Filing 2 PUD Apartments

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I oppose this plan for several reasons. The height of this apartment building is inconsistent with the surrounding neighborhood and would result in an unreasonable population density for the immediate area. Much more importantly it would create a public safety hazard. Traffic is already congested around the Creekwalk area and its not yet built out nor are new retail units fully leased. Maybe you should personally drive around the area during a weekday lunch hour(s). Then imagine all the additional traffic Sprouts will add plus a 7-story apt tower. This is untenable. I drove the area Friday over lunch and cars were backed up north and south on Nevada waiting to turn in Creekwalk. Imagine a police or fire emergency - where would all the people and cars go? How long would it take to do any necessary evacuations? Traffic on Tejon and Nevada turning onto I25 is already slowed and heavily congested at various times of the day. Retail development for Creekwalk is what local residents wanted, not more residential bloat and congestion. Please say no to this proposal. Thank you for the opportunity to add my input.

## Tefertiller, Ryan

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**From:** Bryan Sherwood <sherwoodconstruction@msn.com>  
**Sent:** Monday, January 16, 2023 12:26 PM  
**To:** Tefertiller, Ryan  
**Subject:** Creekwalk Filing 2 PUD Apartments

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Ryan,

I was planning to attend the meeting on the 18<sup>th</sup> but need to be in Longmont for my Mother who is hospitalized.

I have two concerns about this project:

A 7 story building is too high. There is nothing of this height in the near vicinity. The Broadmoor Hotel may come close. The Phoenix Tower Building on Janitel is 12 stories. There are a few downtown buildings. I'm shocked that its even being considered.

378 units can mean at least 600 to 700 tenants, possibly up to a 1000. This volume of added traffic on Nevada, Tejon, Cheyenne Blvd. and Cheyenne Rd. would be horrible. The traffic on these east to west and north to south streets is already very heavy at times. Then there is the new traffic circle at Tejon and Cheyenne Blvd which is already challenging. Also the lane to get onto I-25 from Nevada and Tejon in the morning is a mess and Tejon from I-25 across Motor City up to Brookside is backed up in the afternoon. Another 300 to 500 hundred vehicles, gee I'm going to feel like I live in Southern California.

I own the properties at 3 W Cheyenne Rd., 15 W Cheyenne Rd., 1904 Cascade Ln. and 1906 & 1908 Cascade Ln.

I live in the Broadmoor and use the above mentioned roads every day so I am aware of the current volume. Has the city done current traffic metering on the surrounding roads?

I know there is a need for more housing in our community but this project is over the top. I am against the project in its current proposed size.

Thank you for your consideration.

Bryan Sherwood  
719-491-7010

Sent from [Mail](#) for Windows

## Tefertiller, Ryan

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**From:** Martin Harper <martin@harpercpa.com>  
**Sent:** Tuesday, January 17, 2023 10:24 AM  
**To:** Tefertiller, Ryan  
**Subject:** Creek walk Filing 2 PUD Apartments

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Ryan

This is just about the craziest proposal I've ever seen. Not only is totally not in compliance with the totally unenforceable and generally ignored Ivywild neighborhood plan, but absurd in terms of density and traffic congestion. Absolutely unbelievable, even for you.

Martin Harper

***Martin Harper, PC***

*Certified Public Accountant  
3 East Ramona Avenue  
Colorado Springs CO 80905  
719 226-6746 voice  
719 226-8063 fax*

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## Tefertiller, Ryan

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**From:** dgytigger@aol.com  
**Sent:** Wednesday, January 18, 2023 9:32 AM  
**To:** Tefertiller, Ryan  
**Subject:** PUDZ-22-0008, COPN-22-0025, PUDD-22-0038

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Mr. Tefertiller,

Unfortunately due to prior commitments we will not be able to attend the meeting tonight regarding the Creekwalk filing requesting the zone change. We are highly against it.

While we understand the need to improve and develop, a 7 story, 387 unit apartment building with 517 structured parking is not it. We are not downtown Denver and/or Colorado Springs. Nor do we want to be. The height and size of the building itself are ridiculous. I for one do not know how the soil and creek will be able to safely support the structure.

1. Will the project design be harmonious with the surrounding land uses and neighborhood? No. We do not have any 7 story buildings in the neighborhood.

2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools, and other public facilities? Yes. 517 structured parking stalls equals at least 517 additional cars and additional traffic. The neighborhood streets are mainly two lanes. How would this not overburden the area?

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties? Really, how can a 7 story, 378 apartment building not drastically impact a small community?

These are just a few of our responses to the Plan Amendment Project Statement. Basically from reading through it, it seems that Mr. Houk answered the questions as the best way to get the plan across whether they are true or not.

Therefore, for some of the reasons outlined above, we are against the Zone Changes and Concept Plan Amendment.

Sincerely,  
Randy K. Clark  
Denise G. Yerkey

## Tefertiller, Ryan

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**From:** Rob & Sarah Anne Avalos <robandsarahanne@gmail.com>  
**Sent:** Wednesday, January 18, 2023 8:52 PM  
**To:** Tefertiller, Ryan  
**Subject:** Creekwalk Filing 2 PUD Apartments - PUDZ-22-0008, COPN-22-0025, PUDD-22-0038.

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Hello,

My name is Sarah Avalos and I own a home in the Ivywilde area. I want to express my deep concern about the proposed apartment's for the creekwalk. I admittedly have never written one of these but after seeing the decision to allow a kum-n-go on the end of brookside I feel compelled to say that the west side is not a place for these types of developments.

I want to share 3 main concerns:

1. Traffic: Nevada and Tejone do not have the infrastructure to support this many units additional traffic. With a one lane road connected to a round about I believe this will cause significant traffic concerns.
2. The 7 stories of the structure will change the views from all angles. There are no buildings close to this height in the area and losing the views would be a loss to the appeal of the area.
3. Placing this large of a development will alter the future decisions to the area. I choose the west side of Colorado springs to buy my home because I appreciated the small feel that it connects to the down town area. A structure of this size belongs in the downtown area not the west side.

I have no idea if this is helpful or effective but I love my neighborhood and this would significantly change its future. Please protect my neighborhood.

Thanks for your time.

Sarah Avalos  
719-930-2652

## Tefertiller, Ryan

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**From:** Pamela Steel <azuraalegria@hotmail.com>  
**Sent:** Wednesday, January 18, 2023 9:10 PM  
**To:** Tefertiller, Ryan  
**Subject:** Ivywild apartments

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Think again, Ryan!

Ivywild is the oldest suburb in COS...it deserves preservation...lower the profile of this endeavor to save its personality.

Pamela Olson

Ivywild Homeowner for 30 years

Sent from my iPhone

## Tefertiller, Ryan

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**From:** Dennis & Jill Clark <jackandjillc@yahoo.com>  
**Sent:** Thursday, January 19, 2023 7:04 AM  
**To:** Tefertiller, Ryan  
**Subject:** New creekwalk expansion

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I am in support the new expansion and promote the variances needed to complete project - I believe the project is well planned and enhances our neighborhood - the developer has a proven track record with the initial creek walk - the attention to details is incredible

, retaining the culture of Ivywild, focusing on sustainability with improvements- he is a true visionary and I believe his visions hold our neighborhoods best interest - it is my belief that before urban renewal projects, blight and decay were rampant in the Ivywild neighborhood and now we are fortunate and thriving more everyday - thank you for guidance and enrichment - the addion of the projects you put forth are greatly appreciated - Ivywild Park, Ivywild School, Milibo, Prime, the hotel, Creekwalk, Improvements on Nevada and Cheyenne Blvd and road are all contributors- thank you for all you do

[Sent from Yahoo Mail on Android](#)



## Tefertiller, Ryan

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**From:** Z. B. <[zuribella@gmail.com](mailto:zuribella@gmail.com)>  
**Sent:** Thursday, January 19, 2023 7:04 AM  
**To:** Tefertiller, Ryan  
**Subject:** Re: Ivywild Apartments

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Additionally traffic calming measures on arterial streets would benefit people eg narrowing lanes and when you put in medians on larger roads it would make it much safer for pedestrians if they can safely stand on them so they don't need to run all the way across street and it could allow more efficient multiphase crossings.

Thank you for your time!

Best,  
Zuri

On Thu, Jan 19, 2023 at 6:46 AM Z. B. <[zuribella@gmail.com](mailto:zuribella@gmail.com)> wrote:

Hi Ryan,

I'm really excited about the continued revitalization of the creek front and the 378 apartments that will take pressure off of our housing market and improve our community. I'm happy that the apartments are built near a bus stop.

I am concerned for the community and the developer that 3 stories of that building are for parking, it doesn't seem like design that will age well and be built to last.

It seems excessive to have 500 parking spots for that many apartments. That's an incredibly costly part of the build and brings so much pollution to the residents whereas less parking could mean better materials and design along with less congestion in the area.

If they receive a PUD designation they don't have to build have this many parking spots.

Looking at the rest of the shopping center the majority of the space looks like it's for cars. That space doesn't come free and it doesn't complement Colorado Springs's beauty.

I hope the developer will reduce the number of parking spots and improve the design of the building so it can last for generations.

Best,  
Zuri Horowitz

## Tefertiller, Ryan

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**From:** Cheryl Mach <mountainmach3@yahoo.com>  
**Sent:** Thursday, January 19, 2023 12:07 PM  
**To:** Tefertiller, Ryan  
**Subject:** Creekwalk Filing 2 PUD Apartments

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Ryan,

I have no problem with apartments being built in this area. However, the building is huge, seven stories, and inappropriate for "low rise" traditional Ivywild. The building footprint is more relevant to newer areas in northern/eastern Colorado Springs.

Therefore I am against permitting any change in zoning that would allow this construction to take place.

However, I would highly recommend that the developers go back to the drawing board and have the architects divide this huge complex into two. The first building would be the four story apartments....the second building would be the three story garage. The garage and apartments would be connected by covered walkways.

This separation has some benefits: it lowers the building profile in keeping with the traditional Ivywild neighborhood; two buildings would be easier to maintain and manage... one building for cars and the other for living; it allows for more creativity and flexibility in landscaping and design; and would diffuse congestion and traffic to and from the complex.

Thanks for your time.

Cheryl Mach  
Ivywild

## Tefertiller, Ryan

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**From:** Robert Lucey <rob\_lucey@yahoo.com>  
**Sent:** Thursday, January 19, 2023 5:55 PM  
**To:** Tefertiller, Ryan  
**Subject:** Creekwalk Apartments

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Re: PUDZ-22-0008, COPN-22-0025, PUDD-22-0038

Dear Ryan -

I'm writing in support of the proposed Creekwalk Apartment project. I strongly feel that increased density in the city's core will help alleviate what would otherwise be additional sprawl around the outskirts, continuing the historic encroachment on our surrounding natural environment. While Ivywild is not "downtown," we are within easy bike/scooter distance and reasonable walking distance of our city center, and the recent growth pattern has been expanding that urban core in our direction.

It is past time for the city to become less depending on roadways stretching to the horizon and more modern. If we are ever to reach a critical mass that might support infrastructure such as trams, streetcars or subways (like those that the city once enjoyed before the widespread advent of the automobile), we need more projects like this one. The fringe benefit of the cleaned up waterway with improved access along Cheyenne Creek is a wonderful bonus.

This project is ideally located, as it does not encroach on the historically mixed blend of single family homes that make up the bulk of our Ivywild neighborhood. Instead, it will support the ongoing revitalization of the commercial area along Nevada Avenue by bringing in a critical mass of customers.

True, it is slightly taller than existing structures, but that is largely due to the three levels of automobile storage. While that might be a selling point for residents in this still auto-dependent era, trends indicate that in another decade or two people will wonder why all those parking spots were built when most people in these apartments will either walk to adjoining amenities, jump on a tram, hop on an electric bike or, when a car is actually required, simply order a (likely self-driving) ride share to pick them up. A developer looking toward the future would reduce all those automotive spaces in favor of more living units.

But given today's reality, this project is probably the best we can hope for. I'd personally support the project going up a few more floors, but my opinion is probably an outlier.

Meanwhile, I'll look forward to the youthful energy this influx of new residents will bring to our neighborhood as well as all the new amenities they will support.

Make Ivywild great again! Keep clearing out derelict motels and building modern living units to reduce our community's housing shortage.

Best regards,

Rob Lucey  
Ivywild homeowner

cell 281-627-6818

206 LaClede Ave.  
Colorado Springs CO 80905-2130

## Tefertiller, Ryan

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**From:** danna snedden <dannadoo2002@yahoo.com>  
**Sent:** Friday, January 20, 2023 12:37 PM  
**To:** Tefertiller, Ryan  
**Subject:** Fw: no on creek walk

**Follow Up Flag:** Follow up  
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There is already too much traffic, road damage, drainage problems, crime and the list goes on. The city has not addressed any of these issues yet you want to add to the problem? No. The noise level in this area is too high. It's so loud in my neighborhood now. Used to be peaceful. Now people are breaking into our cars, loud noises all night. Sitting at the round About it the other red lights for 20 minutes or more? No. We can even get out of our neighborhood without going a different way and using a red light. Stop destroying our neighborhoods. The home OWNERS need you to stop. There are still apartments and houses for sale that are not selling. You know why? All this issues noted above. Please do no move forward on this..

Not to mention the 517 more cars, the ugly sky line blocking the Mountain View. In time you will regret this. They can bold this out East or north where the roads and traffic and noise are being dealt with but leave this mountain side alone for a while. They haven't even finished the creek walk. Which is so commercial and that's awful but you know that. Don't let money be a factor. Please

Look at the homes for sale and apartments for rent in the neighborhood and see that there's no need for this.

Creekwalk Filing 2 PUD Apartments - proposed 7 story 378 unit building - Neighborhood Meeting --  
January 18, 6 p.m. at Ivywild School

The Creekwalk Redevelopment is a proposed mixed commercial and residential project within the South Nevada Urban Renewal District, anchored by Cheyenne Creek along the westernmost edge.

**PROJECT DESCRIPTION:** The site spans from E. Ramona Ave. to E. St. Elmo Ave. immediately east of Cheyenne Creek (and behind the new Sprouts location). The current submittal consists of 3 applications, a Concept Plan Amendment, Zone Change and a PUD Development Plan.

In support of the overall application a rezone proposes to change ±4.29 ac of C5 and R5 to a multifamily PUD. The application also includes the proposed Concept Plan Amendment and zone Change to PUD/SS, Concept and Development Plans to allow a new 7-story, 378-unit apartment building with 517 structured parking stalls.

NEIGHBORHOOD MEETING: See attached flyer. The city's planning department has organized a meeting at Ivywild School: January 18, 2023 at 6:00 PM Ivywild School – Wildcat Room 1604 S. Cascade Ave. Colorado Springs, CO 80905. Ivywild Improvement Society will have representatives at the meeting. The public is encouraged to attend to hear details of the development proposal.

ADDITIONAL INFO, including the application, plans, and/or any reports can be found at:

<http://www.ColoradoSprings.gov/ldrs.road>

Use the file numbers to search for this project: PUDZ-22-0008, COPN-22-0025, PUDD-22-0038. You can also review the application and plans in the city office at 30 S. Nevada, Suite 701, Colorado Springs, CO 80903. The city planner has requested written comments by January 20 by mail or email to [ryan.tefertilier@coloradosprings.gov](mailto:ryan.tefertilier@coloradosprings.gov).

[Sent from Yahoo Mail for iPhone](#)



Ivywild Improvement Society

"Home is where the heart is."

PO Box 60242  
Colorado Springs, CO 80905  
ivywild80905@gmail.com

January 18, 2023

Colorado Springs City Planning  
30 S. Nevada, Suite 701  
Colorado Springs, CO, 80903

Attn: Ryan Tefertiller, City Planning Manager, AICP

**RE: Creekwalk Filing 2 -Concept Plan Amendment, Zone Change and PUD Apartment Plans**

**File Numbers:**

PUDZ-22-0008; COPN-22-0025

PUDD-22-0038

Dear Mr. Tefertiller:

The Ivywild Improvement Society (IIS) as elected representatives of the Ivywild Neighborhood, is an advocate for the residents of Ivywild in matters that include proposed developments that may adversely impact the identity and character of Ivywild. The IIS and Ivywild residents continue to commit our resources to preserve and revitalize our neighborhood. The Creekwalk development is not new to the IIS. The IIS has been involved with the first Creekwalk Development Plan filings and did participate in some of the city and public planning meetings. Overall, the Creekwalk development has been mostly positive. Ivywild is especially appreciative of the incorporation of local themes, historic references, public art installations, creek improvements/trail and bearproof trash cans. It has brought amenities that many Ivywild residents enjoy.

The IIS has concerns regarding the Creekwalk Filing 2-Concept Plan Amendment, Zone Change and PUD Apartment Plans. The proposal to rezone areas that are currently zoned C5 and R5 to PUD zoning, in order to build 378 multi-family units and to exceed all zoning heights is unacceptable to the Ivywild neighborhood. Although Ivywild residents do have mixed feelings regarding the building proposal, the IIS does feel that this is because overall, the neighborhood is in support of additional affordable housing but not to the scale that is being proposed. The IIS feels that the size and density of the proposed building is incompatible with Ivywild and does not contribute to the identity that Ivywild is recognized for. This proposed structure standing at 85 feet tall is considered vastly out of context with the surroundings. The building height proposed is higher than provided for in any current zoning (R5/C5 would be 45 ft), and the limit of 45-50 ft when converted to the equivalent RetoolCOS zones (R-Flex Medium/MX-M). The highest standard residential zone maximum height in RetoolCOS appears to be 60 ft (N. Nevada Overlay), or 65 ft (R-Flex High).

In 2018, under the original development plan, AR DP 20-00159, the developers proposed 35 new multi-family units and three, 3 story townhomes. There is a substantial increase in the density and significant change in the design between the two development plans. It is the desire of IIS and the Ivywild neighborhood that consideration be given to a redesign of the current development proposal. The use of a Planned Unit Development (PUD) zone is to encourage innovation in future developments and not to avoid meeting design standards. Ivywild is included in the Greater westside planning district (3A) and has two representatives who have been active in this process facilitated by CONO. A key goal identified via public survey, is to increase affordable housing that takes into consideration 'sensitive infill development' – not the biggest building possible in a given parcel. An additional concern of this proposed PUD rezoning, is that it would impact future or in progress, nearby parcel developments, as this newly developed landscape would be taken into consideration for future applications.

The IIS is additionally concerned that the public has not had an opportunity to review all necessary documents that are typically available when reviewing proposed development plans prior to making recommendations or decisions. Renderings/drawings of the proposed building are not yet available on line, nor is the traffic study. The Public should have an opportunity to review and comment on these as they are to be part of the proposal. The building is described as having a total of seven levels, 3 levels of parking with 4 levels of living space above. Vehicle access will be via Ramona (to either Nevada or Cascade) or via St. Elmo to Nevada. This is a congested area already and the traffic flow and potential increases could be impactful; a review of the traffic study is necessary.

Overall, the IIS and Ivywild residents support the need for affordable, mixed housing options that are built with consideration of the Ivywild neighborhood and contribute to the identity of the entire area not limited to the Nevada Avenue corridor. So far, the Creekwalk developer has been a good neighbor and has openly stated interest in collaborating with the community. Included in PlanCOS's vision and framework, is the city's intention to recognize the individuality of established neighborhoods and encourage development with the consideration of physical details. IIS would be interested and happy to collaborate with the developer and assist in harnessing neighborhood participation.

In summary the IIS does not support the proposed zone changes in the Creekwalk Filing 2- Concept Plan Amendment, Zone Change and PUD Development as they have been submitted and would like the City Planner to take serious consideration to the concerns pointed out in this correspondence. The IIS and the Ivywild neighborhood may be open to supporting a zone change if a new housing design was to be submitted. Ivywild Improvement Society has worked continuously to keep our neighborhood vibrant since 1898 and we adjust to change and growth while preserving our unique character. The Creekwalk Development continues to represent a unique opportunity to add to the Ivywild community. Ivywild Improvement Society is known for our willingness to work with the city and other community stakeholders and would be available to collaborate on a new housing proposal. IIS appreciates working with the city and appreciates the efforts that the city has put forth in projects such as this one.

Sincerely,

Julie Nedrow  
Ivywild Improvement Society, President

Jo Lucey  
Ivywild Improvement Society, Vice President