

PUBLIC COMMENT_V2

Silver Key Apartments
CUDP-25-0030 and DVSA-25-0009
2126 N Weber St



1. **Mike Anderson for Old North End Neighborhood Association (ONEN)**
December 5, 2025

Bill: The ONEN Board of Directors asked me to let you know that they very much appreciate the City and Silver Key scheduling a neighborhood meeting on December 11 for this proposed project. There is a definite need for such a meeting given questions/concerns that have been raised by residents.

It was noted in the postcard notice for the meeting that the session will be conducted in an open house format. Please be advised that ONEN does not believe that is the best format for the session. While it is understood that the city has adopted the open house approach for most of its meetings with neighborhoods, the typical town hall approach is preferred because it promotes direct dialogue and promotes transparency and accountability. Further, everyone should be able to hear the questions being asked by other residents and the answers being provided. In other words, everyone should be provided with the same information.

So ONEN would strongly suggest that the December 11 meeting include, at a minimum, a short presentation by the applicant followed by a Q&A session. The open-house format and set-up can be maintained, but the presentation and Q&A would be added. I recall the initial community meeting conducted by City Planning for the new accessory dwelling unit (ADU) ordinance back in 2024 employed this hybrid approach and was well received by those in attendance.

We hope you and the applicant will consider this proposed change in the neighborhood meeting format.

Thanks,

Mike Anderson
ONEN Board Member

2. **Jamie Fabos**
December 4, 2025

William,

Attached please find the complaint record from our family related to this block. This should speak to but will continue to happen to our neighborhood should it remain vacant. I'd appreciate you adding this to the record.

Illegal Homeless Camps 2126 N Weber St,Colorado Springs, CO 80907 Closed Mar 29, 2023	Litter/Trash/Garbage (deprecated) 2126 N Weber St,Colorado Springs, CO 80907 Closed Aug 29, 2022	Illegal Homeless Camps 1916 N Weber St,Colorado Springs, CO 80907 Closed Jun 8, 2023
Street Debris 214 E JEFFERSON ST, COLORADO SPRINGS, 80907 Closed Mar 7, 2023	Illegal Homeless Camps 2113 N Weber St,Colorado Springs, CO 80907 Closed Jan 8, 2024	General Questions for the CSPD 2320 N Wahsatch Ave, Colorado Springs, CO 80907, USA Closed May 8, 2023
Litter/Trash/Garbage (deprecated) 2126 N Weber St,Colorado Springs, CO 80907 Closed Jan 31, 2023	Neighborhood Services 2319 N NEVADA AVE, COLORADO SPRINGS, 80907 Closed Oct 11, 2023	Homelessness Information 2126 N Weber St,Colorado Springs, CO 80907 Closed May 18, 2025
Illegal Homeless Camps 230 E Madison St,Colorado Springs, CO 80907 Closed Jan 31, 2023	Illegal Homeless Camps 232 E Jefferson St,Colorado Springs, CO 80907 Closed Aug 24, 2023	General City Contact 2320 N WEBER ST, COLORADO SPRINGS, 80907 Closed May 8, 2025
Litter/Trash/Garbage (deprecated) 2126 N Weber St,Colorado Springs, CO 80907 Closed Jan 24, 2023	Illegal Homeless Camps 2126 N Weber St,Colorado Springs, CO 80907 Closed Aug 24, 2023	Neighborhood Services 2326 N WEBER ST, COLORADO SPRINGS, 80907 Closed Oct 30, 2024
Illegal Homeless Camps 2012 N Weber St,Colorado Springs, CO 80907 Closed Dec 21, 2022	Neighborhood Services 2113 N WEBER ST, COLORADO SPRINGS, 80907 Closed Jul 1, 2023	Illegal Homeless Camps 2007 N Weber St,Colorado Springs, CO 80907 Closed Oct 11, 2024
Illegal Homeless Camps Bonny Park,Colorado Springs, CO 80907 Closed Jul 24, 2024	Neighborhood Parking Complaints 2328 N Weber St,Colorado Springs, CO 80907	

3. **Harrison Sokol**
December 3, 2025

Hi Bill,

Thanks for sending this. Overall the conceptual plan looks good. Glad the building is oriented towards the streets with the parking in back. I think the 20' Weber setback is a bit out of character with the neighborhood. It looks like something between 10' and 15' would be closer to what most of the surrounding properties have.

Are there any plans to improve pedestrian infrastructure on this block? A bump out for the Weber/Madison crossing would make accessing the bus stop easier. A stop sign would make crossing Weber less dangerous for seniors. I use the PikeRide station there to get to Tasty Freeze/the new taco shop, and it's not the safest street to cross currently.

Thanks,

Harrison Sokol

4. **Mike Anderson for ONEN**
November 25, 2025

Bill: Attached (Public Comment Exhibit 1) is a letter from ONEN requesting that a neighborhood meeting for this proposed project be conducted in accordance with City Code. Such a neighborhood meeting would allow ONEN residents and adjacent property owners the opportunity to ask questions of City staff and the applicant to hopefully gain a clearer picture of what is being proposed for the property. As described in the attached letter, there are a number of questions/concerns/unknowns regarding the proposed senior apartments. Under the City's UDC a neighborhood meeting for a conditional use can be held at the Planning Director's discretion.

If the decision is to hold such a neighborhood meeting, we request that you let us know at the earliest convenience. With the holiday season rapidly approaching, we will want to let the entire neighborhood know the particulars of such a meeting as soon as possible. However, having such a meeting in January after the holidays might be preferable for everyone.

Additionally, we would like to have an informal sit down with the applicant to discuss the project and hopefully gain some additional clarity on what is specifically being proposed. The meeting can be in person or virtual. There are three ONEN Board members who would like to participate in such an informal discussion with the applicant. Is such a discussion permissible under the City's UDC? If so, can you assist us in having such a informal discussion set up?

On a final note, my apologies for this letter not being sent to you early last week as was originally intended. We had an administrative mix-up on our end that resulted in the letter only now being transmitted.

Best,

Mike Anderson
ONEN Land Use Committee

5. **Susan Garsoe and Tim Davis**
December 5, 2025

Dear William Gray,

We live on Washington Street, a few blocks from the Silver Key Apartment Project and we are in favor of infill for our town.

Our question is about traffic. When there was a proposed apartment building to be created in that space (Chuck Murphy?) the traffic flow from the building was directed into the alley. We want to make sure that the traffic is directed to both Weber and Madison, with the alley being protected.

I think that the former proposal was for 27 or 29 units.

50 seems like a lot for the space.

We will be there next Thursday and will be very interested in learning more.

Sincerely,
Susan Garsoe and Tim Davis