

## Baxter, Tamara

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**From:** Chris Tremaroli <ChrisTremaroli@ttmsta.com>  
**Sent:** Tuesday, May 2, 2023 11:55 AM  
**To:** Baxter, Tamara  
**Subject:** Mesa Highlands - SE of W. Fillmore & Centennial - Comments

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To Tamara Baxter, City Planner:

We received the City's green postcard regarding the potential commercial development for property near the intersection of Fillmore and Centennial. Mesa Springs Professional Building LLC owns and operates the two-level commercial building located at 1025 West Fillmore, directly east and downhill from the proposed project. We appreciate the opportunity to comment via email.

We have two general concerns regarding the proposed project, one regarding surface and subsurface water, and the other regarding traffic.

Our property and the surrounding properties all contain very expansive soils, at least some of which is Pierre Shale. These soils act much like a sponge, requiring the subsurface portion of any new construction to be over-excavated so that roadbed gravel or other non-expansive fill can be packed tightly around and below the foundation. While it may appear to be solely in the new owner's self-interest to determine the need for this, we, as adjacent landowners, must also be very concerned if any proposed construction contains a substantial subsurface structure or foundation that would displace the underground water and cause problems to the surrounding buildings. Further, it appears that prior excavation of the lot(s) in question a few years ago also provided for a detention pond above our lots, and we are concerned that any subsurface displacement created by further construction could cause unintended subsurface water damage to our property. We request that the owner be required to conduct a soil engineering study regarding the effects on surrounding properties.

The fact that we are downhill from the proposed project also causes a concern regarding surface water during a rainstorm. Prior excavation changed the natural flow of downhill water in the area and created a berm on the upper rim of the lot above us to avoid water rushing down the hill toward our building. Further, upon our demand after incurring mud and water damage to our property, a drainage swale was also dug along the west side of the north-south alley at the bottom of the hill just above our property in order to divert surface water from the hill itself toward the Fillmore drainage system and away from our building. We request that that an adequate drainage system both above and below the hill is installed and maintained as a requirement for any construction project. The berm holding back any surface water from above the hill must not be changed or breached in any way, vegetation must be maintained on the entire hill, and water drainage from the hill itself must be properly diverted to the Fillmore drainage system.

Finally, we are generally very pleased with all of the new development that is occurring near our property on Fillmore. We are, however, very concerned about the additional traffic that a new project will inevitably cause. The Fillmore hill has been experiencing an explosion of traffic, and there are regular vehicle accidents in front of our property mainly due to the excessive downhill speeds between Centennial and Chestnut. Some of these accidents have resulted in vehicles jumping the curb onto our property, coming to rest very close to our building. In addition, the traffic entering east-bound Fillmore from the Fillmore Ridge commercial area is quite frankly a tragedy waiting to happen. Both the downhill and uphill traffic in front of our property, and the traffic entering Fillmore from Fillmore Ridge and Straus, now beg additional traffic control to slow the pace of traffic. We strongly suggest that further development of any size west of our property must also require at least two additional traffic lights that would slow the pace of traffic, especially downhill. Based on our observations over the years, we would recommend that a traffic light

be placed at any egress from the new development onto Fillmore (if one is to be provided east of Centennial), and another at Fillmore and Straus to further slow traffic and allow a more orderly entrance onto Fillmore from both Straus and Fillmore Ridge.

Thank you for your consideration of our concerns.

Very truly yours,

Chris Tremaroli, Manager  
Mesa Springs Professional Building LLC  
1025 West Fillmore, Suite D  
Colorado Springs, CO 80907  
Phone: 719-635-9970

## Baxter, Tamara

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**From:** Barbara Novey <barbara.novey@gmail.com>  
**Sent:** Friday, May 12, 2023 9:10 AM  
**To:** Baxter, Tamara  
**Subject:** Fwd: Mesa Highlands

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Resending the last email.  
I will keep my eye open for instructions on reading the new ldrs system.

----- Forwarded message -----

**From:** Mesa Springs <[mesasprings@gmail.com](mailto:mesasprings@gmail.com)>  
**Date:** Thu, May 11, 2023 at 5:29 PM  
**Subject:** Mesa Highlands  
**To:** <[Tamara.Baxter@coloradosprings.com](mailto:Tamara.Baxter@coloradosprings.com)>

Tamara,  
Regarding the Mesa Highlands proposal.  
The information on the new system is extremely lacking.  
The map points to the location of the office that filed.

Water drainage and traffic is a big concern.

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Dear neighbors,  
When responding to the City we now must go to this website  
<https://coloradosprings.gov/ldrs>

Then select if the project is After Aug 2022

Then these numbers and project name are found.  
MAPN-23-0004  
ZONE-23-0011  
mesa highlands

not much more than what is printed on the card is found at the new LDRS site.

Thank you  
Your Neighbor,  
Barbara Novey  
President  
Mesa Springs Community Association  
719 963 7865

## Baxter, Tamara

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**From:** Barbara Novey <barbara.novey@gmail.com>  
**Sent:** Friday, May 12, 2023 3:24 PM  
**To:** Baxter, Tamara  
**Subject:** Re: FW: Mesa Highlands [MPAN-23-0004 & ZONE-23-0011]

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Thank you.  
Mesa Springs is against High Rise.

How tall is the tallest structure?

On Fri, May 12, 2023 at 9:11 AM Baxter, Tamara <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)> wrote:



**Tamara Baxter**

**Senior Planner**

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

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**From:** Baxter, Tamara  
**Sent:** Friday, May 12, 2023 9:08 AM  
**To:** [mesasprings@gmail.com](mailto:mesasprings@gmail.com)  
**Subject:** Mesa Highlands [MPAN-23-0004 & ZONE-23-0011]

Ms. Novey,

Per our conversation, attached are some brief steps to view the documents for the Mesa Highlands project.

I have also attached the Land Use Plan that was submitted, along with the project statement.

Let me know if you have any additional questions.



**Tamara Baxter**

**Senior Planner**

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## Baxter, Tamara

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**From:** James Smith <akio.james@yahoo.com>  
**Sent:** Friday, May 12, 2023 1:43 PM  
**To:** Baxter, Tamara  
**Subject:** Post card for file number DEPN-23-0100

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Tamara,

I received your post card today for file number DEPN-23-0100 and I strongly oppose this project. I live on Freemont Circle, which is across the street and over the small hill of the proposed site. I'm a Disabled Veteran who is effected by multiple conditions (23 diagnosed conditions and 13 accompanying conditions mainly due to my fibromyalgia) and unable to work and I do have difficulty in driving 10 minutes or longer away from my home. But one of the most challenging conditions to manage that I have is my severe hyperacusis. The medical definition is a person who has decreased sound tolerance. My definition of it is that all sounds do and does cause pain, including my own voice and every tap on my iPad screen that I need to do to write this email to you. I was diagnosed with hyperacusis in November 2018 and it has only gotten worse due to the lack of treatment by the VA. Hence, I stay at home a great majority of the time as evident by the below chart.

Time spent at home according to an app called lifecycle:

- 2017: 80.6%
- 2018: 91.6%
- 2019: 95.4%
- 2020: 96.2%
- 2021: 96.1%
- 2022: 97.1%

If this project does move forward and construction does start, it will cause me severe bodily pain and mental anguish. And depending on what actually does get built, my pain and anguish may be impacted long after the construction has stopped.

All I can ask of you is to reply to my email to let me know that you have received it and to please keep me informed of this proposed project. But I strongly oppose this project and do hope that you take my health into consideration.

If you need to contact me, I prefer either email or text ([719-963-3159](tel:719-963-3159)) or if you want to meet at the proposed site at a time/date that will work for the both of us, we can do that as well. Just please talk soft and I cannot be around any structures because the echoes aggravates the pain that sounds causes.

Regards,

James

## Baxter, Tamara

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**From:** Barbara Novey <barbara.novey@gmail.com>  
**Sent:** Tuesday, May 16, 2023 2:22 PM  
**To:** Baxter, Tamara  
**Subject:** Fwd: FW: Mesa Highlands [MPAN-23-0004 & ZONE-23-0011]

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Wow- the link is to the 442 page re-tool document.

I hope there is a hillside overlay here and that the height should be limited to 55feet.

----- Forwarded message -----

From: **Baxter, Tamara** <[Tamara.Baxter@coloradosprings.gov](mailto:Tamara.Baxter@coloradosprings.gov)>  
Date: Fri, May 12, 2023 at 3:51 PM  
Subject: RE: FW: Mesa Highlands [MPAN-23-0004 & ZONE-23-0011]  
To: Barbara Novey <[barbara.novey@gmail.com](mailto:barbara.novey@gmail.com)>

Ms. Novey,

No development plans have been submitted for the proposed uses.

The only entitlement received is a Zone Change request and Land Use Plan (formerly Concept Plan).

The project team is requesting a rezone from PUD (Planned Unit Development) which currently allows 45'-65' building height, to MX-L (Mixed Use Large Scale) which would allow 65'. Lots with arterial frontage may have building height up to 85'.

Here is a link to the new UDC (Unified Development Code): <https://coloradosprings.gov/document/cosudcfinaldraftclean.pdf>

Let me know if you have additional questions.

Have a nice weekend.



Tamara Baxter



## Senior Planner

Planning and Development – Land Use Review

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