

Hubble, Logan K

From: stcglen@comcast.net
Sent: Wednesday, August 2, 2023 11:21 PM
To: Hubble, Logan K
Cc: stcglen@comcast.net
Subject: Objection to COPN-23-0015 and DEPN-23-0141
Attachments: IMG_1939.jpg; IMG_1940.jpg; IMG_1941.jpg; IMG_1942.jpg; IMG_1943.jpg; IMG_1944.jpg; IMG_1945.jpg; IMG_1955.jpg; IMG_1956.jpg; IMG_1958.jpg; IMG_1959.jpg; IMG_1960.jpg; IMG_1993.jpg; IMG_1994.jpg; IMG_1995.jpg; IMG_1996.jpg; IMG_1997.jpg; IMG_1998.jpg; IMG_2002.jpg; IMG_2003.jpg; IMG_2004.jpg; DBG Apt Complex analysis (ingress_egress points).xlsx; Housing valuation rise.png

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Subject: Objection to COPN-23-0015 and DEPN-23-0141

Dear Logan Hubble:

I am writing in strong objection to the planned complex for multiple reasons:

- 1) I have yet to see a viable response in regards to the trash issue which will affect the Wildlife Habitat Preserve. I have attached some pics from a walkaround I did on June 19th, 2023 of the property and adjacent fields. The issue I am highlighting is a new complex will cause an inevitable trash issue from blowing debris. Some trash will be due to negligence and others due to circumstance, such as the wind blowing something from the parking lots, playground area, etc. into the adjacent fields and further down into the Wildlife Preserve. The pictures show debris is already present in the adjacent fields without the 600+ additional residents, so it is not a stretch to say a new apartment complex will greatly increase the chances of blowing debris across the adjacent fields and ultimately into the Wildlife Preserve. The trash I observed as shown in the pictures blew from either the business areas or from across Union Blvd from establishments such as Lowe's. Combine that with kids adventuring into that area and the trash will accumulate over time, rendering the Preserve into a trash heap. We have successfully preserved this for over 20 years and value our wildlife. Trash chutes, animal proof bins, and other measures won't mitigate a trash issue caused by blowing wind such as when an object gets blown out of someone's hand, a car, or temporary placement spot (i.e. styrofoam cup or fast food bag placed near a bench). Current neighborhood trash issues are largely contained and trapped within the neighborhood fencing or other barriers, but this will not be the case in this proposed area, especially with an adjacent open field next to the complex, which debris will blow across and into the Preserve.
- 2) Regarding some of the other comparable DBG properties which have 200+ units, on average they had 2 ingress/egress points. For those which had 1 ingress/egress, they led into much larger roads which did not bottleneck at a single lane roundabout. In current conditions, on multiple occasions I have nearly been sideswiped by vehicles failing to yield as they entered the roundabout. This proposed complex will add to the distractions and further shorten the reaction time for drivers. The current residents have more data points driving the route daily than any traffic study can ever provide. I urge you to listen to the Briargate citizens' experiences in combination to the traffic study. This is not worth endangering the current residents or future proposed residents as this bottleneck will affect us all. Pedestrians, bikers, skateboarders, pet walkers, etc. will increase substantially and they will need to use the roundabout to cross into the neighborhood side where the sidewalk extends all the way down Royal Pine, whereas on the other side it currently does not extend. Lastly, the roundabout will most likely be even more problematic in the winter when snow piles up--the number of cars stuck will become significant.

- 3) A traffic study does not adequately address the same criteria as a specific roundabout study, which should be the case for this particular project. Such a study focuses on the size of the roundabout and other measures to determine if adjustments need to be made. Will a roundabout study be conducted in addition to the traffic study?
- 4) I saw the question asked by a resident but it was not addressed from what I could find. The developer stated the proposed development “will serve to increase the general health, welfare, safety and convenience of the neighborhood. By providing for a mix of multi-family workforce housing and commercial uses, this amendment to the concept plan will not only help potentially diversify the housing options in Colorado Springs, but will also help to synergize and solidify the adjacent neighborhoods.” The developer has failed to answer this question with any factual data or statistical basis or feedback from the neighborhood that this development will impact. In fact, an analysis of other comparable DBG properties showed a significant number of their apartment residents complained about poor management, security, fellow residents, and environmental issues at their current complexes. In multiple locations the DBG apartment reviews ranked lower other nearby apartments under other ownership. Why are we to believe this complex will be any different than their current track record?
- 5) It has been noted that valuations will not be affected. However, it should also be noted that valuations since the housing recovery from 2011 to present shows an increase in virtually every city in the country (see attachment), regardless of negative circumstances. Even in some of areas where crime increased and other negative factors surged, valuations still went up. Please carefully consider this as the DBG evidence being used to support stable or increasing home valuations seems overly generous. There are a number of other contributing factors which may be driving prices up in “spite of” rather than “because of.” In fact, diving deeper into valuation data, there are multiple studies which show that these affordable housing properties only benefit a neighborhood if it is an improvement over an existing run-down structure or distressed neighborhood (which Briargate is not), and crime is unaffected but only if it is 50 units or less (this is a proposed 232-unit complex). In the article titled: “Don’t Put it Here!” Does Affordable Housing Cause Nearby Property Values to Decline?” ([“Don’t Put it Here!” Does Affordable Housing Cause Nearby Property Values to Decline? | The Homeless Hub](#)) states high concentrations of new or rehabilitated affordable homes can help to improve distressed areas, but in stronger neighborhoods the data suggest that concentrations of affordable housing should be avoided. The same article also stated that key factors associated with stable or increased property values include an attractive design that blends with the surrounding neighborhood and strong property management. DBG touts neither of these features with this project as the design does not fit and is not attractive; also note DBG management issues and poor property management reviews of other properties noted in my comments in #4 above.
- 6) When my spouse and I looked for a retirement home, we highly valued living in a low-density area. This is still highly sought after and there is a demand for this quality. Please preserve this aspect. We have previously lived in high-density areas, but now we desire to live in a low-density area. This changes the density of the neighborhood beyond what was originally designed for. Let’s take a very simple example. We have convenient dog poop bags and disposal stations throughout the neighborhood. If you increase the neighborhood resident plus dog density, then pet walkers run out of bags and/or we end up with overflowing disposal sites, which leads to unsanitary conditions and more dogs pooping on neighbor lawns without pickup. A simple thing like this affects the cleanliness and morale of the neighborhood. This proposed project is more imbedded in a neighborhood than most of the other DBG properties. If you are wrong and this bottlenecks traffic higher than predicted, you will absolutely affect valuations and drive away potential buyers and current residents who will seek lower density areas. It is simple supply and demand—if you lessen the desirability because you eliminate a strong quality such as low density, it will lead to lower demand and thereby you will move valuations lower. You cannot undo this once you proceed.
- 7) We have been told there are not enough apartments in North Colorado Springs, but it seems there are a number of complexes currently under construction which are not being counted in the stats. There are complexes being built along Union & Woodmen near Target, by Chapel Hills Mall, by Ford Frick Park, off Interquest, etc. Are these being counted too regarding how many are avail (or will soon be avail) in the North, or are they only counted when construction is completed?

Pine Creek resident (adjacent neighborhood to proposed complex)

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Pine Creek resident (adjacent neighborhood to proposed complex)

Hubble, Logan K

From: Randy Howarth <randy_howarth@hotmail.com>
Sent: Tuesday, August 1, 2023 9:37 PM
To: Hubble, Logan K
Cc: Randy Howarth
Subject: RE: DEPN-23-0141

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August 1, 2023

Dear Logan Hubble and Planning Department,

As noted in previous correspondence regarding this proposed development, we are **strongly opposed to the building of a 4-story complex** and associated structures approximately 50 feet from our property and one story home in Pine Creek/Orchard Park.

IMPACT TO NEIGHBORS ABUTTING THE PROPOSED DEVELOPMENT -

The developer has stated that they will provide a landscape buffer to mitigate the view into our backyard but it is impossible for any landscape trees to be large enough to block the view of a 4 story building into our backyard. First - Trees are never planted at mature sizes and take many years to grow to substantial sizes. The landscape plan shows 50% would be evergreen and 50% deciduous which does little to block sightlines half of the year. There is no indication of fencing or walls to be built along Royal Pine by the developer. A six foot wall similar to that in Pine Creek should be built to provide additional separation, if the development were allowed to be built.

Other major concerns:

SAFETY - We have had 2 major fires in the area since 2012, destroying hundreds of homes and resulting in the death of 4 people who could not escape in time and many others who barely escaped trying to flee their neighborhoods. (Waldo Canyon and Black Forest).

Last year, we went onsite and provided support for families near Boulder where the Marshall Fire destroyed 1084 structures and 2 people were killed, along with 8 seriously burned. The 115 mph winds blew the fires through suburban neighborhoods like ours and many barely escaped with their lives. Over 1000 pets were also killed.

Royal Pine and the proposed development have very limited access and exits available with all traffic exiting through a single lane roundabout shared with the inhabitants of Pine Creek. With over 300 cars expected with the proposed development, 1400+ homes in Pine Creek plus the 3 businesses already existing in the development area – there is no way that all can exit to Union Avenue in a timely manner.

If a fire happened in the area – whether in existing homes, wildlife habit area nearby or the new apartments and the wind conditions were right – there would be deaths of those trying to evacuate. Not to mention that if a single car were to stall in the single roadway, it would be a nightmare situation. The roads were not built with emergency exiting in mind.

In addition, with all the cars attempting to exit the area at the same time, emergency vehicles would have limited access to the area on a single lane roundabout, which is already difficult for a fire engine when no traffic is present.

LIGHTING AND NOISE – the developer has stated in updated comments that they will put in lower light poles to mitigate the impact of lights disturbing our home 50 feet away. It is not possible to have a parking lot and office that close without lights impacting our livability. A 4 story apartment complex will have lights on all night shining in our property plus the noise of 300 plus cars coming and going.

The statement that there will be many fewer trips than the previously approved concept plan from 2007 is a straw man argument. That concept plan never went forward and was not accepted by the community at that time. There was no need to appeal anything in that plan because it was terminated by the developer. Royal Pine west of Union is just not appropriate for this level of traffic – especially in an emergency situation.

PARKING – as mentioned previously – any parking spaces need to allow for maximum number of tenants of driving age plus their guests. They cannot expect to use spaces of the nearby 3 businesses and there is zero parking available on Royal Pine. Orchard Park has very limited parking space for the existing home today and no one from the apartments or their guests should be parking in that neighborhood.

Other neighbors have done a good job articulating **other issues such as impact to wildlife, crime potential, lack of transportation resources, walkability, etc.**

We agree with all of them, but have restated our most important concerns – especially impact on our livability and safety and so, once again, strongly oppose this development plan moving forward.

Best regards,
Randy and Sandra Howarth
4276 Apple Hill Ct.
Colorado Springs, CO 80920
(719) 602-3796

Sent from [Mail](#) for Windows

From: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Sent: Tuesday, August 1, 2023 2:06:58 PM
Subject: DEPN-23-0141

Hello,

City agencies have finished the initial review of the Market at Pine Creek/Royal Pine Development Plan and I've just uploaded comments to Accela from myself and the rest of the reviewers. These can be viewed at ColoradoSprings.gov/LDRS. I've also uploaded all of the citizen comments I have received thus far, to which the applicant will be required to respond. We are still accepting comments indefinitely, but any future comments will be uploaded following the second review. Please let me know if you have any questions.

Thank you,
Logan Hubble
Planner II
30 S Nevada Ave. Suite 701
Colorado Springs, CO 80903
(719) 385-5099
Logan.Hubble@ColoradoSprings.gov



Hubble, Logan K

From: Paul Carson <ptcarson@gmail.com>
Sent: Tuesday, August 1, 2023 4:40 PM
To: Hubble, Logan K
Subject: Re: DEPN-23-0141

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Here are my questions

I live in Glen Arbor (9936 Glenrose Cr, Colorado Springs, CO, 80920).

My questions:

1. What is the evidence that subsidies from taxpayers are necessary to create more apartments?
 - a. How many units are already in the pipeline for Colorado Springs? I see construction all over. As supply increases, prices will drop.
 - b. What is the evidence that we have a housing affordability 'problem'? It seems most are already housed, and the homeless are usually taking drugs or unwilling to or unable to remain in housing. In addition, loitering and drug enforcement to send addicts to jail with counseling would help them more.
 - c. Why is there no effort to improve the existing housing stock by investing in home improvement loans or bonds for homeowners themselves? Renters will not OWN housing.
2. There is NO obligation of the city of Colorado Springs to participate in HUD/COLORADO state housing bonds. A bond is a bond – it's a financial instrument that the CITY of Colorado Springs is giving to a private party. That is better to invest bonds in public works and put them to the vote of the electorate.
 - a. Does the state or federal government make OTHER funding commitments based on adding low-cost apartments in high cost suburbs?
3. Why Pine Creek?
 - a. There are hundreds of equally large lots of vacant land in the city, including north of the city. Was Pine Creek chosen precisely BECAUSE of higher home values?
 - b. What is the evidence that the builder looked for other property?
4. The traffic study showed a 240% daily increase in volume of traffic into ONE effective exit. Will the city put an exit onto Union or not? If no egress is built it will increase safety and fire risks.
5. Houses in Pine Creek have been getting robbed and property crime is no longer prosecuted in Colorado Springs (police reports but no cases closed). This low cost housing will increase crime and traffic. Will additional police be patrolling?
6. How are the Preble mice living in the current location going to be managed? Why is the environmental impact not a consideration?
7. Do the citizens of the city have any voice in their city government at all?
 - a. No one has voted for the bonds.
 - b. No one in the Pine Creek neighborhood has requested the apartments.
 - c. No citizen has been allowed to comment in planning or in city hall to our elected representatives.

- d. The re-zoning was done in secret.
 - e. The current business owners have been economically damaged due to the actions of the City of Colorado Springs. What restitution to they have for their damages due to the cities actions?
8. When will there be public comment at City Council Meeting before final project approval?

On Tue, Aug 1, 2023 at 2:07 PM Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

Hello,

City agencies have finished the initial review of the Market at Pine Creek/Royal Pine Development Plan and I've just uploaded comments to Accela from myself and the rest of the reviewers. These can be viewed at [ColoradoSprings.gov/LDRS](https://coloradosprings.gov/LDRS). I've also uploaded all of the citizen comments I have received thus far, to which the applicant will be required to respond. We are still accepting comments indefinitely, but any future comments will be uploaded following the second review. Please let me know if you have any questions.

Thank you,

Logan Hubble

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

Logan.Hubble@ColoradoSprings.gov



Hubble, Logan K

From: B Gavin <bbblue68@hotmail.com>
Sent: Wednesday, August 2, 2023 11:14 PM
To: Hubble, Logan K
Subject: Objection to COPN-23-0015 and DEPN-23-0141

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!

Dear Logan Hubble:

As concerned taxpayers living near the proposed project site in Pinecreek, we object to the development of multi-family apartment complex containing 232 units at the corner of Royal Pine Drive and Union BLVD for the following reasons:

- **Strained Community Infrastructure:** The single lane roundabout at the entrance of the proposed development is insufficient for the proposed number of residents. Royal Pine and Pine Manor were not designed to handle the traffic flow that the proposed apartment complex will bring to the area. The development plan fails to address the additional strain on municipal services resulting from the conversion to high-density residential use. It also lacks details on compensating the community for increased burdens on schools and emergency resources.
- **Lack of accessible transportation:** The proposed development's location has a low walkability score (26/100), limited public transportation options (only one bus line with a distant stop), and reduced travel convenience due to the single-lane roundabout.
- **Safety concerns:** A single lane roundabout is the only ingress/egress point for the development, posing potential risks during emergencies and hindering prompt arrival of first responders.
- **Incorrect traffic study assumptions:** The project anticipates adding 2,257 vehicle trips per weekday, with most of the traffic flowing onto Union Boulevard, known for significant backups and high accident rates. The submitted traffic study was not conducted during the school year and does not accurately measure impact to already strained infrastructure.
- **Overlooked Taxpayer Financial Burdens:** The City approved the intent to issue a \$40 million bond for this development, but rising interest rates may cause unexpected losses and residents should be worried about undisclosed taxpayer costs for additional services related to the project.
- **Negative environmental impacts:** The development may endanger and harm a Wildlife Habitat Area. The National Institutes of Health have documented the negative effects of urban sprawl and increased pollution people and the environment.
- **Counterproductive urban sprawl:** Adding over 630 residents in less than 8 acres will strain existing infrastructure, designed for commercial use in the 1980s, creating potential disasters and financial burdens for taxpayers, while the developer's lack of local interest raises concerns about smart growth and sustainability for Colorado Springs.
- **Impact to Surrounding Land Uses:** The development does not consider the impact on surrounding uses, particularly by the United States Air Force Academy (USAFA). In their 2018 Regional Joint Land Use Study, USAFA has identified the incompatible zoning adjacent to flight training areas has increased significantly in the last 20 years. This results in safety concerns for residents falling within flight accident potential zones, and high congestion traffic due to the numerous public events USAFA holds.

I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and smart city planning.

We look forward to your prompt response.

Sincerely,

Kenneth & Bonnie Gavin

Hubble, Logan K

From: Kim Allen <kimsallen5@gmail.com>
Sent: Wednesday, August 2, 2023 9:48 PM
To: Hubble, Logan K
Subject: Multi Family housing complex
Attachments: 2023-08-02 21-45.pdf

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<https://dl.tglapp.com/genius-scan>

Sent from my iPhone

Hubble, Logan K

From: Kim Allen <kimsallen5@gmail.com>
Sent: Wednesday, August 2, 2023 9:44 PM
To: Hubble, Logan K
Subject: Royal Pine multi family apartment complex
Attachments: 2023-08-02 21-41.pdf

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<https://dl.tglapp.com/genius-scan>

Sent from my iPhone

Hubble, Logan K

From: Jessica Bala <jessicaebala@gmail.com>
Sent: Wednesday, August 2, 2023 9:15 PM
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Dear Logan Hubble:

As a concerned homeowner and taxpayer living very near the proposed project site, I object to the development of multi-family apartment complex containing 232 units at the corner of Royal Pine Drive and Union Blvd. for the following reasons:

Environmental Concerns

The wildlife habitat on both sides of Royal Pine Drive are at risk of damage, destruction and fire by increasing a large number of non property owning residents who have no viable recreation area and have no ownership interest in the area. Where are the children of residents going to play? They are not welcome at the PRIVATE Pine Creek Park and they are not going to walk all the way to John Venezia Park. They will want to play in the wildlife habitat putting deer, mice, squirrels, bobcats, lynx, birds of all kinds and more at risk. All it will take is one cigarette from one of these residents to ignite the field on a dry summer day.

Overlooked Taxpayer Financial Burdens

The City approved the intent to issue a \$40 million bond for this development, but rising interest rates may cause unexpected losses and residents should be worried about undisclosed taxpayer costs for additional services related to the project. Who is going to pay for the increased police needed to issue citations for all the people from this proposed development illegally trespassing in the wildlife area?

Traffic and Transportation Concerns

There is simply not enough road transportation on the proposed plan with only the one single lane roundabout as the egress point. How are 400+ people (assuming at a minimum 2 people per unit) going to get in and out of there during busy times of going to work and coming home? Traffic will be backed up all over Royal Pine and Union Blvd. The number of accidents, injuries and lost time that will result will not be worth to have this development.

Negative Impact and Disregard for Local Small Businesses

The established, thriving local small businesses already located next to the proposed site are going to suffer. How will they be able to keep access to their business open and parking lots free of non-customers with so many additional residential units nearby? How is it fair that the site was planned to be for light commercial use gets turned into low income high density housing that these small businesses did not plan for in their own site selection?

I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and have smart, thought out city planning. How about the right thing is done and some small, commercial, professional buildings and businesses are allowed to build as was originally intended?

I look forward to your prompt response.

Yours sincerely,

Jessica Bala

Sent from my iPhone

Hubble, Logan K

From: Holly Lawrence <mom2arwinaria@gmail.com>
Sent: Wednesday, August 2, 2023 9:14 PM
To: Hubble, Logan K
Subject: Objection to COPN-23-0015 and DEPN-23-0141

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As a concerned taxpayer living near the proposed project site, I object to the development of multi-family apartment complex containing 232 units at the corner of Royal Pine Drive and Union BLVD for the following reasons:

- Safety concerns: A single lane roundabout is the only egress point for the development, posing potential risks during emergencies and hindering prompt arrival of first responders.
- Strained Emergency Resources and Blocked Evacuation Routes: The proposed high-density property near the Black Forest region could negatively impact emergency resources during a disaster like a wildfire, as it is along a major evacuation route and would burden emergency services already spread thin. Residents' concerns about inequality in emergency services are not addressed in the project plans.
- Incorrect traffic study assumptions: The project anticipates adding 2,257 vehicle trips per weekday, with most of the traffic flowing onto Union Boulevard, known for significant backups and high accident rates. The submitted traffic study was not conducted during the school year and does not accurately measure impact to already strained infrastructure.
- Lack of accessible transportation: The proposed development's location has a low walkability score (26/100), limited public transportation options (only one bus line with a distant stop), and reduced travel convenience due to the single-lane roundabout.
- Strained Education Resources for District 20 Students: The development

overlooks the consequences on an already struggling school district with over-enrollment, teacher shortages, and financial challenges.

- Overlooked Taxpayer Financial Burdens: The City approved the intent to issue a \$40 million bond for this development, but rising interest rates may cause unexpected losses and residents should be worried about undisclosed taxpayer costs for additional services related to the project.
- Negative environmental impacts: The development may endanger and harm a Wildlife Habitat Area. The National Institutes of Health have documented the negative effects of urban sprawl and increased pollution people and the environment.
- Strained Community Infrastructure: The development plan fails to address the additional strain on municipal services resulting from the conversion to high-density residential use. It also lacks details on compensating the community for increased burdens on schools and emergency resources. Moreover, there is no consideration for redesigning traffic flow to alleviate the existing stress on roads and patterns.
- Counterproductive urban sprawl: Adding over 630 residents in less than 8 acres will strain existing infrastructure, designed for commercial use in the 1980s, creating

potential disasters and financial burdens for taxpayers, while the developer's lack of

local interest raises concerns about smart growth and sustainability for Colorado Springs.

- Impact to Surrounding Land Uses: The development does not consider the impact on surrounding uses, particularly by the United States Air Force Academy (USAFA). In their 2018 Regional Joint Land Use Study, USAFA has identified the incompatible zoning adjacent to flight training areas has increased significantly in the last 20 years. This results in safety concerns for residents falling within flight accident potential zones, and high congestion traffic due to the numerous public events USAFA holds.

I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and smart city planning.

I look forward to your prompt response.

Yours sincerely,

Holly Norvelle

Hubble, Logan K

From: Robert Carriedo <robert.carriedo@gmail.com>
Sent: Wednesday, August 2, 2023 9:12 PM
To: Hubble, Logan K
Subject: Concerns with Pine Creek Apartments

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!

Dear Mr Hubble,

I am writing to express my concerns with certain aspects of the planned Pine Creek Apartments. I understand that an updated traffic study, funded by the developer, will be commissioned to study the impact to traffic this development will have on the Pine Creek neighborhood. How can the city and we as citizens ensure that this study simply doesn't report what the developer is paying them to confirm, i.e., that there will be no impact to the neighborhood? Also, given that there will be an impact, who is responsible for funding and ensuring that any needed changes to roads, i.e. widening the roads, traffic lights, etc. are made to ameliorate the large increase in traffic? Finally, will this traffic study take into account an emergency evacuation plan, and if not, why not? As you recall, the lack of a proper emergency evacuation route is why the planned 247 home development in North Kettle Creek North was overturned by the City Council just recently. Therefore any planned development in Pine Creek must ensure that any planned new development must take into account an emergency evacuation route.

Aside from traffic, the list of concerns with an apartment complex is extensive: lack of bus routes, overcrowded schools and strain on teachers, undisclosed taxpayer costs, strained community infrastructure, destruction of the wildlife preserve right next to the planned development, etc. However, I believe most of these concerns would be resolved if a retirement community complex were to be constructed on this property. There is a great need for assisted living for the elderly, and given that driving would be limited, there would be little impact to traffic, schools, infrastructure, wildlife, etc. Can you please justify why you are not putting a retirement community/assisted living complex on this property? It seems an incredible injustice for you to ignore this urgent need.

Sincerely,
Robert Carriedo, Lt Col, USAF (retired)

Hubble, Logan K

From: Holly Lawrence <hnorvelle@yahoo.com>
Sent: Wednesday, August 2, 2023 9:07 PM
To: Hubble, Logan K
Subject: Objection to COPN-23-0015 and DEPN-23-0141

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!

Dear Logan Hubble:

As a concerned taxpayer living near the proposed project site, I object to the development of multi-family apartment complex containing 232 units at the corner of Royal Pine Drive and Union BLVD for the following reasons:

- Safety concerns: A single lane roundabout is the only egress point for the development, posing potential risks during emergencies and hindering prompt arrival of first responders.
- Strained Emergency Resources and Blocked Evacuation Routes: The proposed high-density property near the Black Forest region could negatively impact emergency resources during a disaster like a wildfire, as it is along a major evacuation route and would burden emergency services already spread thin. Residents' concerns about inequality in emergency services are not addressed in the project plans.
- Incorrect traffic study assumptions: The project anticipates adding 2,257 vehicle trips per weekday, with most of the traffic flowing onto Union Boulevard, known for significant backups and high accident rates. The submitted traffic study was not conducted during the school year and does not accurately measure impact to already strained infrastructure.
- Lack of accessible transportation: The proposed development's location has a low walkability score (26/100), limited public transportation options (only one bus line with a distant stop), and reduced travel convenience due to the single-lane roundabout.
- Strained Education Resources for District 20 Students: The development

overlooks the consequences on an already struggling school district with over-enrollment, teacher shortages, and financial challenges.

- Overlooked Taxpayer Financial Burdens: The City approved the intent to issue a \$40 million bond for this development, but rising interest rates may cause unexpected losses and residents should be worried about undisclosed taxpayer costs for additional services related to the project.
- Negative environmental impacts: The development may endanger and harm a Wildlife Habitat Area. The National Institutes of Health have documented the negative effects of urban sprawl and increased pollution people and the environment.
- Strained Community Infrastructure: The development plan fails to address the additional strain on municipal services resulting from the conversion to high-density residential use. It also lacks details on compensating the community for increased burdens on schools and emergency resources. Moreover, there is no consideration for redesigning traffic flow to alleviate the existing stress on roads and patterns.
- Counterproductive urban sprawl: Adding over 630 residents in less than 8 acres will strain existing infrastructure, designed for commercial use in the 1980s, creating potential disasters and financial burdens for taxpayers, while the developer's lack of local interest raises concerns about smart growth and sustainability for Colorado Springs.
- Impact to Surrounding Land Uses: The development does not consider the impact

on surrounding uses, particularly by the United States Air Force Academy (USAFA). In their 2018 Regional Joint Land Use Study, USAFA has identified the incompatible zoning adjacent to flight training areas has increased significantly in the last 20 years. This results in safety concerns for residents falling within flight accident potential zones, and high congestion traffic due to the numerous public events USAFA holds.

I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and smart city planning.

I look forward to your prompt response.

Yours sincerely,
Holly Lawrence

Hubble, Logan K

From: Robert Raedeke <robertraedeke@gmail.com>
Sent: Wednesday, August 2, 2023 9:06 PM
To: Hubble, Logan K
Subject: Objection to COPN-23-0015 and DEPN-23-0141

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!

Dear Logan Hubble:

As a concerned taxpayer living near the proposed project site, I object to the development of multi-family apartment complex containing 232 units at the corner of Royal Pine Drive and Union BLVD for the following reasons:

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- Counterproductive urban sprawl: Adding over 630 residents in less than 8 acres will strain existing infrastructure, designed for commercial use in the 1980s, creating potential disasters and financial burdens for taxpayers, while the developer's lack of local interest raises concerns about smart growth and sustainability for Colorado Springs.
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I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and smart city planning.

I look forward to your prompt response to my objection to COPN-23-0015 and DEPN-23-0141

Yours sincerely, Robert Raedeke , 816-401-7777, 4064 Cherry Plum Dr. Colorado Springs, CO 80920

Hubble, Logan K

From: Tanya Raedeke <tanya@radfamilytravel.com>
Sent: Wednesday, August 2, 2023 8:57 PM
To: Hubble, Logan K
Subject: Objection to COPN-23-0015 and DEPN-23-0141

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!

Dear Logan Hubble:

As a concerned taxpayer living near the proposed project site, I object to the development of multi-family apartment complex containing 232 units at the corner of Royal Pine Drive and Union BLVD for the following reasons:

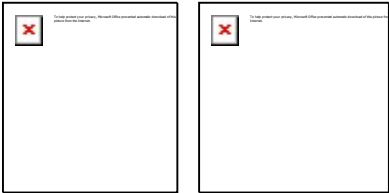
- **Safety concerns:** A single lane roundabout is the only egress point for the development, posing potential risks during emergencies and hindering prompt arrival of first responders.
- **Strained Emergency Resources and Blocked Evacuation Routes:** The proposed high-density property near the Black Forest region could negatively impact emergency resources during a disaster like a wildfire, as it is along a major evacuation route and would burden emergency services already spread thin. Residents' concerns about inequality in emergency services are not addressed in the project plans.
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- **Negative environmental impacts:** The development may endanger and harm a Wildlife Habitat Area. The National Institutes of Health have documented the negative effects of urban sprawl and increased pollution people and the environment.
- **Strained Community Infrastructure:** The development plan fails to address the additional strain on municipal services resulting from the conversion to high-density residential use. It also lacks details on compensating the community for increased burdens on schools and emergency resources. Moreover, there is no consideration for redesigning traffic flow to alleviate the existing stress on roads and patterns.

- Counterproductive urban sprawl: Adding over 630 residents in less than 8 acres will strain existing infrastructure, designed for commercial use in the 1980s, creating potential disasters and financial burdens for taxpayers, while the developer's lack of local interest raises concerns about smart growth and sustainability for Colorado Springs.
- Impact to Surrounding Land Uses: The development does not consider the impact on surrounding uses, particularly by the United States Air Force Academy (USAFA). In their 2018 Regional Joint Land Use Study, USAFA has identified the incompatible zoning adjacent to flight training areas has increased significantly in the last 20 years. This results in safety concerns for residents falling within flight accident potential zones, and high congestion traffic due to the numerous public events USAFA holds.

I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and smart city planning.

I look forward to your prompt response.

Best,
Tanya Raedeke
Founder
[Rad Family Travel](#)



Cofounder
[Colorado Hikes and Hops](#)

Outdoor adventure travel on a budget with kids and teens. This big Colorado family gravitates towards beaches, mountains, national parks, camping, hiking, paddling, zipping, canyoneering, and more. We love helping you escape into nature, even if it's in your own backyard.

Let's get social: | [Facebook](#) | [Instagram](#) | [Pinterest](#) |

Hubble, Logan K

From: Norman Selley <nselley@hotmail.com>
Sent: Wednesday, August 2, 2023 8:57 PM
To: Hubble, Logan K
Cc: Stacy Mathews
Subject: Subject: Objection to COPN-23-0015 and DEPN-23-0141 (Proposed Apartments at Royal Pine)

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!

Dear Logan Hubble:

As a concerned taxpayer living near the proposed project site, I object to the development of multi-family apartment complex containing 232 units at the corner of Royal Pine Drive and Union BLVD for the following reasons:

- **Safety concerns:** A single lane roundabout is the only egress point for the development, posing potential risks during emergencies and hindering prompt arrival of first responders.
- **Strained Emergency Resources and Blocked Evacuation Routes:** The proposed high-density property near the Black Forest region could negatively impact emergency resources during a disaster like a wildfire, as it is along a major evacuation route and would burden emergency services already spread thin. Residents' concerns about inequality in emergency services are not addressed in the project plans.
- **Incorrect traffic study assumptions:** The project anticipates adding 2,257 vehicle trips per weekday, with most of the traffic flowing onto Union Boulevard, known for significant backups and high accident rates. The submitted traffic study was not conducted during the school year and does not accurately measure impact to already strained infrastructure.
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- **Strained Education Resources for District 20 Students:** The development overlooks the consequences on an already struggling school district with over-enrollment, teacher shortages, and financial challenges.
- **Overlooked Taxpayer Financial Burdens:** The City approved the intent to issue a \$40 million bond for this development, but rising interest rates may cause unexpected losses and residents should be worried about undisclosed taxpayer costs for additional services related to the project.
- **Negative environmental impacts:** The development may endanger and harm a Wildlife Habitat Area. The National Institutes of Health have documented the negative effects of urban sprawl and increased pollution people and the environment.

- **Strained Community Infrastructure:** The development plan fails to address the additional strain on municipal services resulting from the conversion to high-density residential use. It also lacks details on compensating the community for increased burdens on schools and emergency resources. Moreover, there is no consideration for redesigning traffic flow to alleviate the existing stress on roads and patterns.
- **Counterproductive urban sprawl:** Adding over 630 residents in less than 8 acres will strain existing infrastructure, designed for commercial use in the 1980s, creating potential disasters and financial burdens for taxpayers, while the developer's lack of local interest raises concerns about smart growth and sustainability for Colorado Springs. Also, this area is a single-home area where buyers have worked and saved to afford single family dwellings. An apartment complex here is completely counter to the area and community that has been established and nurtured.
- **Impact to Surrounding Land Uses:** The development does not consider the impact on surrounding uses, particularly by the United States Air Force Academy (USAFA). In their 2018 Regional Joint Land Use Study, USAFA has identified the incompatible zoning adjacent to flight training areas has increased significantly in the last 20 years. This results in safety concerns for residents falling within flight accident potential zones, and high congestion traffic due to the numerous public events USAFA holds.

I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and smart city planning.

I look forward to your prompt response.

Yours sincerely,

Norman Selley

Hubble, Logan K

From: Peggy Hillebrandt <phillebrandt@icloud.com>
Sent: Wednesday, August 2, 2023 8:41 PM
To: Hubble, Logan K
Cc: Eric Hillebrandt
Subject: Objection to COPN-23-0015 and DEPN-23-0141

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!

Dear Logan Hubble:

As a concerned taxpayer living near the proposed project site, I object to the development of multi-family apartment complex containing 232 units at the corner of Royal Pine Drive and Union BLVD for the following reasons:

- **Safety concerns:** A single lane roundabout is the only egress point for the development, posing potential risks during emergencies and hindering prompt arrival of first responders.
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- **Strained Education Resources for District 20 Students:** The development overlooks the consequences on an already struggling school district with over- enrollment, teacher shortages, and financial challenges.
- **Overlooked Taxpayer Financial Burdens:** The City approved the intent to issue a \$40 million bond for this development, but rising interest rates may cause unexpected losses and residents should be worried about undisclosed taxpayer costs for additional services related to the project.
- **Negative environmental impacts:** The development may endanger and harm the Wildlife Habitat Area. The National Institutes of Health have documented the negative effects of urban sprawl and increased pollution and people on the environment. The wildlife habitat provides a corridor for wildlife.
- **Strained Community Infrastructure:** The development plan fails to address the additional strain on municipal services resulting from the conversion to high-density residential use. It also lacks details on compensating the community for increased burdens on schools and emergency resources. Moreover, there is no consideration for redesigning traffic flow to alleviate the existing stress on roads and patterns.

- Counterproductive urban sprawl: Adding over 630 residents in less than 8 acres will strain existing infrastructure, designed for commercial use in the 1980s, creating potential disasters and financial burdens for taxpayers, while the developer's lack of local interest raises concerns about smart growth and sustainability for Colorado Springs.
- Impact to Surrounding Land Uses: The development does not consider the impact on surrounding uses, particularly by the United States Air Force Academy (USAFA). In their 2018 Regional Joint Land Use Study, USAFA has identified the incompatible zoning adjacent to flight training areas has increased significantly in the last 20 years. This results in safety concerns for residents falling within flight accident potential zones, and high congestion traffic due to the numerous public events USAFA holds.

I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and smart city planning.

I look forward to your prompt response.

Yours sincerely,
Peggy Hillebrandt

Hubble, Logan K

From: pjstrait@aol.com
Sent: Wednesday, August 2, 2023 8:17 PM
To: Posey, Steve; Hubble, Logan K; Helms, Randy
Subject: COPN-23-0015 and DEPN- 23-0141

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!

Dear Yemi Movolade, Steve Posey, Logan Hubble, and Council Members

I am writing to express my deep concern regarding the proposed development of a multi-family apartment complex containing 232 units at the corner of Royal Pine Drive and Union Blvd. While I understand the need for housing development, there are several significant issues that you need to address before approving this development.

First, I would like to draw your attention to the Safety Concerns that this development will impose on the surrounding area, especially as it relates to traffic during an emergency. The location of this complex requires all vehicles to utilize a single lane roundabout to access Union Blvd. This roundabout is already shared by three businesses, their patrons, and 1,424 single family homes within the surrounding Pine Creek Village, as well as delivery drivers and visitors. In the event of a fire emergency, as occurred in Boulder, Co (Marshall Fire). This single egress point will quickly become congested with traffic, increasing the potential for loss of life.

The concentration of traffic at one exit point raised serious apprehensions about emergency vehicular access for both the residents of the multi-family housing complex and the existing community. In the event of emergency such as a fire or medical crisis, the current traffic conditions will undoubtedly hinder the prompt arrival of first responders, especially for the very large ladder trucks the apartments will require. This poses a significant risk to the safety and well-being of all residents in the vicinity.

Moreover, the traffic study conducted for this development incorrectly assumes that each of the 1,424 existing residents would only leave their houses once per day and it was done during the summer, when school is not in session, and many are on vacation. Daily routines often involve multiple trips for various activities such as work, school, errands, and social engagements. Consequently, the projected traffic volume provided by the study does not accurately reflect the actual impact that this multi-family apartment complex will have on the surrounding roadways. A traffic study from 2006 showed that a single drive thru restaurant would greatly exceed the maximum trip count of 8,441; however, this developer states that the addition of 632 new people to the area will reduce traffic counts - this is impossible.

Second, this development will lead to negatively impact the health of the apartment residents and adjacent residents, but also the endangered species residing in the Wildlife Habitat Area close by the National Institutes of Health and others have documented the negative effects of urban sprawl on people and the environment. These include higher rates of chronic illnesses, increased pollution, and degraded habitats. Because this location has a very poor walkability score (26:100), these residents will have to drive to reach their destination, thereby increasing noise, light, air, and chemical pollution, reducing exercise, and straining species already close to extinction.

Third, this development is not in the public interest, as the residents of Pine Creek Village were told this land was for Commercial used (planned business complex, supported by a large sign on the property that reads, Coming Soon 45,000 square ft Medical Office Building. Many purchased their homes to get away from the pollution and traffic associated with other parts of the city that have incorporated high - density housing.

The residents that will live in the apartments will not benefit from having shops close by, as many other apartments offer. The walking score is very low, there is only one bus route with a stop nearly 1/2 mile away, and ease of travel via car is greatly diminished by the single-lane roundabout.

It is not in the public interest to have high-density housing close to the Wildlife Habitat Area, as it will negatively impact the animals this area was built to protect. The protection of endangered and threatened species is in the public interest for the current and for future generations. Animals often seen in the area are the Preble's Meadow Jumping Mouse, Lynx, Fox, Bald Eagle, Golden Eagle, Peregrine Falcon, and Common Garter Snake. There are also several imperiled and vulnerable plant species that continued deserve protection.

Fourth, having a large apartment complex adjacent to existing office buildings and Pine Creek Village will be a great inconvenience. Traffic in the area will nearly double and create significant delays and congestion at the single-lane roundabout. In addition, the additional traffic through the neighborhood as new residents uses Pine Manor Drive to reach Briargate Blvd will create additional noise, light, and air pollution and place animals from the Wildlife habitat Area crossing the road at increased risk of death or severe injury. The school buses will have to navigate through increased delays and accommodate more students, in and already over-crowded, under-staffed school district. The new residents will not be in a good walking area, as even the closest location is nearly a 15-minute walk across six lanes of heavy traffic. The single city bus line (38) in the area has a stop almost 1/2 mile away, and only runs on Union Blvd, whereby any destination, taking significant time.

Lastly, this development is counter to the general welfare of the city and community it will affect. Ruban sprawl is the best way to describe Colorado Springs and the negative effects of this are myriad. Urban sprawl creates serious implications for infrastructure and environmental sustainment. Placing 630+ new residents in an area of less than 8 acres will place unplanned burdens on our aging and frail infrastructure. This area was designed in the 1980s to be Commercial and the road and infrastructure were planned against this. Increasing the population without improving the infrastructure could be disastrous for the city and costly for its taxpayers. The developer is not from Colorado and has no interest in the smart growth or sustainment of Colorado Springs outside of his own financial gain.

Considering the above concerns, we implore the city to reconsider this development and undertake a comprehensive evaluation of the potential impacts on the community. It is crucial that the city and its departments conduct a thorough analysis of every area of concern to ensure the well-being and quality of life for both existing and future residents in the area.

We kindly request that you address these concerns and take the necessary steps to mitigate the potential adverse effects of this proposal. By doing so, you will demonstrate your commitment to the safety, health, public interest, convenience, and general welfare of the community you serve.

Thank you for your attention to this matter. We trust that you will carefully consider the valid concerns the residents have raised and decide to stop this development. We look forward to your prompt response.

Sincerely,

Ronnie & Patty Ray

4285 Apple Hill Court
Colorado Springs, Colorado 80920

Hubble, Logan K

From: Joseph Bala <josephbala@live.com>
Sent: Wednesday, August 2, 2023 8:14 PM
To: Hubble, Logan K
Subject: Objection to COPN-23-0015 and DEPN-23-0141

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!

Dear Logan Hubble:

As a concerned homeowner and taxpayer living very near the proposed project site, I object to the development of multi-family apartment complex containing 232 units at the corner of Royal Pine Drive and Union Blvd. for the following reasons:

Environmental Concerns

The wildlife habitat on both sides of Royal Pine Drive are at risk of damage, destruction and fire by increasing a large number of non property owning residents who have no viable recreation area and have no ownership interest in the area. Where are the children of residents going to play? They are not welcome at the PRIVATE Pine Creek Park and they are not going to walk all the way to John Venezia Park. They will want to play in the wildlife habitat putting deer, mice, squirrels, bobcats, lynx, birds of all kinds and more at risk. All it will take is one cigarette from one of these residents to ignite the field on a dry summer day.

Overlooked Taxpayer Financial Burdens

The City approved the intent to issue a \$40 million bond for this development, but rising interest rates may cause unexpected losses and residents should be worried about undisclosed taxpayer costs for additional services related to the project. Who is going to pay for the increased police needed to issue citations for all the people from this proposed development illegally trespassing in the wildlife area?

Traffic and Transportation Concerns

There is simply not enough road transportation on the proposed plan with only the one single lane roundabout as the egress point. How are 400+ people (assuming at a minimum 2 people per unit) going to get in and out of there during busy times of going to work and coming home? Traffic will be backed up all over Royal Pine and Union Blvd. The number of accidents, injuries and lost time that will result will not be worth to have this development.

Negative Impact and Disregard for Local Small Businesses

The established, thriving local small businesses already located next to the proposed site are going to suffer. How will they be able to keep access to their business open and parking lots free of non-customers with so many additional residential units nearby? How is it fair that the site was

planned to be for light commercial use gets turned into low income high density housing that these small businesses did not plan for in their own site selection?

I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and have smart, thought out city planning. How about the right thing is done and some small, commercial, professional buildings and businesses are allowed to build as was originally intended?

I look forward to your prompt response.

Yours sincerely,
Joseph Bala

Hubble, Logan K

From: anovy1@aol.com
Sent: Wednesday, August 2, 2023 7:00 PM
To: Hubble, Logan K
Cc: AAnna
Subject: Royal Pine apartments

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!

History is repeating itself. In early 2000 the developers and special interest groups built like crazy on projections that people will show up (They didn't). It wasn't until 2015 that all housing was occupied. Current projections that may or may not materialize:
<https://coloradospringschamberedc.com/colorado-springs-growth-2023/>

In 2006 HUD had Colorado Springs at a 9% vacancy rate, currently we climbed from 6% to 7.5% vacancy with the current built apartments.

Now we have the same conditions, hoping the jobs and people materialize, apartments overbuilt, in a questionable economy(*Rating agency Fitch on Tuesday downgraded the U.S. government's credit rating*, 2 Aug 2023) .

The city planners are not taking into account the high cost of living here. The cost here is the same, if not higher in some areas, such as Washington DC, federal COLA is the same. According to <https://www.numbeo.com/cost-of-living/> you can get real time cost comparisons.

Taxes here are comparatively pretty high, we have these high development fees that other states don't have, we are the first state that has online orders delivery fee, our bag fee is higher than other states.

Q1. why would someone, who is middle or low income, want to give up their house, move to a more expensive area and live in an apartment like Royal Pine that has minimal to non-existent amenities compared to all the other new apartments and eat at fast food restaurants, in a minimal walkable neighborhood (walk score 26), surrounded by wild animals in an adjacent protective habitat?

Q2: Where is the overall, cohesive plan for Colorado Springs that includes factual numbers vs projections.

Q3: Why is there a shortage and no plans for middle income housing like townhouses and standalone homes ? (I spoke with low income housing residents, they do not like, nor want apartment living)

Q4: Why are the new apartments, not blending in esthetically with our landscape and environmental design?

Q5. Initially the sewer system at the Royal Pines area was built with multiuse zoning not multifamily zoning. How are you going to fix the sewer?

Q6: What is the plan B for the empty apartments? In Pine Creak area we currently have 68 vacancies projected to 14 October 2023.

Q7. Do you or anyone else on the planning commission have any personal relationship or are related to

- A. any current/former council members
- B any of the developers,
- C. any of the special interest groups,
- D. current or former city leadership, elected or appointed

Thank You,
Anna Novy

Hubble, Logan K

From: Andrea MURRAY <andreaandtravis@hotmail.com>
Sent: Wednesday, August 2, 2023 6:50 PM
To: Hubble, Logan K
Subject: Objection to COPN-23-0015 and DEPN-23-0141

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Dear Logan Hubble:

As a concerned taxpayer living near the proposed project site, I object to the development of multi-family apartment complex containing 232 units at the corner of Royal Pine Drive and Union BLVD for the following reasons:

- **Safety concerns:** A single lane roundabout is the only egress point for the development, posing potential risks during emergencies and hindering prompt arrival of first responders.
- **Strained Emergency Resources and Blocked Evacuation Routes:** The proposed high-density property near the Black Forest region could negatively impact emergency resources during a disaster like a wildfire, as it is along a major evacuation route and would burden emergency services already spread thin. Residents' concerns about inequality in emergency services are not addressed in the project plans.
- **Incorrect traffic study assumptions:** The project anticipates adding 2,257 vehicle trips per weekday, with most of the traffic flowing onto Union Boulevard, known for significant backups and high accident rates. The submitted traffic study was not conducted during the school year and does not accurately measure impact to already strained infrastructure.
- **Lack of accessible transportation:** The proposed development's location has a low walkability score (26/100), limited public transportation options (only one bus line with a distant stop), and reduced travel convenience due to the single-lane roundabout.
- **Strained Education Resources for District 20 Students:** The development overlooks the consequences on an already struggling school district with over- enrollment, teacher shortages, and financial challenges.
- **Overlooked Taxpayer Financial Burdens:** The City approved the intent to issue a \$40 million bond for this development, but rising interest rates may cause unexpected losses and residents should be worried about undisclosed taxpayer costs for additional services related to the project.
- **Negative environmental impacts:** The development may endanger and harm a Wildlife Habitat Area. The National Institutes of Health have documented the negative effects of urban sprawl and increased pollution people and the environment.
- **Strained Community Infrastructure:** The development plan fails to address the additional strain on municipal services resulting from the conversion to high-density residential use. It also lacks details on compensating the community for increased burdens on schools and emergency resources. Moreover, there is no consideration for redesigning traffic flow to alleviate the existing stress on roads and patterns.
- **Counterproductive urban sprawl:** Adding over 630 residents in less than 8 acres will strain existing infrastructure, designed for commercial use in the 1980s, creating potential disasters and financial burdens for taxpayers, while the developer's lack of local interest raises concerns about smart growth and sustainability for Colorado Springs.
- **Impact to Surrounding Land Uses:** The development does not consider the impact on surrounding uses, particularly by the United States Air Force Academy (USAFA). In their 2018 Regional Joint Land Use Study, USAFA has identified the incompatible zoning adjacent to flight training areas has increased significantly in the last 20 years. This results in safety concerns for residents falling within flight accident potential zones, and high congestion traffic due to the numerous public events USAFA holds.

I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and smart city planning

Thank you,

Andrea Murray

Sent from my iPhone

Hubble, Logan K

From: Paul DeCecco <pjdececco@gmail.com>
Sent: Wednesday, August 2, 2023 5:59 PM
To: Hubble, Logan K
Cc: Jackie Rindgen DeCecco
Subject: Objection to COPN-23-0015 and DEPN-23-0141

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I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and smart city planning.

I look forward to your prompt response.
Yours sincerely,

Paul DeCecco
resident of Purple Plum Way

Hubble, Logan K

From: Karzan Salih <karzansalih03@gmail.com>
Sent: Wednesday, August 2, 2023 5:58 PM
To: Hubble, Logan K
Subject: Subject: Objection to COPN-23-0015 and DEPN-23-0141

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I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and smart city planning.

I look forward to your prompt response.

Yours sincerely,

Karzan Salih, MD
832-883-5071

Hubble, Logan K

From: Valerie Cooper <bvcoop@comcast.net>
Sent: Wednesday, August 2, 2023 5:35 PM
To: Hubble, Logan K
Subject: Re: Objection letter to the Royal Pine Apartments

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Subject: Objection to COPN-23-0015 and DEPN-23-0141

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I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and smart city planning.

I look forward to your prompt response.

Sincerely,

Brad & Valerie Cooper

Owners in the PCVA neighborhood

> On Aug 2, 2023, at 5:30 PM, Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

>

> Hello,

>

> I am attempting to view your comments, but my computer does not support the file type. If you can, please send them to me as a different file type.

>

> Logan Hubble

> Planner II

> 30 S Nevada Ave. Suite 701

> Colorado Springs, CO 80903

> (719) 385-5099

> Logan.Hubble@ColoradoSprings.gov

>

>

> -----Original Message-----

> From: Valerie Cooper <bvcoop@comcast.net>

> Sent: Wednesday, August 2, 2023 5:20 PM

> To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>

> Cc: Brad Cooper <bvcoop@comcast.net>

> Subject: Objection letter to the Royal Pine Apartments

>

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>

Hubble, Logan K

From: Mark PIZZIMENTI <mark.pizzimenti@gmail.com>
Sent: Wednesday, August 2, 2023 4:31 PM
To: Hubble, Logan K
Subject: Pine Creek Apartment Development

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Dear Mr Hubble,

My name is Mark Pizzimenti. I am a concerned citizen of Pine Creek and live on Ashfield Dr approximately .5mi from the proposed Apartment construction site.

I am vehemently opposed to this construction project. My concerns are that it will restrict the flow of traffic into and out of my neighborhood. I am also opposed to having an apartment complex so close to my neighborhood which is a housing suburb fully unsuited to the addition of an apartment building. It is simply not a good introduction to Pine Creek in terms of sustainable growth to the community. Finally, I am very concerned about the environmental impact of this project. There is a great deal of purposeful Open Space which is intended to protect, among other animals, the Preebles Mouse, which is endangered. There has also been a great deal of other wildlife that this area has attracted including deer and even elk. Let's not fool ourselves that this project will not only drive away this wildlife but most certainly lead to its destruction simply in terms of "road kill".

I am committed to doing anything in my power to alter any plan to build apartments in this location.

Regards,

Mark Pizzimenti

Mark Pizzimenti
719.661.3398

Hubble, Logan K

From: Cole Underwood <cole@coleunderwood.com>
Sent: Wednesday, August 2, 2023 3:47 PM
To: Hubble, Logan K
Subject: Union and Royal Pine Development

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Good Afternoon,

I disagree with the proposed project for low-income housing on the corner of Union Blvd and Royal Pine Drive for the following reasons:

1. PBC Zoning does not allow for a multi-family housing project.
2. The ingress egress of the project feeds into a single lane each way main street. This will cause traffic congestion as well as unsafe traffic / pedestrian movement.
3. Property values will diminish resulting in financial loss to the homeowners as well as to the City of Colorado Springs in reduced property tax revenue.
4. Low-income housing brings crime to the area it is constructed in. This is a low crime area. Why would you introduce increased crime to spread into already low crime areas?

COLE UNDERWOOD

Hubble, Logan K

From: Lexie Borg <tlborg@hotmail.com>
Sent: Wednesday, August 2, 2023 3:46 PM
To: Hubble, Logan K; Posey, Steve; Yemi Mobolade
Subject: Please vote NO on Pine Creek Apartments

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Dear Mr. Hubble:

Thank you for responding to my earlier email. I wanted to reach out again, with tomorrow's meeting so close to again ask you to find a better location for this project. The scope of this many units of housing in this location is a serious safety and educational concern. As a concerned taxpayer living near the proposed project site I am very concerned about and don't feel there has been adequate and honest assessment of the following:

- **School enrollment size** in our area is already bursting at the seams.
 - At Pine Creek High School, portable classrooms are multiplying (I've been told 7 more portables are being added for this year), parking can't accommodate the student body, extracurriculars are being limited, and we don't have enough teachers already. I spoke with the D20 registrar this morning who confirmed that there is no max capacity for high schools, so as 230+ families enter our neighborhood, our already overcrowded school will just become more so.
 - I spoke yesterday with the PTA president of our neighborhood elementary school, Mountain View. While discussing scheduling, she told me that enrollment is so high there, that she and the principal agreed that they can no longer host evening all-school events in the winter as there are too many people to safely be in the combined cafeteria and gym areas. Students are already missing out on important community-building activities because our schools are too overcrowded. Education is suffering due to the stresses being placed on our school by over enrollment and a small teacher pool. Portables have already been added, and are safety concerns rased as children that age are not allowed to go between the portables and the locked building without an adult (bathroom use, specials, etc).
 - There are areas, still in D20, such as DCC, with capacity for more students. Education for our children will suffer as class sizes, and make-do situations increase. Our neighborhood schools don't have the capacity to take on this many new families.
 - D20 bus system has already had to cut and combine routes due to budget and driver constraints. It would make more sense to put a development of this size close to a school that needs more students.
- **Safety due to increases in traffic.** The traffic impact study that was done was done during the summer does not take into account school traffic. Students trying to get to and from school in a timely manner already face major congestion and safety concerns. Adding 230 additional families egressing through a single lane roundabout, will only make this situation worse. Increased traffic on both sides of our neighborhood, due to new builds in Cordera, Wolf Ranch, North Fork, etc has already put us in a precarious safety position. The current assessment was done during the summer without school trips and with many in our neighborhood on vacation. Even at that time, it was estimated that the project

anticipates adding 2,257 vehicle trips per weekday, with most traffic flowing onto Union Boulevard, known for significant backups and accidents. This already dangerous situation will be compounded by school traffic. The roadways in place were not meant to handle this level of traffic, plus an additional 2200 daily trips.

- **Safety for children, bikes, and walkers due to overflow parking.** If I remember correctly, the developer is planning on around 300 parking spots for 232 units. I am deeply concerned that tenants and guests will need to park on the the street, especially as the city recently voted to allow a decrease in the number of spots per unit. Since you cannot park along Royal Pine, the overflow parking would be along Pine Manor, which leads to bus stops, our Private park, walking and biking trails, etc. The lack of visibility due to the increase of parked cars would be especially dangerous for children walking, biking, and young drivers headed to & from school.

These are just a few of my personal concerns. They may seem small to you, but I feel that not addressing them and not adequately considering the infrastructure and safety of this area before moving ahead is a huge red flag and shows a lack of concern for all involved. If these small issues cannot be adequately addressed, what does that mean about the scope of effort that has been given to ensuring that emergency response, evacuation, and funding are adequate.

I beg you, for the safety, and educational needs of our children, to find a more suitable area for a project of this size that already has in place infrastructure, egress, parking, emergency response access, and school capacity to accommodate the influx of this number of families.

Thank you again,

Lexie Borg

From: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>

Sent: Monday, July 3, 2023 10:17 AM

To: Lexie Borg <tlborg@hotmail.com>; Posey, Steve <Steve.Posey@coloradosprings.gov>; Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>

Subject: RE: Please Rethink the Pine Creek Apartments

Lexie,

Thank you for your comments. The city will be taking them into consideration, and I will be adding them to a list to which the applicant will be required to respond. I will also be adding your email to a list of neighbors to which I will be sending update emails throughout the process. If you would like to ask me any questions about the application or the process, including my role in the process, please call me at the number below. I would love to have an opportunity to discuss the project at length.

Thank you,

Logan Hubble

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099



From: Lexie Borg <tlborg@hotmail.com>

Sent: Friday, June 30, 2023 10:15 PM

To: Posey, Steve <Steve.Posey@coloradosprings.gov>; Hubble, Logan K <Logan.Hubble@coloradosprings.gov>; Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>

Subject: Please Rethink the Pine Creek Apartments

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Good evening,

I'm reaching out to share my concerns about the proposed 232 units being considered for bond issuance and construction in my neighborhood. I was shocked to hear that such a large number of units were thought probable at this location and beg you to rethink this unprecedented plan. While housing prices are ridiculous, and I understand the city's need to provide more units, the size of this project does not match the size of land. As a mother of 5 children, I am very concerned about maintaining the safety of our neighborhood and streets. We moved to a quiet area on purpose and I am concerned that proper foresight has not been given to the probable changes of such a large addition of housing in this location. My largest concerns and questions with this proposed plan are as follows:

- **Traffic** - My largest concern with the location is traffic, particularly along Pine Manor. This two-lane road next to a park already has a considerable amount of traffic, and though every household may not have a car, or multiple cars, others may have 4-5 drivers, each with their own vehicle. If this size of a project moves forward, there is easily the addition of at least six hundred cars along that road, just from this development. We live off of that road, in large part, because we wanted to be a part of a community where children are safe to play, ride bikes, walk to their bus stop (for our middle school and high school, there are multiple stops along that road) and have some independence. These are values we felt were shared by the Colorado Springs community, but the addition of this many cars will make those things unsafe. If you look at maps, it may be common to assume that most drivers head straight out to Union, but due to the number of lights on that path, many, many cars from throughout the neighborhood go along Pine Manor to get out. With the current location, the increase could be exponential. The size and scope of this project is too large for the neighborhood set-up of our community.
- **Parking** - My understanding is that the city has decreased the parking requirements needed for zoning. I am concerned, that as proposed, this project will not supply adequate parking for this number of units. What is the plan for this? Will extra vehicles be parked on neighborhood

streets? My concern is that overflow vehicles will park along Pine Manor, obstructing vision, and making it even more unsafe, especially for children, in addition to the increased traffic. Our HOA has firm policies about overnight parking on neighborhood streets. If those who are not bound by the covenants of our neighborhood are breaking these covenants, what recourse do we have?

- School size - Our neighborhood schools - Mountain View Elementary and Pine Creek High School are severely overcrowded. Class sizes are already at a max, portable classrooms have been added and Pine Creek High School no longer allows students from the Village to participate in electives because there are too many students to accommodate. It doesn't make sense to add this many multi-family units in an area already experiencing overcrowding to such an extent. Many of these families will be forced to choose their children into schools further away, which will necessitate increased transportation time and cost for these families, as well as for the district which is already struggling to provide adequate bus service.

I'd appreciate your insight on the concerns I've shared and I would like to see factual evidence of the due diligence that has been done to consider the effects on the families currently living in the neighborhood, and the families who will join our neighborhood if this moves forward for each of these concerns.

Thank you,

Lexie Borg

Hubble, Logan K

From: Sarah Markham <secmarkham@gmail.com>
Sent: Wednesday, August 2, 2023 2:29 PM
To: Hubble, Logan K
Subject: Royal Pines new concerns

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Mr Hubble,

I won't repeat my former concerns but after reviewing the new documents I did want to mention some new concerns.

1. Traffic study made the assumption of the route drivers would take from I25 to the apartments. One of my concerns is that many residents in the apartments will use the subdivision streets (Pine Manor and Royal Pine) as shortcuts. I know that I would turn there to avoid going through 3 lights (that and then two more lights at Briargate Parkway/ Union as well as another at Union/Royal Pine. I just talked to one who lives in the 1000 feet and they go Royal Pine to Union to Briargate Parkway to avoid even more lights

Also if a child doesn't go to the school they are zoned the parent drives them. Say to Mountain View vs Challenger or Rampart vs Pine Creek. Easiest route avoiding stoplights....Pine Manor. If kids stay in zone I believe the route they take will be down Royal Pine to Challenger or Pine Creek HS. Acceptable walking distances change, busses might not always be an option and both or either would result in a huge uptick in drivers cutting through the subdivision on Pine Manor and Royal Pine. Please note that Pine Manor is the bus route with multiple busses stopping (and kids standing there) in the morning and afternoon. I don't know about Royal Pine (I assume it is) but I fear what could happen with increased traffic flow.

2. I already mentioned the need for trash to be covered on top not left in an area with the lid flipped open to keep wild animals that frequent the area out. Pine Creek doesn't leave trash out overnight or even containers outside per HOA rules. This spring we've seen bears and bear activity in Pine Creek down the hill as well as multiple seen (one taken away by CPW) in Wolf Ranch. Now I'd like to upgrade my concern from covered trash to bear proof trash.

Thank you,

Sarah Markham
Pine Creek resident
Home backs to Pine Manor

Sent from my iPhone

Hubble, Logan K

From: Val Davis <vldvs@yahoo.com>
Sent: Wednesday, August 2, 2023 1:54 PM
To: Hubble, Logan K
Subject: Objection to COPN-23-0015 and DEPN-23-0141

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Dear Logan Hubble:

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I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and smart city planning. I look forward to your prompt response.

Yours sincerely,

Valerie Bailes
Pine Creek Resident on Cherry Plum Dr.

Hubble, Logan K

From: Eddie Lawrence <eddielawrence68@gmail.com>
Sent: Wednesday, August 2, 2023 1:19 PM
To: Hubble, Logan K
Subject: Royal Pine Objections
Attachments: Royal Pine Apartment objections 08 02 2023.pdf

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Hello Mr. Hubble,

Please see my attached letter of objections to the Royal Pine Apartment development.

Sincerely,

Eddie Lawrence

Hubble, Logan K

From: Stevo Parrish <armydad1972@yahoo.com>
Sent: Wednesday, August 2, 2023 1:09 PM
To: Hubble, Logan K; Yemi Mobolade; Helms, Randy; Donelson, Dave; OMalley, Mike (Council Member); Crow-Iverson, Lynette; Risley, Brian; Talarico, Michelle; Leinweber, David; Henjum, Nancy
Cc: Posey, Steve; breeanna.jent@gazette.com; mary.shinn@gazette.com; akieth@kktv.com; chelsea.brentzel@krdo.com; s.harrison@krdo.com; andy.koen@koaa.com; maggie.bryan@koaa.com; Asack@kxrm.com; news@cpr.org; news@krdo.com; news@fox21news.com; news@koaa.com; talkshow@aol.com; westsidewatchcos@gmail.com; PineCreek VillageNeighbors; Integrity Matters
Subject: Objection to COPN-23-0015 and DEPN-23-0141 (Royal Pines Apartments)

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Mayor Mobolade, City Council, and City Planners,

I am a long-term resident of Colorado Springs and a concerned taxpayer. I object to the development of a 232-unit, multi-family apartment complex on the corner of Royal Pine Drive and Union BLVD for the following reasons.

- **Safety.**

The location of this complex requires all vehicles to utilize a single lane roundabout to exit the site. This roundabout is already shared by five businesses, their patrons, and 1,424 single-family houses within the surrounding Pine Creek Village, as well as delivery drivers and visitors. In the event of a *fire emergency*, as occurred in Boulder, CO (Marshall Fire),^[ii] this single egress point will quickly become a traffic chokepoint, greatly increasing the potential for loss of life.^[iii]

This concentration of traffic at one exit point raises serious apprehensions about *emergency vehicular access* for both the residents of the multi-family housing complex and the existing community. In the event of an emergency, such as a fire, the current traffic conditions will hinder the prompt arrival of first responders, especially for the very large ladder trucks^[iv] the apartments will require. This poses a significant risk to the safety and well-being of all residents in the vicinity.

- **Traffic.**

The traffic study conducted for this development assumes that each of the 1,424 existing residents would only leave their houses once per day and it was done during the summer, when school is not in session, and many are on vacation. Daily routines often involve multiple trips for various activities such as work, school, errands, and social engagements. Consequently, the projected traffic volume according to the study does not accurately reflect the actual impact that this multi-family apartment complex will have on the surrounding roadways. A *traffic study* from 2006 showed that a single drive thru restaurant would greatly exceed the *maximum*

trip count of 8,441. However, this developer states that the addition of 632 new people to the area will reduce traffic counts – this is impossible.

- **Inconvenience.**

Having a large apartment complex adjacent to existing office buildings and Pine Creek Village will be a **great inconvenience**. *Traffic* in the area will nearly double and create significant **delays and congestion**^[lv] at the single-lane roundabout. In addition, the additional traffic through the neighborhood as new residents travel on Pine Manor Drive to reach Briargate BLVD will create additional noise, light, and air pollution and place animals from the Wildlife Habitat Area crossing the road at **increased risk** of death or severe injury. School buses will have to navigate through increased delays and accommodate more students, in an already overcrowded, under-staffed school district.^[lv] The new residents will not be in a good walking area, as the closest shopping location is a 15-minute walk across six lanes of heavy traffic. The single city bus line (38)^[lvi] in the area has a stop almost ½ mile away, and only runs on Union BLVD, whereby riders must transfer to other buses to reach any destination, taking significant time.

The great height of these apartments (50+ feet) will create privacy issues for the medical offices and residences adjacent to it.^[lvii] The developer states he will plant vegetation to block the apartments, yet no vegetation will block 3- and 4-story buildings or prevent their residents from being able to look directly into doctor's offices while they care for patients or into the backyards of those near these buildings. Even with directional lighting, the light pollution from these tall buildings will create a nuisance to those living nearby and impact the nocturnal wildlife that depend on darkness for their survival.^[lviii], ^[lix] Inadequate parking for this development will mean that apartment residents will take up spaces at the five businesses and along Purple Plum Drive.

- **Environment.**

It is not in the public's best interest to have high-density housing near the **Wildlife Habitat Area**, as it will negatively impact the animals this area was built to protect. The **protection of endangered and threatened species**^[lx] is in the public interest for current and future generations. Animals often seen in the area are the Preble's Meadow Jumping Mouse, Lynx, Fox, Deer, Elk, Black Bear, Mountain Lion, Bobcat, Hawk, Bald Eagle, Golden Eagle, Peregrine Falcon, rattlesnake, and Garter Snake. I have personally seen several of these animals over the past year and many have been caught on security cameras amongst our homes. There are also several imperiled and vulnerable plant species that deserve continued protection.^[lxi]

- **Urban Sprawl.**

The development will **negatively impact the health** of the apartment residents and adjacent residents, but also the endangered species residing in the Wildlife Habitat Area close by. The National Institutes of Health and others have documented the negative effects of urban sprawl on people and the environment.^[lxii] These include higher rates of chronic illnesses, increased pollution, and degraded habitats. Because this location has a **very poor walkability score**,^[lxiii] these residents will have to drive to reach their destinations, thereby increasing noise, light, air, and chemical pollution, reducing exercise, and straining species already struggling for survival

in a city being overbuilt. With only one bus stop nearly 1/2 mile away, residents of these apartments will likely drive, creating more traffic congestion and more pollution.

- **Expectations & Compatibility.**

This proposed development does not support the Briargate Plan or resident expectations when purchasing their properties. The residents of Pine Creek Village were told this land was for commercial uses (PBC- planned business complex), supported by a large sign on the property that reads, “Coming Soon, 45,000 ft square Medical Office Building.”^[xiv] Many purchased their homes to get away from the pollution and traffic associated with other parts of the city that have incorporated high-density housing.

The proposed design of the development is outside of the scope of what is considered acceptable in Pine Creek, especially considering the businesses and homeowners are beholden to specific styles and colors.^[xv] The height of the planned buildings is twice what is currently in Pine Creek. Oversized buildings will be unsightly. Pine Creek Village pays HOA fees to maintain all common areas, dog waste stations, a private park, and the medians throughout the neighborhood and on Briargate BLVD. If the city wants to force Pine Creek Village to accept additional residents and the burden it will place on the common areas, the city of Colorado Springs should take responsibility for those areas and maintain them without the funds of the Pine Creek Village residents. The hard-working and diverse group of taxpayers of Pine Creek should not have to carry the financial burden of an unplanned development.

- **Questionable Use of Private Activity Bonds.**

The city of Colorado Springs voted on its intention to issue \$40M in private activity bonds (taxpayer-funded) to a single, out-of-state developer.^[xvi] Mr. Posey’s brief on this development in May 2023 to City Council showed previous PAB fund issuances ranged between \$12M-\$14M and were balanced against multiple projects. However, this development will deplete all of 2023 and the remaining 2022 funds. The \$40M currently identified for one project should be distributed fairly amongst multiple developments and communities. A fair and transparent distribution of funds is the best course of action, especially for those that are seeking to revitalize older areas or provide residences for seniors (a population expected to triple by 2040 according to HomeCOS).^[xvii]

With 5,000+ available apartments^[xviii] and 12,000 actively under construction,^[xix] it seems unreasonable and questionable that the city of Colorado Springs would provide all its PAB funds to one developer.

Based on these concerns, and many others not addressed here, I implore you to deny this development. In addition, I call on the Mayor and our city officials to do the right thing and to pause development until the city can create a viable plan for sustainability. We also need more transparency with city processes and smart growth.

Thank you for your attention to this matter.

V/r
Stephen M. Parrish Sr.
4236 Apple Hill Ct
Colorado Springs, CO 80920
719-464-4220

- [i] https://en.wikipedia.org/wiki/Marshall_Fire
- [ii] [https://en.wikipedia.org/wiki/Camp_Fire_\(2018\)](https://en.wikipedia.org/wiki/Camp_Fire_(2018))
- [iii] <https://imgur.com/a/kquRNDv>
- [iv] https://ops.fhwa.dot.gov/congestion_report/chapter2.htm
- [v] <https://krdo.com/news/2020/01/07/population-growth-in-colorado-springs-leads-to-overcrowding-at-district-20-schools/>
- [vi] https://coloradosprings.gov/system/files/2023-04/rt38_montebellodr_spring_2023_final.pdf
- [vii] <https://mrsc.org/stay-informed/mrsc-insight/archives/protecting-existing-neighborhoods-from-the-impacts>
- [viii] <https://darksky.org/resources/what-is-light-pollution/effects/wildlife-ecosystems/>
- [ix] <https://www.denverpost.com/2021/05/29/dark-sky-towns-colorado-light-pollution-environment/>
- [x] <https://cpw.state.co.us/learn/pages/soc-threatenedendangeredlist.aspx>
- [xi] <https://cpw.state.co.us/aboutus/Pages/CNAP-Rare-Plants.aspx>
- [xii] <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1497432/pdf/12432132.pdf>;
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1253792/>
- [xiii] <https://www.walkscore.com/score/4180-royal-pine-dr-colorado-springs-co-80920>
- [xiv] <https://zallcompany.com/property/market-at-pine-creek>
- [xv] <https://safe.menlosecurity.com/doc/docview/viewer/docN0A875995D9156dff9288440d1e819019da74b8d52cbb79c4e1af5ad477ce7ff294bfc57ae661> pg 3.
- [xvi] https://gazette.com/news/government/colorado-springs-plans-to-issue-40-million-in-bonds-for-over-200-new-affordable-rental/article_914e60e4-f8cf-11ed-8f1d-3b410225cb11.html
- [xvii] <https://coloradosprings.gov/document/homecosplanobjectivespages23-42.pdf> pg 36.
- [xviii] <https://www.apartments.com/colorado-springs-co/>
- [xix] [Colorado Springs apartment market likely to be overbuilt](#)

Colorado Springs apartment market likely to be overbuilt

Amanda Miller Luciano

More than 1,600 new apartments became available in Colorado Springs during the first quarter of 2023. That's a r...

Hubble, Logan K

From: Joan Wells <joan.wells2222@gmail.com>
Sent: Wednesday, August 2, 2023 1:09 PM
To: Hubble, Logan K
Subject: PROPOSED ROYAL PINE APARTMENTS
Attachments: Apartments.docx

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Hubble, Logan K

From: English Family <cwmdltc@gmail.com>
Sent: Wednesday, August 2, 2023 11:54 AM
To: Hubble, Logan K
Cc: ADACompliance - SMB
Subject: Royal Pine Apartments

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Mr. Hubble,

Has there been any discussion of ADA compliant apartments? This is a demographic typically overlooked when it comes to affordable housing. I would think with a 40 million dollar grant the first floor should have accessible apartments.

I have been requesting whom to contact about changing the timing on the traffic light at Royal Pine and Union. The traffic report expected 92 vehicles between 0700-0900. This is almost one vehicle per minute, and this will cause a major back-up to the round-about if not addressed (especially during school months). I would rather not wait until the change is required. Additionally, I would like to make sure the developer considers placing no parking signs on one side of the streets leading to the apartments.

Is completely enclosed dumpster areas to protect the wildlife in the adjacent refuge been addressed (waiting on a reply from CPW)?

I trust the developer is being held to follow the same facades as the businesses that expected to be in a center similar to Pine Creek Village on Briar Village Pt.?

Finally, Why not have the apartments on the corner of Royal Pine and Briargate Parkway (parcel 6235212002) where more ingress and egress routes can be added and the residents are closer to employment opportunities, and leave the current purposed site a business center in-line with the mayor's business friendly priority?

Thank you,
Concerned entrepreneur

Hubble, Logan K

From: Dan Harfert <dan.harfert@gmail.com>
Sent: Wednesday, August 2, 2023 11:40 AM
To: Hubble, Logan K
Subject: Objection to COPN-23-0015 and DEPN-23-0141

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Dear Logan:

As a concerned taxpayer living near the proposed project site, I strongly object to the development of multi-family apartment complex containing 232 units at the corner of Royal Pine Drive and Union Blvd for the following reasons:

- **Safety Concerns:**

A single lane roundabout is the only egress point for the development, posing potential risks during emergencies and hindering prompt arrival of first responders.

- **Strained Emergency Resources and Blocked Evacuation Routes:**

The proposed high-density property near the Black Forest region could negatively impact emergency resources during a disaster like a wildfire, as it is along a major evacuation route and would burden emergency services already spread thin. Residents' concerns about inequality in emergency services are not addressed in the project plans.

- **Incorrect Traffic Study Assumptions:**

The project anticipates adding 2,257 vehicle trips per weekday, with most of the traffic flowing onto Union Boulevard, known for significant backups and high accident rates. The submitted traffic study was not conducted during the school year and does not accurately measure impact to already strained infrastructure. Moreover, the section of road on Royal Pine has been in such disrepair for so long that many in the neighborhood avoid driving it all together, thereby artificially depressing a number registered by a traffic study.

- **Lack of Accessible Transportation:**

The proposed development's location has a low walkability score (26/100), limited public transportation options (only one bus line with a distant stop), and reduced travel convenience due to the single-lane roundabout.

- **Strained Education Resources for District 20 Students:**

The development overlooks the consequences on an already struggling school district with over-enrollment, teacher shortages, and financial challenges.

- **Overlooked Taxpayer Financial Burdens:**

The City approved the intent to issue a \$40 million bond for this development, but rising interest rates may cause unexpected losses and residents should be worried about undisclosed taxpayer costs for additional services related to the project.

- **Negative Environmental Impacts:**

The development may endanger and harm a Wildlife Habitat Area. The National Institutes of Health have documented the negative effects of urban sprawl and increased pollution on people and the environment.

- **Strained Community Infrastructure:**

The development plan fails to address the additional strain on municipal services resulting from the conversion to high-density residential use. It also lacks details on compensating the community for increased burdens on schools and emergency resources. Moreover, there is no consideration for redesigning traffic flow to alleviate the existing stress on roads and patterns.

- Counterproductive Urban Sprawl:

Adding over 630 residents in less than 8 acres will strain existing infrastructure, designed for commercial use in the 1980s, creating potential disasters and financial burdens for taxpayers, while the developer's lack of local interest raises concerns about smart growth and sustainability for Colorado Springs.

- Impact to Surrounding Land Uses:

The development does not consider the impact on surrounding uses, particularly by the United States Air Force Academy (USAFA). In their 2018 Regional Joint Land Use Study, USAFA has identified the incompatible zoning adjacent to flight training areas has increased significantly in the last 20 years. This results in safety concerns for residents falling within flight accident potential zones, and high congestion traffic due to the numerous public events USAFA holds.

I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and smart city planning.

I look forward to your prompt response.

Thank you
Dan Harfert

Hubble, Logan K

From: chadandadri@aol.com
Sent: Wednesday, August 2, 2023 11:14 AM
To: Hubble, Logan K
Subject: Objection to COPN-23-0015 and DEPN-23-0141

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Dear Logan Hubble,

I am a taxpayer and Colorado Springs citizen and homeowner in the Pine Creek neighborhood, near the project site for the proposed multi-family apartment complex on Royal Pine Dr. and Union Blvd. I am opposed to this project for the following reasons:

-inappropriate roadway infrastructure: the single lane roundabout is inadequate for the number of planned residents. It is already very crowded on school mornings and hard to get in and out of the neighborhood on Royal Pine and Union. Adding hundreds of additional cars to that traffic flow each morning will be messy and dangerous. Especially in the case of an emergency requiring evacuation.

-I'm afraid any evaluation of traffic conducted during the summer months is not accurately estimating the traffic. As a parent of 5 who drives in and out of the Pine Creek neighborhood at Royal Pine/Union every school day, I can attest that adding over 2,000 vehicles during those busy school times will NOT work. We would need additional lanes to handle that kind of traffic.

-I'm also concerned about the current over-filled state of our local schools. With all the new development, D20 is not equipped with the school resources needed for so many additional students. There are many areas of our city that have low enrollment in schools and would have more resources to absorb additional students, particularly in D11. Additionally, those areas have better public transportation options and resources to support the low income community expected in this development.

-The rezoning of this area is unethical. When we purchased a home in this neighborhood over a decade ago, we asked about the zoning and that area was slated for commercial development. This change is unfair to current residents and the vision we have had for our community. The multi-family units on the other side of our neighborhood, at Union and Chapel Hills, were planned from the beginning, have adequate infrastructure, and are accessible to the roadways in a way that this new proposed project isn't and cannot be, because of the way the community was originally planned.

I am requesting that the proposed project be DENIED and would hope that our city planners would make more informed and wise choices about rezoning in the future. Although you are likely receiving many messages regarding this project, I hope you will take into consideration the fact that each letter represents a family who calls Pine Creek home and whose day to day lives will be adversely affected by this project.

Sincerely,

Adri Murdock
9782 Pinedale Dr
Colorado Springs, CO

Hubble, Logan K

From: Jacque Rindgen-DeCecco <jrindgendececco@gmail.com>
Sent: Wednesday, August 2, 2023 10:08 AM
To: Hubble, Logan K
Subject: Objection to COPN-23-0015 and DEPN-23-0141

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Subject: Objection to COPN-23-0015 and DEPN-23-0141

Dear Logan Hubble:

As a concerned taxpayer living near the proposed project site, I object to the development of multi-family apartment complex containing 232 units at the corner of Royal Pine Drive and Union BLVD for the following reasons:

- Safety concerns: A single lane roundabout is the only egress point for the development, posing potential risks during emergencies and hindering prompt arrival of first responders.
- Strained Emergency Resources and Blocked Evacuation Routes: The proposed high-density property near the Black Forest region could negatively impact emergency resources during a disaster like a wildfire, as it is along a major evacuation route and would burden emergency services already spread thin. Residents' concerns about inequality in emergency services are not addressed in the project plans.
- Incorrect traffic study assumptions: The project anticipates adding 2,257 vehicle trips per weekday, with most of the traffic flowing onto Union Boulevard, known for significant backups and high accident rates. The submitted traffic study was not conducted during the school year and does not accurately measure impact to already strained infrastructure.
- Lack of accessible transportation: The proposed development's location has a low walkability score (26/100), limited public transportation options (only one bus line with a distant stop), and reduced travel convenience due to the single-lane roundabout.
- Strained Education Resources for District 20 Students: The development overlooks the consequences on an already struggling school district with over- enrollment, teacher shortages, and financial challenges.
- Overlooked Taxpayer Financial Burdens: The City approved the intent to issue a \$40 million bond for this development, but rising interest rates may cause unexpected losses and residents should be worried about undisclosed taxpayer costs for additional services related to the project.
- Negative environmental impacts: The development may endanger and harm a Wildlife Habitat Area. The National Institutes of Health have documented the negative effects of urban sprawl and increased pollution people and the environment.
- Strained Community Infrastructure: The development plan fails to address the additional strain on municipal services resulting from the conversion to high-density residential use. It also lacks details on compensating the community for increased burdens on schools and emergency resources. Moreover, there is no consideration for redesigning traffic flow to alleviate the existing stress on roads and patterns.
- Counterproductive urban sprawl: Adding over 630 residents in less than 8 acres will strain existing infrastructure, designed for commercial use in the 1980s, creating potential disasters and financial burdens for taxpayers, while the developer's lack of local interest raises concerns about smart growth and sustainability for Colorado Springs.
- Impact to Surrounding Land Uses: The development does not consider the impact on surrounding uses, particularly by the United States Air Force Academy (USAFA). In their 2018 Regional Joint Land Use Study, USAFA has identified the incompatible zoning adjacent to flight training areas has increased significantly in the last 20 years. This results in safety concerns for residents falling within flight accident potential zones, and high congestion traffic due to the numerous public events USAFA holds.

I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and smart city planning.

I look forward to your prompt response.

Jacque Rindgen-DeCecco

Hubble, Logan K

From: John Pitchford <pitchfordjh@yahoo.com>
Sent: Wednesday, August 2, 2023 8:44 AM
To: Hubble, Logan K
Cc: pinecreekvillageneighbors@pb07.wixemails.com; Integrity Matters
Subject: Subject: Objection to COPN-23-0015 and DEPN-23-0141

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Dear Logan Hubble:

As a concerned taxpayer living near the proposed project site, I object to the development of multi-family apartment complex containing 232 units at the corner of Royal Pine Drive and Union BLVD for the following reasons:

- Safety concerns: A single lane roundabout is the only egress point for the development, posing potential risks during emergencies and hindering prompt arrival of first responders.
- Strained Emergency Resources and Blocked Evacuation Routes: The proposed high-density property near the Black Forest region could negatively impact emergency resources during a disaster like a wildfire, as it is along a major evacuation route and would burden emergency services already spread thin. Residents' concerns about inequality in emergency services are not addressed in the project plans.
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- Strained Education Resources for District 20 Students: The development

overlooks the consequences on an already struggling school district with over-enrollment, teacher shortages, and financial challenges.

- Overlooked Taxpayer Financial Burdens: The City approved the intent to issue a \$40 million bond for this development, but rising interest rates may cause unexpected losses and residents should be worried about undisclosed taxpayer costs for additional services related to the project.
- Negative environmental impacts: The development may endanger and harm a Wildlife Habitat Area. The National Institutes of Health have documented the negative effects of urban sprawl and increased pollution people and the environment.
- Strained Community Infrastructure: The development plan fails to address the additional strain on municipal services resulting from the conversion to high-density residential use. It also lacks details on compensating the community for increased burdens on schools and emergency resources. Moreover, there is no consideration for redesigning traffic flow to alleviate the existing stress on roads and patterns.
- Counterproductive urban sprawl: Adding over 630 residents in less than 8 acres will strain existing infrastructure, designed for commercial use in the 1980s, creating potential disasters and financial burdens for taxpayers, while the developer's lack of

local interest raises concerns about smart growth and sustainability for Colorado

Springs.

- Impact to Surrounding Land Uses: The development does not consider the impact on surrounding uses, particularly by the United States Air Force Academy (USAFA). In their 2018 Regional Joint Land Use Study, USAFA has identified the incompatible zoning adjacent to flight training areas has increased significantly in the last 20 years. This results in safety concerns for residents falling within flight accident potential zones, and high congestion traffic due to the numerous public events USAFA holds.

I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and smart city planning.

I look forward to your prompt response.

Yours sincerely,

Dr. John Pitchford
719-466-1066

Hubble, Logan K

From: Russell McWhorter <russellmcwhorter@gmail.com>
Sent: Monday, July 31, 2023 11:50 AM
To: Hubble, Logan K
Subject: Re: Royal Pines Apartments Concept Plan - COPN-23-0015

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Mr. Hubble

How can the developer say:

"6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?

The Concept Plan amendment preserves and maintains existing properties and adjacent areas and will actually reduce impacts in critical areas such as traffic generation."

The development promises to put over 230 vehicles into a single roundabout. I see that they are planning another exit now? How can that possibly "reduce impacts in critical areas such as traffic generation?" It will be a mess. Having cars turning in or out at that area will create a safety hazard by inhibiting the flow in from Union, as cars have to wait for cars slowing or accelerating.. One can anticipate that if residents have more vehicles than their apartment allows, they'll park on the street, negatively impacting the business. Their traffic study is ridiculous. Anyone in that development going to or coming from I-25 most certainly will turn in on Pine Manor. The concept for the 'right turn out' sends them directly in the direction of Pine Manor! And it still sends them into the single roundabout. Our Community Park is on Pine Manor. This increased traffic most certainly will pose an additional safety risk for our residents. We just had a community picnic. What is to prevent the apartment complex residents from exploiting our events once they hear there is free food? What prevents them from exploiting our park on any other day? We pay for these amenities through our HOA dues. Also, a towering 4-story structure will weigh heavily on the homes that are across the street, It will be an eyesore! I was just driving up Powers Blvd yesterday, and I noted how many apartment complexes are going in. The Colorado Springs landscape is littered with them. By allowing this unrestrained development, the City is ruining everything that was attractive about Colorado Springs.

In summary, this project brings no added value to the Pine Creek Village Association neighborhood and the businesses already in place. It only promises to make both the adjacent neighborhood and the business entities less desirable, ruining the aesthetic of the area. It looks like the original plan was for additional retail space. At least then, the area could benefit from additional services. The proposed development only offers more burden.

Sincerely
Russell McWhorter

On Thu, Jul 20, 2023 at 1:42 PM Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

Hello,

Quick update regarding the Royal Pines Apartments project:

- The applicant has resubmitted the Royal Pines Apartments concept plan, as well as a traffic impact study and responses to neighbor comments. If you wish to view the proposed development plan and associated documents, you can do so at ColoradoSprings.gov/LDRS by searching the record number COPN-23-0015. If you click the “record info” tab and then click “attachments,” the website will allow you to see the uploaded documents. If you wish to comment on the proposed plans, please send them to me, and I will compile them in a document, to which the applicant will be required to respond. These comments are due by August 2nd.
- The city-facilitated neighborhood meeting will be taking place from 5:30-7:30pm on Thursday, August 3, at Library 21c. I will be unable to attend, but my supervisor and a number of other Planning Department staff members will be there. If you have questions about the neighborhood meeting on the day of the meeting, please contact my supervisor, Katelynn Wintz (Katelynn.Wintz@ColoradoSprings.gov). Otherwise, continue to contact me with any comments or questions.

Thank you,

Logan Hubble

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

Logan.Hubble@ColoradoSprings.gov



Hubble, Logan K

From: DAN BLOOM <zzbloom01@gmail.com>
Sent: Sunday, July 30, 2023 12:38 PM
To: Hubble, Logan K
Cc: Yemi Mobolade; Armydad1972@yahoo.com; Helms, Randy
Subject: Royal Pine Apartment Lot

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Mr. Hubble,

I appreciate the opportunity to provide comments concerning the proposed affordable housing apartments on Royal Pine Dr.

The concept plan shows where the proposed apartments would be located. This is the same concept plan presented to the city council. My concern is the plan does not indicate the commercial buildings between the site and Union Blvd. and also between Powers Blvd and the apartments. This area was designated commercial for years. However, it does show homes across the street on Royal Pines Drive. Shouldn't the city council be aware of this that the plan does not indicate all the commercial businesses around the complex? Also, since this is a 40 million dollar project perhaps you should invite the city council and mayor to visit the site before approval to get their feedback. A on-site visit may give them a different perspective why this is not a reasonable location for any apartment complex.

They would find out that there are no amenities such as grocery stores, restaurants, etc. within reasonable walking distance. The closest grocery store is over a mile away and since we've been told many renters may not have transportation to various amenities and in the winter months extreme cold weather and summer extreme heat could be challenging for people and cause serious medical issues.

I understand when Pine Creek was proposed to the city, La Plata, the developer of Pine Creek, informed the city that Pine Creek HOA would maintain all common areas that surround the perimeter of Pine Creek through HOA fees. This includes sidewalks, irrigation system, and landscaping. If this apartment complex is approved the Pine Creek homeowners dues will have to increase because of increased maintenance cost to maintain all of this due to the additional usage throughout Pine Creek. Why as Pine Creek homeowners should we bear this additional expense? Should the city begin maintaining these common areas that they own if this development is approved or provide the HOA at least 15 percent annually of what we pay for continued maintenance of city property.

The city council may also see the traffic concerns that have already been addressed where this apartment complex would be located.

Mr. Hubble, I hope you invited Mr. Helms, our councilperson, to the meeting on August 3rd to give him an insight on why we oppose this site for an apartment complex and provide him a tour of the site and issues we see with this location.

My phone number is 719.291.6541 if you have any questions. Thank you for your time.

Sincerely,
Dan Bloom
Pine Creek Resident

Hubble, Logan K

From: Jacque Rindgen-DeCecco <jrindgendececco@gmail.com>
Sent: Friday, July 28, 2023 3:08 PM
To: Hubble, Logan K
Subject: Proposed Royal Pine Apartments Concerns & Comments Not Addressed by the Developer

Follow Up Flag: Follow up
Flag Status: Completed

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Good Afternoon,

I am writing because several of my comments and concerns that I voiced in my July email on the proposed development of the Royal Pine Apartments (located on N. Union Blvd. and Royal Pine Dr.) were not addressed by the developer in the recent Concept Plan that was submitted. My comments that were not addressed are as follows:

- The implementation of an Environmental Impact Study to assess the extent of impact to the existing and adjacent flora and fauna, especially the assessed impact of the development and change in landuse with increased constant occupancy load, as a result of high-occupancy, to the adjacent critical riparian ecosystem and the wildlife that use and inhabit that area. The assessed impact in particular to the threatened Preble's meadow jumping mouse and habitat, in addition to the other wildlife that frequent that ecosystem. Please include in the assessment the impacts to air quality from increased vehicular idling and traffic flow congestion, thermal temperature pollution, and noise impacts resulting from the proposed development.
- Traffic projections were not conducted during a timeframe that would adequately capture the existing traffic congestion, school-session time frame, that would be further compounded by the addition of the proposed development.
- The proposed development site was not designed to handle continuous-use population increase and access to emergency services traveling to the area in the event of a wildfire or other disaster or adequate evacuation routes of residents addressed.

Thank you for getting my concerns addressed by the developer. Have a great day.

Sincerely,
Jacque Rindgen-DeCecco

Hubble, Logan K

From: Stevo Parrish <armydad1972@yahoo.com>
Sent: Friday, July 28, 2023 9:21 AM
To: Hubble, Logan K; PineCreek VillageNeighbors
Subject: Response to Neighbor Responses COPN-23-0015
Attachments: Neighbor Responses 7-19-23.docx

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Logan,

Attached are my comments to the developer's responses. This development will negatively impact our health, safety, convenience, general welfare, and is NOT in the public interest.

V/r

Steve Parrish
719-464-4220

Preserve Pine Creek Village, LLC

Hubble, Logan K

From: JACKIE HAMARA <jalhamra@comcast.net>
Sent: Tuesday, July 18, 2023 9:14 AM
To: Hubble, Logan K
Subject: Fwd: Comments and concerns over the proposed "affordable apartments" in Pine Creek

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----- Original Message -----

From: JACKIE HAMARA <jalhamra@comcast.net>
To: "Logan.Hubble@coloradosprings.gov" <Logan.Hubble@coloradosprings.gov>
Date: 07/03/2023 10:42 AM MDT
Subject: Comments and concerns over the proposed "affordable apartments" in Pine Creek

Mr. Hubble,

I have lived in Pine Creek since 2001 with my husband Rami and my three children. When we chose Pine Creek the builder and developed assured us it was a wonderful place to live, that D20 was the best school district and that our backyard and area would be private and protected because of the endangered Preble jumping mouse. We have enjoyed living in Pine Creek and all three of our children were raised in Pine Creek and they all graduated from Pine Creek High School.

I am concerned about this "affordable housing apartment complex". First of all I have nothing against people who can't afford 500,000+ homes and feel for the lower social economic class. I myself work in school district 38 as a SPED para and I know how significantly low the salaries are for classified and certified teachers. D38 pays the teachers the lowest salaries in the state of Colorado. Without my husband's income I too would be in that category of low income. I feel for the single parents, teachers, paras, nurses, EMTs, and service industry workers. I just don't think this is the right place to build said apartment complex, particularly a four story high one. This will increase traffic problems, and the apartment tenants will not have enough parking spaces. 309 parking spots is not enough parking for 232 units. The apartment tenants will be parking all over the neighborhood in front of people's homes. If they start parking in front of my house I will be calling the tow truck and have it towed. District 20 will become overcrowded because they have a "choice window" and allow students to choose into the district that don't live in D20. D20 is already struggling to fill all the teacher positions not to mention an increased need for more bus routes and bus drivers which are very difficult positions to fill. This will ultimately be urban sprawl and we have wildlife areas and a protected habitat to protect the animals that live there. If bus drivers are not hired children will be being driven by parents, walking or riding their bikes to school. This negatively impacts the safety of the children and accidents will occur more frequently with the increased number of drivers on the road in the morning increasing congestion and traffic jams. Childcare in the area is limited as Primrose day care was shut down and there is only so many children that can attend the before and after "day care" at

schools and not all the schools in D20 offer the before and after care for the students who need it.

The increased population will create negative impacts including water and air pollution and endanger further the Preble mouse and protected wildlife habits in the area. We shouldn't allow an out of state investor from Oregon waltz in and buy the area just to get richer. This isn't about him trying to provide apartments for the economically disadvantaged because he will inevitably raise their rent. Or is he such a good, pious, perfect Christian who will never raise their rent-uh no way! This is about a rich investor honing into our peaceful, quiet community and padding his pocketbook to get richer without taking into consideration all the negative effects it will have on our current community living here. It will cause chaos and disruption, increase traffic difficulties, pollution to the water and air, and crime will increase with the increased people. This is an arrogant, selfish person thinking about his own bottom line which is getting richer. We adamantly oppose this development and need to see it shut down. It also makes us watch and take notice of the people who are supportive and helpful to us when making decisions in the elections.

Sincerely,

Jackie Alhamra

Hubble, Logan K

From: Brooke Dobbins <brookedobbins5@gmail.com>
Sent: Monday, July 17, 2023 10:41 PM
To: Hubble, Logan K
Subject: Re: Opposition to Pine Creek Apartments

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Logan,

I'm unsure the purpose of emailing again before the 17th vs when we emailed before but I'm emailing my opposition again to ensure my voice is accounted for. Please see my original email regarding my main concerns and the questions that are still unanswered from the developer meeting.

From that developer meeting, I now have additional concerns about the same questions and worry that due diligence will not be given to any one of them. That meeting showed that both the developer and the city care more about placating the residents rather than addressing our concerns. Every answer given was a practiced corporate script that often danced around the question. In regards to my previous questions, this was my take-away from that experience.

1. The developer used an old traffic study that doesn't account for the area's current population density and was intended for that property to be for businesses. They are also only concerned about the traffic in/out, not how it will affect the rest of Royal Pine and the rest of the neighborhood. Additionally, the traffic study they plan on doing now that we've complained will be funded, conducted, and interpreted by them. It should be done by a third party with no vested interest to ensure the integrity of the study. We all know now that the city is not an unbiased player but they still should do more than 'comment' as you suggested.
2. We heard from a fire fighter at the meeting that said what they were suggesting would be highly dangerous. I saw no consideration for his concerns from the developer.
3. I did see amenities in the plan shown but it's one measly playground right next to Union. This is a terrible idea being so close to that busy road and the size still does not support the amount of units.
4. I ended up finding the Wildlife 2003 study on the Briargate area and it lists some infrastructure issues. I'm still working through that but would be interested to see any newer studies. I plan on contacting utilities about the zoning change to see if they were made aware or gave it the green light. The developer said "this area has always been zoned for multi-use" which, based on everything I've heard, is false.
5. I found out at the meeting as well that we are purposefully being ignored by City Council due to the community appearance at their vote for the intent to issue the bonds. This is extremely disheartening to me and many others in the community. I know you can't control what City Council decides or how they respond, but surely they know going dark on the subject is not the answer?

I appreciate your response and willingness to communicate on the issue; however, it does feel city representatives and the developer are pointing fingers at everyone but themselves to answer these questions. It was obvious the developer meeting wasn't to answer real concerns but was really meant to divide the community and make the appearance of good intentions. I don't think I heard a definitive answer to any question that was asked, and I wrote down quite a few quotes that show the developer came in uneducated about the issues. In reality, our issues aren't with the developer anyway. They're going to do what's best for them because they are a for profit company. Our issue is with the city not doing the diligence required to build and support a growing city in an intelligent rather than reactive way. Shoving high

density housing in any empty space is not the answer, and I've seen no evidence the city is preventing that from happening. Now that we've been vocal about this project, I've heard more and more stories about this happening to communities across the city. High rises being built in Black Forest, homeless teen shelter in a community farther south, apartments on unstable land near Interquest. I'm sure there are many others and it's obvious to anyone the city is suffering from urban sprawl and bad infrastructure. Downtown is practically dead and unwalkable, traffic is horrible across the city, and crime is rising. Affordable housing affects all of these issues just as much as where it is placed, and right now there is no evidence this is a good place. It's the city's job to ensure every location is suitable for proposed development, not DBG, and to encourage the re-vitalization of downtown.

Thanks,
Brooke Dobbins

On Jul 3, 2023, at 1:05 PM, Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

Brooke,

Thank you for your comments. The city will be taking them into consideration, and I will be adding them to a list to which the applicant will be required to respond. I will also be adding your email to a list of neighbors to which I will be sending update emails throughout the process. If you would like to ask me any questions about the application or the process, including my role in the process, please call me at the number below. I would love to have an opportunity to discuss the project at length.

In response to your specific questions:

1. Traffic engineering looks at road capacity. They are commenting on this concept plan, and will also comment on the expected future development plan. You can contact Public Works (department above traffic engineering) if you have any questions for them at (719) 385-5918.
2. The police department and fire department look at emergency services, and are commenting on this and any future plans.
3. As we have not yet received a development plan application, I am not yet aware of any amenities.
4. Infrastructure (depending on the type) is looked at by Public Works and Colorado Springs Utilities.
5. You would have to ask City Council that question, although I expect they won't be commenting on this project, in anticipation of a potential appeal that takes the project to City Council.

If I missed any questions, please let me know. And like I said before, give me a call if you would like to discuss any of this.

Thank you,
Logan Hubble
Planner II
30 S Nevada Ave. Suite 701
Colorado Springs, CO 80903
(719) 385-5099
Logan.Hubble@ColoradoSprings.gov
<image001.jpg>

From: B1Dobbs <brookedobbins5@gmail.com>
Sent: Sunday, July 2, 2023 10:21 PM
To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Subject: Opposition to Pine Creek Apartments

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Dear Logan Hubble,

I am writing to oppose the building of the Royal Pines Apartments and would like to pose some questions I have. I am a new resident of the Briargate area, and the apartments being built will have a direct impact on my family and the community I just became a part of. As part of the younger generation, I have experienced housing inequality during my time as a student and being a first-time home buyer. I deeply understand the challenges we now face in the housing market and the high price of living in many parts of the country including Colorado Springs. So, while I am thoroughly opposed to the building of the Royal Pines Apartments, I am not against trying to establish affordable housing in areas where the community would be most supported. However, affordable housing is not the only way to support struggling families and it certainly isn't beneficial to sprawl the city out as far as possible without concern to the infrastructure issues it is causing. This city needs to address its issues through governmental institutions, like yours, instead of handing off these concerns to private entities only seeking to improve their profit margins. Based on the track record of DBG, this appears to be a money making scheme and they are not concerned for the welfare of the community. It is vital to address pressing issues like crime, infrastructure, traffic congestion, water access, and well-paying jobs before embarking on new housing projects.

Colorado Springs has seen a 26% increase in crime since 2014. The city's crime rate is 61% higher than the national average! Addressing crime must be a top priority, necessitating increased resources for law enforcement, community policing programs, and rehabilitation initiatives. Residents deserve to feel safe in their communities and one way to help reduce crime is by prioritizing economic prosperity. As a woman in this city, I feel unsafe to enjoy the various public spaces like Memorial Park and I fear the possibility of my neighborhood becoming the same way. Adding the apartment buildings with higher density than planned for the area, a bus stop more than half a mile away, no easy access to needed services, and no amenities so close to our community will certainly cause more crime in our area. To help address the crime epidemic in this city Colorado Springs should focus on attracting industries and businesses offering stable employment and competitive wages. Supporting entrepreneurship, incentivizing job creation, and collaborating with educational institutions will help address underemployment and uplift residents economically. Affordable housing should also be placed in areas where required services and grocery stores are a safe walk and where there is opportunity for a community to grow. In contrast, the proposed building site is located directly next to a busy highway, and the closest grocery store is the Super Target which is not a safe walk nor an affordable option.

Here are the main issues I have with the new building project and would like to hear if they have been thought of more thoroughly than what I have heard from the city and developer so far:

1. From the initial plans posed by the developer, it appears the only entrance / exit from the apartments will be the roundabout that is directly in front of the dentist office and connects to Royal Pine. With the 300+ units proposed, how will traffic be directed to Union or Powers without causing Royal Pine to become a thoroughfare fare? That entrance will undoubtedly become congested, and traffic will go through our neighborhoods to avoid the backup while trying to get onto Union Blvd. With our road connecting directly to Royal Pine, this will impact our day-to-day commute and obstruct our ability to access our neighborhood. The study done that suggested there would be no significant impact to traffic was based on that area being businesses

and not high density living. Additionally, the traffic study referenced is outdated according to the current population density which is already higher than anticipated.

2. How will this impact emergency services to our area when it is already so strained and what are the plans to ensure our neighborhoods and businesses are supported? The response times in our area are currently over 15 minutes and a neighbor of ours didn't get a response for over 45 minutes for a medical emergency which is deeply concerning to us. The addition of more high density living in this area when there are already so many apartments going up around us, like the ones across Powers and in InterQuest, will strain the system substantially. Every day I see more and more car break-ins, house break-ins, mail being stolen, and personal safety being threatened yet I've heard nothing concrete to make our communities safer.

3. What are the proposed recreational amenities for the Pine Creek Apartments? How will the amenities meant for Pine Creek Village and the wildlife habitat nearby be protected? According to the proposed development plan, there are no amenities intended for this new community and amenities play a crucial role in enhancing the quality of life for residents. Vehicle ownership rates among low-income communities is drastically lower and apparently expected by the developer due to the lack of planned parking for each unit. With lack of a vehicle, residents of the apartments will seek nearby areas for recreation such as the ones owned by the Pine Creek Village and the wildlife reserve. There are many within our community that actively use our green spaces and sidewalks. With the addition of the community in an area not intended for multi-family living, our amenities will receive much higher traffic and will not be cared for in the same way the community paying for it does.

4. Why is the city determined to build more rather than use the infrastructure it already has? If we must spread outward instead of upward, why is there not a possibility to build mix-use buildings with much needed services rather than more apartments that are isolated from those services? With the significant amount of apartment units built in Colorado Springs over the last few years, it would seem a smarter move to subsidize those already existing units for low-income families rather than increasing our footprint when the city does not have the infrastructure or water utilities in place for high density living in the Briargate area.

5. What is each member of the city council doing to hear the concerns of the community they are impacting and understand what the unintended consequences are?

As a last point, city councilors are elected representatives, entrusted to voice the concerns and needs of their constituents. We have seen massive uproar against the Royal Pines Apartments yet have not received any formal notification addressing the issue or recognizing the concerns of the community even after the recent City Council session on approving the intent to approve the bonds for the housing project. Recent actions have raised doubts about their responsiveness to their citizens and the lack of accountability, and the opportunity to discuss outside of working hours is crucial for community engagement. Where is our voice?

Sincerely,

Brooke Dobbins

Hubble, Logan K

From: Tim O <obrientd@gmail.com>
Sent: Monday, July 17, 2023 10:17 PM
To: Hubble, Logan K
Subject: Royal Pines Apartment Concern

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Mr. Hubble,

I wanted to reach out to share my concerns on the proposed "Royal Pine" apartments in the Pine Creek area of Briargate.

I am a native of Colorado Springs (Mountain Shadows area) who returned home in 2019 after my time as an Air Force finance officer. My family and I chose to come back to the Springs and found our home in Pine Creek.

When looking for areas to call home, we did our research on local zoning and chose this area over Wolf Ranch/Cordera due to pending apartments all along the Powers corridor for fear of overcrowding. This section of Pine Creek had been zoned for business day use but now has switched to allow for the proposed high density housing. I understand that lack of housing is a problem that the previous mayor tried to address, but this particular apartment complex appears to be a money grab by the out of state developer, DBG, lobbying the City Council to spend its state provided project activity bonds money before it's too late.

In my line of work in the AF, military construction projects had to be planned years in advance, with environmental, traffic studies and infrastructure impact reviews to the local area completed prior to any funding being allocated to the project. This particular city project appears to be doing it backwards.... Throwing "use or lose" money at a project without all the necessary reviews being completed.

Couple of concerns I personally have and in speaking with others in our area many share the same.

1. Coming from the area with homes and lives lost in the Waldo Canyon fire, how does three four story apartment buildings impact fire escape routes in an emergency? The city's ratios of parking spaces to apartment appears to have been modified mere weeks before this proposal allowing for more cars than this area can handle in such an emergency given the current roads and entry/exit points.
2. Impact to already overcrowded schools in Mountain View elementary and Challenger middle school. The elementary school currently cannot have basic school assemblies due to already overcrowding. This will only amplify this problem.
3. Wild life area immediately behind this lot will be greatly impacted: elk, deer, bear, coyotes and the "Theatened" Preble's meadow jumping mouse (protected by the federal Endangered Species Act) all call this area home. This mass influx of infrastructure, people, and cars will surely cause direct and indirect harm to the wild life and should be studied.
4. Overcrowding in the area leading to safety and infrastructure concerns... can utilities, fire, ambulatory and police still tend to every call given that every open block in the area seems to have apartments being built? These areas were originally zoned for businesses and/or single family homes for a reason and we are now stretching our city resources thin.

These are just a few of my concerns. I know you are placed in a tough position juggling the city councils intent, developers plans, local business and home owner concerns all while following the process. I sincerely hope that this project isn't rushed thru for the sake of allocating free state dollars and all proper studies take place.

Ultimately, I don't believe this is the proper place for the apartments. I hope you listen to my concerns and the concerns of the other local business and home owners.

Thank you, let me know if I can provide any clarifications.

Hope you have a nice evening.

Best,
-Tim O'Brien
719-339-4045

Hubble, Logan K

From: Jeff Burchfield <jeffrey.b.burchfield@gmail.com>
Sent: Monday, July 17, 2023 10:03 PM
To: Hubble, Logan K
Subject: 4180 Royal Pine

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Dear Mr Hubbard,

I am writing re: 4180 Royal Pine Drive. I am asking for you to leave that plot of land as open space or small businesses.

My main concerns:

- rezoning from day use businesses to high density housing behind the backs of those most impacted without receiving any notification. Why did I never get a postcard notification of the development proposal? This seems to be happening more and more in Colorado Springs. Trying to hide changes to zoning. This is the second neighborhood in Colorado Springs we have lived in with deliberate lack of notification of residents affected.
- no visitor parking - will they be parking on Royal Pine or Pine Manor, blocking the sidewalks, bike path, and not allowing enough space for Two cars to Drive? Again second neighborhood we have lived in with the exact same concept, and even if there is some parking, there will be 50 cars on the street. This not only is an eyesore, it's dangerous to have lack of parking, because it creates difficulties with seeing around cars to cross the street and make Turns. Apartment residents don't care, and will park anywhere.
- It is also dangerous for wildlife that is constantly crossing the road and open space(deer, elk, antelope, bears, bobcats, etc). The wildlife migrates back and forth from the Air Force Academy, to the golf course in pine creek to the open space behind Pine Manor area, to the Black Forest. Allowing all this development is trapping the wildlife and also keeps it away. It is destroying wildlife habitats, and destroying what made this area unique. Bringing more cars will bring inevitable traffic and speeding that will kill wildlife.
- 4 story buildings in an established low density residential neighborhood. This city is notorious for changing development plans and deceiving the residents. Please do the right thing, and keep original plans/ make it one story businesses.
- there is not enough infrastructure for these type of apartments and no public transportation is easily accessible. The concept of having a housing shortage for apartments, seems fabricated and further supports the developers and hurts residential neighborhoods. There has already been a ridiculous amount of apartments built in the city in the last few years - what is the occupancy rate of all the new apartment buildings throughout the city?
- bottom line, why isn't the city working to preserve more nature, open space, and have more Lower profile buildings, to not impede Mountain Views? People were attracted to Colorado Springs, Because of nature and natural landscape beauty. Allowing the developers to ruin the landscape only serves to put more money in their pockets.

Please keep the above in mind, when weighing decisions. I appreciate your time.

Kind regards,
Jeff Burchfield
9654 Pinebrook Way
COS, CO 8092

Sent from my iPhone

Hubble, Logan K

From: Burchfield Beth <miatajbb@aol.com>
Sent: Monday, July 17, 2023 9:47 PM
To: Hubble, Logan K
Subject: Royal Pine drive development concern

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Dear Mr Hubbard,

I am writing re: 4180 Royal Pine Drive. I am asking for you to leave that plot of land as open space or small businesses.

My main concerns:

- rezoning from day use businesses to high density housing behind the backs of those most impacted. Why did I never get a postcard notification of the development proposal? This is extremely shady business practice. This is the second neighborhood in Colorado Springs we have lived in with deliberate lack of notification of residents affected.
- no visitor parking - will they be parking on Royal Pine or Pine Manor, blocking the sidewalks, bike path, and not allowing enough space for Two cars to Drive? Again second neighborhood we have lived in with the exact same concept, and even if there is some parking, there will be 50 cars on the street. This not only is an eyesore, it's dangerous to have lack of parking, because it creates difficulties with seeing around cars to cross the street and make Turns. Apartment residents don't care, and will park anywhere.
- It is also dangerous for wildlife that is constantly crossing the road and open space(deer, elk, antelope, bears, bobcats, etc). The wildlife migrates back and forth from the Air Force Academy, to the golf course in pine creek to the open space behind Pine Manor area, to the Black Forest. Allowing all this development is trapping the wildlife and also keeps it away. It is destroying wildlife habitats, and destroying what made this area unique. Bringing more cars will bring inevitable traffic and speeding that will kill wildlife.
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- there is not enough infrastructure for these type of apartments and no public transportation is easily accessible. The concept of having a housing shortage for apartments, seems fabricated and further supports the developers and hurts residential neighborhoods. There has already been a ridiculous amount of apartments built in the city in the last few years - what is the occupancy rate of all the new apartment buildings throughout the city?
- bottom line, why isn't the city working to preserve more nature, open space, and have more Lower profile buildings, to not impede Mountain Views? People were attracted to Colorado Springs, Because of nature and natural landscape beauty. Allowing the developers to ruin the landscape only serves to put more money in their pockets.

Please keep the above in mind, when weighing decisions. I appreciate your time.

Kind regards,
Elizabeth Burchfield
9654 Pinebrook Way
COS, CO 8092

Hubble, Logan K

From: Holly Lawrence <mom2arwinaria@gmail.com>
Sent: Monday, July 17, 2023 6:16 PM
To: Hubble, Logan K
Subject: Pine Creek Apartments

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July 17, 2023

Hello City of Colorado Springs

I live in the Pine Creek Neighborhood.

I am writing to voice my strong **Objection and Concerns** to the City of Colorado Springs' issuance of \$40M in private activity bonds (federal dollars) to developer (DBG Properties, Portland, OR) to build 232 affordable multi-family units to be known as the Royal Pines Apartments located between the OB/GYN Clinic and Dental Office on Royal Pine and Union Boulevard.

- Compatibility to the neighborhood with a high-density low-income housing complex.
- Preservation of the neighborhood. This neighborhood would be affected in multiple ways.
- Evacuation- there is only 1 roundabout – the proposed building will increase traffic exponentially and this will affect SAFETY in the neighborhood.
- Potential vandalism to our neighborhood. Correlation with high density apartments and increase in crime.
- Traffic increase - traffic study must be done when school is in full session for a true picture.
- There is only 1 public transportation bus line even remotely close.
- The tenants in a low-income apartment will not necessarily be patrons of the surrounding business. This will hurt the existing businesses.
- Our home is under an HOA – we must abide by rules to preserve our neighborhood.
- There are multiple locations that would benefit from a low-income large apartment building throughout the city. The Pine Creek Neighborhood would not benefit from this. It is non-compatible with the neighborhood development plan.
- City “adopting” new zoning to allow a developer to decrease parking spots, increase the building height, waiving the need for a traffic study.
- The wildlife refuge adds value and a quality of life to the community. The housing density from a 232-unit apartment building will stress the wildlife. Were any game experts advised on this project? Did they actually make a site visit? Was the impact of tenants’ pets considered in this wildlife study? The many people occupying 232 apartment units on a 24/7 basis will have a profound detrimental impact on these native animals.

Who performed the density studies? Specifically, what other sites within the city were considered in this project?

What studies have been done for this high density building to be a possibility in this neighborhood?

Holly Lawrence

Hubble, Logan K

From: Michael Fraser <fraser.texas@gmail.com>
Sent: Monday, July 17, 2023 5:28 PM
To: Hubble, Logan K
Subject: Royal Pine Apartments - 4180 Royal Pine Drive

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Logan,

I am writing to express my concerns regarding the Royal Pine Apartments that have been proposed for the site at 4180 Royal Pine Drive. The main concerns I have are related to the density of the property (vehicle parking) and the ingress/egress of the site.

First, property density:

- The developer has plans for 309 parking spaces and project residents will have 308 vehicles. This calculates to 1.33 vehicles per unit (232 total units). This seems to be low and a force calculated to match the planned parking spaces.
- This does not allow for guest parking or overflow parking. Additional vehicles will most likely be parked on the adjacent business lots or on the east end of Purple Plum Way. I'm sure the business will have vehicles towed.
- Placing a four story complex at this site is adding to the density issue. The structure should not be more than 3 stories which would reduce the density by 25%.

Ingress/Egress:

- From an ingress/egress perspective, this is a poor design. Of the 300+ resident vehicles, plus the business traffic (vet, dentist, emergency center), 100% of the vehicles have to travel through the traffic circle at Royal Pine Dr. and Purple Plum Way. This is in addition to the current traffic load from the Pine Creek neighborhood. This could potentially add 350-400 vehicles at this traffic circle over today's current use and would back up traffic during peak times.
- Ingress/Egress is not allowed on the Powers exit. Any access added to N. Union Blvd will interfere with the Powers exit and the right run lane to Royal Pine.
- Most likely the light at Royal Pine Dr and N Union Blvd will back up causing more through neighborhood traffic on Royal Pine Dr to Chapel Hills or Pine Manor Dr. to Briargate Pkwy.

I find it difficult to believe this is the best location for this proposed project. There are many more locations that would be more favorable to the density and ingress/egress issues. I hope the city planners do the right thing and deny this project for this location.

Michael Fraser, PE
9712 English Ivy Ct.
Colorado Springs, CO 80920

Hubble, Logan K

From: Steve <stegle1@att.net>
Sent: Monday, July 17, 2023 5:19 PM
To: Hubble, Logan K
Subject: Concept Development Plan concerns

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Mr. Logan,

I am raising the following objections to the Concept Development Plan regarding the Market at Pine Creek:

Traffic: The Concept Plan documents seem to indicate that traffic will not be a factor in regards to new development in the area. There is no true way to assess that without a proper traffic study at peak times of the year (i.e. school year, etc.). In addition, a traffic study will only give some limited snapshots in time—modeling and simulation will need to be incorporated to capture the true increase. An additional 300 cars and approximately 500+ people is a significant increase in what will be the only ingress/egress point for that side of the neighborhood, all converging in one of the smallest possible traffic roundabouts in the city. It will be even more significant when factoring in additional traffic brought on by visitors, delivery vehicles (FedEx/UPS/Uber Eats/etc.), pedestrians, and at certain times emergency vehicles. Foot traffic will also converge at the same round about, as the sidewalk does not go all the way through on that side of the road. Anyone seeking to ride a bike, exercise (run/walk), walk pets, or access the neighborhood will converge in the same area in order to cross the road—this will change the dynamic of the traffic roundabout from low density to medium/high density. It is concerning the city does not mandate and cover an independent traffic study. We learned from the developer that he is sponsoring his own traffic study, paying a team he has worked with before to conduct the study. This opens the door to improprieties as this is no longer a truly independent study separated from any undue influences.

Trash: The proposed increase in population in a small area is still in close proximity to a Wildlife Preserve. If my understanding is correct, on paper per City regulations it meets a distance threshold. However, the wind here has no the threshold. I ask for consideration there will be both unintended litter combined with careless litter spread by the wind. The final destination for much of this garbage will be blowing across the field and down into the Habitat Preserve. There really is little to mitigate this as all it takes is for a bin to tip over, animals to get into garbage, or things being left in the parking lot area (cups, fast food bag, etc.) which will blow from the lot and across the field into the Preserve. Give this a couple years and you will turn something which is a haven for wild animals and has been successfully preserved for about 20 years, into a trash heap. There are already napkins, plastic and paper cups, and other garbage in various spots in the fields adjacent to the Preserve, and it blew there possibly from surrounding areas such as Lowes or perhaps the businesses in that area. The concern is this will increase significantly to an unsustainable level if you jam 232 units, 500+ people, and guests into that condensed area. Please strongly note this concern regarding any new proposal for that area.

Steven Glendenning
9555 Orchard Park Trail
719-641-9484

Hubble, Logan K

From: Georgia Wunsch <ga1ch331@gmail.com>
Sent: Monday, July 17, 2023 4:34 PM
To: Hubble, Logan K
Subject: Royal Pine Apartments

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Mr. Hubble,

I am writing to express my disapproval of the Royal Pine Apartment development in the proximity of the Pine Creek neighborhood. As the quote by Sherrilyn Kenyon goes, "Just because you can doesn't mean you should."

Some of the reasons I am against this complex are as follows:

1. There is only one exit into a round-about that then leads to a very slow light less than 100' when heading south towards Union (the main road traveled). There is no protected left (towards Powers Blvd), and the light gives priority to East/West traffic. When school is in session, the buses take this route and the light gets backed up enough to have to wait at least 5 minutes to get through it with no protected turn.
2. The negative effect of the addition of 200+ apartments with tenants possibly multiplied by 4 as an average family size. Where will the overflow parking be? In the surrounding businesses? In the surrounding Pine Creek neighborhood? The number of cars can potentially be multiplied by family members, relatives, friends- all sharing limited parking that as it is proposed will only accommodate the tenants. Street parking is out of the question because Royal Pine is a very narrow 2-lane road.
3. Limited services in close proximity with no public transportation closer than 1 mile.
4. The Pine Creek neighborhood consists primarily of single-family residences for a reason. Most residents enjoy the peacefulness of owning their little bit of space for quiet enjoyment, privacy from surrounding homes and businesses, and less noise and congestion than if we chose to live downtown. The lights alone coming from this complex will be a constant irritant.
5. The area where the proposed apartments are to be built has always been represented as a business park.
6. What happens if there is a fire or emergency and the only exit/ entrance is blocked? In addition to possibly 400-800 residences of the apartments, portions of the Pine Creek neighborhood may also need to evacuate via the same route. It seems not much thought or concern has gone into a traffic study to determine the level of traffic that regularly travels this route.
7. For all the same reasons the developers want to build this complex in the Pine Creek area, current residents have the same reasons why they disapprove of it being built.
8. The congestion, noise, overflow of people, lack of public transportation, restaurants, and limited jobs are all reasons to not pursue this development.
9. There is a wildlife area adjacent to the proposed complex. With so many animals living in the protected area, more people will likely lead to disruptions and displacement of the habitat, not to mention many deceased animals on the road.

Thank you for taking the time to read my concerns.

Georgia Wunsch

Pine Creek Resident

Hubble, Logan K

From: Valerie Cooper <bvcoop@comcast.net>
Sent: Monday, July 17, 2023 4:32 PM
To: Hubble, Logan K
Cc: Brad Cooper
Subject: Royal Pine Apartments concerns

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Mr. Hubble,
We are emailing you regarding the proposed development of Royal Pine Apartments. We understand and hope you are hearing from many of us in the Pine Creek neighborhood opposing this proposed apartment complex on the corner of N Union & Royal Pine Dr. To our dismay, City Council approved its intent to issue private activity bonds (PAB) for this project...this creates significant concerns for our area.

Ours and many of the neighborhood concerns are listed below.

- this area does not support the additional vehicle traffic during normal activity and especially in emergencies. The roads and infrastructure have not been kept up with by the city in the 23 years we've been here and only a couple of the streets are getting some attention this year. It's a school bus route which leads to our next point...
- safety: the proximity to cross streets and Union Blvd creates a potential safety issue for children, walkers, and bikers. That street light is already a hazardous area.
- parking: the plan calls for 309 spots for 232 units. This is 1.33 car/per unit, but city code (7:3:712) reads 1.5 (1 bd), 1.7 (2 bds), and 2.0 (3 bds) which totals 403 spots. Businesses & neighborhood streets adjacent to this property will be impacted if residents do not have enough spots. Our neighborhood HOA does not allow for street parking unless our driveway is full...seeing the neighboring apartments terrible parking situation off of Research Pkwy and Brainard Rd. this is a very strong concern.
- environment: the adjacent wildlife habitat will be negatively impacted by increased water runoff, foot traffic, noise pollution, air pollution, blowing trash (during build and after), and water pollution. The "wildlife habitat" signs indicate the Pine Creek private protected area was established under the Briargate Habitat Protection Plan...it is a private, protected preserve that was created to offset the habitat of the whole Briargate development.
- there are already too many apartments in COS. 55,000 currently, with 20,000 more planned in two years with NO plan for sustainability and infrastructure is not keeping up. There are 27 apartment complexes within 3 miles of this location and that does not include the ones currently going up. If we can't annex new areas because of water concerns, why are we developing new locations within city limits? Do those somehow use less water, electric, gas, sewage, telecommunications? This property is not a good spot for 232 apartment dwellings.

In addition, city transparency related to this project has been lacking/minimal and discouraging. The post card the city sent, in which we did not receive, was incorrect and seemed deceptive. We live more than the 1000 feet from the proposed site but would be very much affected by this. I am disappointed that Mr. Posey would propose this location and use an entire year's PAB funds, as well as the remaining 2022 funds for a single project. If there is a true need, why haven't the funds been spread to other developments for affordable housing revitalization? We don't need more developments that take up more of our dwindling resources and strain our infrastructure. It only creates more urban sprawl which is proven to have negative affects on people and the environment.

This whole project seems to be more about money than people and we are adamantly against it.

Respectfully,

Brad & Valerie Cooper

Hubble, Logan K

From: Keri Roberts <kroberts@mcleodbrunger.com>
Sent: Monday, July 17, 2023 4:24 PM
To: Hubble, Logan K
Cc: Joseph O'Keefe; Robert Bucknam
Subject: Comment Ltr re: COPN-23-0015 - Royal Pine
Attachments: 20230717_Ltr to Planning & Comm. Development re Royal Pine_Final.pdf

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Mr. Hubble:

Attached please find the comments in connection with the above referenced community.

Thanks!

Keri Roberts
Paralegal

M^cLeod Brunger PLLC
10375 Park Meadows Dr., Ste. 260
Lone Tree, CO 80124
Direct: 720-797-6481
kroberts@mcleodbrunger.com
www.mcleodbrunger.com

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Hubble, Logan K

From: Nancy A. Murray <nancymurray01@comcast.net>
Sent: Monday, July 17, 2023 3:45 PM
To: Hubble, Logan K
Subject: Pine Creek Proposed Apartments - 4180 Royal Pine Dr

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Logan,

I've been a resident of Pine Creek for 21 years and a licensed real estate agent for nearly 18 years. I am strongly opposed to the proposed apartments at Union and Royal Pine.

I travel Royal Pine several times a week to reach Lowes and King Soopers as well as other businesses. I am concerned about adding over 300 cars to the area near Royal Pine and Union with these apartments. Access for emergency vehicles and evacuation in an emergency will certainly present a problem for residents in the area. Another concern is the lack of visitor parking. Can we expect parking along Royal Pine in the cherished bike lane?

When showing properties to buyers in that area, we had documentation that the commercial businesses were limited to day use only (banks, medical, etc) and no late night business (fast food, bars, etc). Many homeowners built and have since bought believing this the case. Rezoning the lots in a residential area for high density apartments behind the backs of those impacted the most, is a very low underhanded move by the city. In addition to the vehicle traffic, if this proceeds, the neighborhood will be negatively impacted by the view of buildings as tall as 4 stories.

My husband and I attended the meeting at the library with the builder on July 6th. We were very disappointed not only with the layout of the meeting where no one could hear the questions being asked and answered, but also disappointed in the response to citizen's concerns by both the builder and the city. There must be a better location for these apartments that do not impact well established neighborhoods.

Nancy Murray
3052 Blackwood Pl
719-964-4810

Hubble, Logan K

From: Jess Horton <simplydesigned12@gmail.com>
Sent: Monday, July 17, 2023 3:29 PM
To: Hubble, Logan K
Subject: Pine Creek Resident - RE: Royal Pine Apartments

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Mr. Hubble,

I am a resident within the Pine Creek area, living on Oak Meadow Dr. I'm writing to express my absolute disapproval of the city's pre-authorization of the bonds for this apartment housing project, and the continuing acceptance and courting of the developer (DBG Properties) in allowing them to continue. Here are just a few reasons why:

1. The current property owner of these lots are in direct violation of the covenants for the development, trying to force the neighboring businesses into signing an amendment to allow the housing project to move forward.
2. This project, if approved, would be a traffic disaster for the current residents in getting to and from their homes.
3. The city has no law enforcement or fire/safety infrastructure in place to support the added residents in this area that this complex would add.
4. The amount of added students to Pine Creek H.S. and the neighboring elementary/middle schools are not able to support the increase of children, in conjunction with the other apartment housing complexes that are already under construction in the area.
5. Current neighborhood grocery store is at or above capacity already.
6. City public transportation services are not in place to handle the added residents.
7. Current parking design for this complex is severely undercalculated which would force potential parking onto the Royal Pine street of which there is no room for.
8. The city officials, elected and unelected (city council, mayor, your office, Steve Posey) all have the mindsets of a tyrannical government in trying to impose the policies that Suthers and council enacted a few short years ago, not only in this neighborhood, but across the entire city, all because you "think" there's a need. There is NO need, when "you" have a manufactured crisis of homeless people and/or people seemingly moving into the area.
9. You are wasting the taxpayer's money and time fighting these type of developments such as the 2424 GOTGR project in lawsuits when you're trying to force down the citizens' throats these liberal policies of "affordable housing" all in the name of trying to capitalize on the use of federal housing funds. It's gross and pathetic.
10. Keep it up on trying to enact these sort of policies, and you all will be without a job shortly when recall elections start happening for the people that hire and appoint you into your position.

Hubble, Logan K

From: Vicki Caldwell <coloradovicki@gmail.com>
Sent: Monday, July 17, 2023 3:28 PM
To: Hubble, Logan K
Subject: Royal Pines Apartment Complex

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The Pine Creek neighborhood is definitely not the place for a 4-story apartment complex, much less a 232-unit affordable housing location. Why force such a monstrosity into a small plot of land not suitable for such development, when there is plenty of other open space nearby that would not affect traffic directly on an established neighborhood? That location is best suited for office space or other low traffic retail. The land across the street near Lowe's or the hospitals is much better suited for such a purpose. Please have the (very sneaky) developer move on.

Thank you.

Vicki Caldwell
One of many concerned residents
Sent from my iPhone

Hubble, Logan K

From: Russell McWhorter <russellmcwhorter@gmail.com>
Sent: Monday, July 17, 2023 3:23 PM
To: All Council - DL; Helms, Randy; Hubble, Logan K; Posey, Steve
Subject: High-density housing planned on the corner of Union Blvd and Royal Pine Drive

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I am writing to express my concern over the 4-story high-density housing planned adjacent to the Pine Creek Village Association (PCVA) neighborhood on the corner of Union Blvd and Royal Pine Drive.

We attended the recent community meeting that Mr. Posey and the DBG Properties representative also attended. The DBG Properties representative was smug and disrespectful and indicated to my wife that, '(the company) already had invested too much capital' and that 'this project will happen.'

My concern is that this 4-story project will take away a lot of what makes PCVA a desired area to live in.

- Traffic - the proposed plan has two exits onto the same short driveway that is fed by a single roundabout. Along with just the basic traffic problem for the residents of both PCVA and the apartment complex, the increased traffic certainly will impact the businesses already there by making them less desirable as people do not want to fight that traffic.

- Safety - the increased traffic and pedestrian traffic will reduce safety in the area.

- Environment - the high-density property will increase the likelihood of blowing trash in the area which could impact the areas designated as protected wildlife for the preble mouse. While I understand that even if the concern for the Preble Mouse may not be as heightened as it once was, the beauty of these open spaces is another of the amenities

- Impact to HOAs / Businesses nearby - Just the size of the building will be an eyesore for those properties that back up to the property. The location of complex will make going to the established business at the end of the lane less desirable and will have a negative impact.

- Crime - How does the PCVA prevent apartment residents from using our private park (one that is funded solely by HOA dues)? Will we have to continually be calling the police to remove unauthorized people, increasing the burden on the already understaffed police force? Also, just by the very nature, where you have more people living, you will have more crime. And yes, I am aware that we are talking about crime that hasn't happened, yet, but you know crime will increase, again, making the PCVA area a less desirable place to live.

- Property Values - Yes, I am aware that Mr. Posey had a study that showed property values went up next to new affordable housing complexes, but a PCVA resident had another one showing the exact opposite -- that property values decreased. A decrease in property values means a decrease in property tax revenues to the city.

I ask for your support, as one of your current constituents, to deny this project from going forward. If you have not already, I encourage you to actually see this space. I feel that you will see that the concerns that my fellow PCVA residents and I have been writing you about will be an overall negative for the community by making this part of Colorado Springs less desirable.

Please let me know if you need any additional information.

Sincerely

Hubble, Logan K

From: Lauren Ward <laurendward@gmail.com>
Sent: Monday, July 17, 2023 2:56 PM
To: Hubble, Logan K
Subject: Royal Pine Apartments Development Opposition

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Hi Logan,

I'm reaching out to you regarding the Royal Pine Apartments development. The proposed development of a low-income housing complex near our subdivision, Pine Creek, is understandably raising concerns from the majority of our residents regarding several key factors: traffic congestion, strain on existing infrastructure, parking availability, negative impact on the neighborhood's appearance, and potential repercussions on property values. While supporting affordable housing is important, it is crucial to assess the potential implications of such a development on our community as a whole. Please see below the potential implications:

Traffic Congestion:

The introduction of a low-income housing complex could significantly increase traffic in the area. Low-income housing tends to have a higher density of residents, potentially leading to a surge in vehicular movement during peak hours. This influx of traffic can congest the roads, hampering the ease of transportation for existing residents and reducing overall road safety.

Strain on Infrastructure:

Our existing infrastructure, including roads, utilities, and public services, may not be adequately prepared to handle the increased demands of a new housing complex. Low-income housing developments often require additional resources and public services, such as increased access to public transportation, schools, healthcare facilities, and social services. The sudden strain on these resources may result in a diminished quality of service for all residents.

a. **Public Transportation:** The new housing complex may require improved access to public transportation to accommodate the needs of its residents. This could involve increasing the frequency of bus routes or establishing new transportation options. However, if the current public transportation system is already strained or underdeveloped, it may struggle to efficiently serve both existing residents and the residents of the low-income housing complex. This could result in overcrowded buses, longer wait times, and decreased reliability for everyone.

b. **Schools:** The addition of families from the low-income housing complex could put a strain on local schools. Existing schools may need to accommodate a larger student population, potentially leading to overcrowded classrooms and stretched resources. This

can affect the quality of education for all students, including those from our subdivision.

c. **Healthcare Facilities:** Increased demand for healthcare services from the residents of the low-income housing complex may put pressure on existing healthcare facilities. Hospitals, clinics, and healthcare providers in the area may experience longer wait times, reduced availability, and strained resources. This could impact the quality of care and access to healthcare services for both existing residents and the new residents.

d. **Social Services:** Low-income housing developments often require additional support services, such as job training programs, counseling services, and childcare facilities. The introduction of these services can strain local social service organizations, potentially leading to longer wait times, reduced availability, and diminished quality of support for everyone in need.

e. **Utilities:** The increased demand for utilities, such as water, electricity, and sewage, from the new housing complex could put a strain on the existing infrastructure. The infrastructure may need to be upgraded or expanded to meet the needs of the additional residents, which can be costly and time-consuming. Insufficient upgrades could result in service disruptions, decreased reliability, and potential strain on the environment.

Considering these potential strains on existing infrastructure, it is essential to carefully evaluate the capacity of our community's resources to support the proposed low-income housing complex. Collaborating with local authorities and developers to develop a comprehensive plan that addresses the required infrastructure improvements can ensure that both existing residents and new residents have access to adequate services and resources without compromising the well-being of the community as a whole.

Parking Availability:

Developing a low-income housing complex without sufficient parking provisions can lead to parking shortages and spill-over into neighboring areas. Insufficient parking spaces not only inconvenience residents but also negatively impact the aesthetic appeal of the community. A lack of proper parking management can result in overcrowding, limited visitor parking, and increased on-street parking, which may hinder emergency vehicle access and create safety hazards.

Negative Impact on Appearance:

The introduction of a low-income housing complex near our subdivision may alter the visual appeal and character of our neighborhood. Concerns such as building design, architectural standards, and maintenance can arise, potentially diminishing the overall attractiveness of the area. This could deter prospective homebuyers and reduce property values for both existing residents and the community as a whole.

Potential Repercussions on Property Values:

Studies have shown that proximity to low-income housing developments can have a negative impact on surrounding property values. While affordable housing is essential, potential homebuyers may perceive the proximity to a low-income housing complex as a deterrent due to stigmas and misconceptions. This perception can lead to decreased demand, longer selling periods, and potential decreases in property values for

homeowners in our subdivision.

While advocating for affordable housing is commendable, it is crucial to consider the potential drawbacks that may arise from the development of a low-income housing complex near our subdivision. Concerns such as increased traffic congestion, strain on existing infrastructure, parking shortages, negative impact on appearance, and potential reductions in property values necessitate a comprehensive evaluation of alternative solutions. Collaborative efforts can be made with urban planners, and developers to explore more suitable locations that balance the need for affordable housing while preserving the integrity and value of our community.

I implore you to reconsider the decision and explore alternative options. Thank you kindly.

Best!

Lauren Ward
Pine Creek Subdivision Resident
on Cherry Plum Drive

Hubble, Logan K

From: PK Carlton <pkcarlton@hotmail.com>
Sent: Monday, July 17, 2023 12:03 PM
To: Hubble, Logan K
Subject: Comments Against the Pine Creek Planned Development

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Mr Hubble

I am adamantly against the proposed low income housing/apartment complex off Royal Pine.

Pine Creek is a well developed and middle class housing area. There are MANY other things to do with this land besides use it for low income, government assisted housing.

We do not support this proposal!

Paul Carlton
10083 Pine Glade Dr
COS, CO 80920

Hubble, Logan K

From: Dorothy Macnak <dottt1@comcast.net>
Sent: Monday, July 17, 2023 11:47 AM
To: Hubble, Logan K
Subject: Pine Creek apartment project -- comments for public record

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Dear Logan,

This never-ending, greed-driven push to cover every inch of Colorado Springs with apartment buildings needs to stop. Disguising it as public-spirited is ridiculous. People need starter homes in order to build wealth and achieve financial independence. Apartments (even with a few low-income units sprinkled in for good optics and to get government funding) perpetuate poverty rather than relieving it.

People cannot save to buy a home while paying rent -- not in today's market. The Gazette Telegraph did this article about the need for starter homes: https://gazette.com/business/starter-homes-are-in-short-supply-in-colorado-springs/article_c300b21c-9039-5255-a0cd-189906cbdc2a.html

. Apartments are not in short supply. As pointed out at the city council meeting where bonds for this project were approved for consideration should this development go forth, there are thousands of vacant apartment units in Colorado Springs right now. Also, business owners who have invested in this very area believing they would always be located in a commercial zone will be negatively and unfairly impacted.

And while there are not laws to force consideration of a wildlife habitat that neighbors value and wildlife needs, there is absolutely no way to prevent children from the apartments from using that habitat as the replacement for the yards they will not have. Please do the right thing and deny approval for this development. Thank you.

Dorothy Macnak
1135 Point of the Pines Drive
Colorado Springs, CO 80919-8148
719-332-3195

Hubble, Logan K

From: Thomas McKinney <thomasjmckinney@gmail.com>
Sent: Monday, July 17, 2023 11:04 AM
To: Hubble, Logan K
Subject: COPN-23-0015

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Hello,

I am emailing in regards to the projected apartment complex to be built on Royal Pine/Briargate Parkway. This property was supposed to be zoned ONLY for commercial. The plot of land is way too small for a complex that large, not to mention the amount of traffic influx, which causes a huge concern for safety for regular and emergency vehicles.

House values will directly be impacted by this build as well. Being a home owner in the Pine Creek neighborhood, this type of build was never in the plans and should have never been allowed to be considered.

I am against this build and request that you put more thought into the surrounding businesses and homes in the area.

Thank you,

Hubble, Logan K

From: Kelli Cleeton <kellicleeton@gmail.com>
Sent: Monday, July 17, 2023 10:35 AM
To: Hubble, Logan K
Subject: Pine Creek Apt, build

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Hello,

I am emailing in regards to the projected apartment complex to be built on Royal Pine/Briargate Parkway. This property was supposed to be zoned ONLY for commercial. The plot of land is way too small for a complex that large, not to mention the amount of traffic influx, which causes a huge concern for safety for regular and emergency vehicles. House values will directly be impacted by this build as well. Being a home owner in the Pine Creek neighborhood, this type of build was never in the plans and should have never been allowed to be considered.

I am against this build and request that you put more thought into the surrounding businesses and homes in the area.

Thank you,

Kelli Cleeton

Sent from my iPhone

Hubble, Logan K

From: Stacey Wilson <msjhwilson@gmail.com>
Sent: Monday, July 17, 2023 9:14 AM
To: Hubble, Logan K
Subject: Royal Pine Apartments

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Hello Mr Hubble,

I am reaching out to you because I live in Pine Creek and am very concerned about the location that is proposed for the low income housing project. Not only are the roads not equipped to handle the amount of traffic in that location but we will also most likely see more crime due to this. Our schools are overflowing as we allow families to choice in our district if they don't live near the school. Adding extra traffic is a huge concern for me since my kids like to ride bikes to friends houses and walk to the park and I can see people exiting the apartment complex will race down Pine Manor to get to Briargate going right past my house and the neighborhood park. The extra kids will only increase classroom numbers and put more strain on the teachers than they already are going through.

I believe there are so many other options in the city that these apartments could go that would make more sense. A location near a bus stop would also be better option if the minimum income was only \$19,500 as most occupants may not have a car.

Thank you for your time and consideration,
Stacey Wilson

Hubble, Logan K

From: Tricia Turk <tricia@turkinteriors.com>
Sent: Monday, July 17, 2023 9:10 AM
To: Hubble, Logan K
Subject: RE: Royal Pine

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Good Morning Mr Hubble,

Please accept this email as written disapproval of the Royal Pine apartment complex proposed for the Pine Creek neighborhood. We are residents of this beautiful neighborhood and are quite frankly so disappointed in the city's apparent lack of transparency of this proposed (now) 4 story/low income apartment complex.

It's so absurd that anyone who lives and works for this city would think this is a great place for the developer to build what is proposed. We have attended meetings and know that the residents of PineCreek have expressed their concerns but all the city and the developer are doing is trying to convince us that this is a good idea and a great area. It's ridiculous!!

No one is disagreeing that affordable housing is an issue but simply look at this land and traffic flow and it's obvious it doesn't fit!

Find somewhere else to build- NOT where it is proposed.

I want to be heard by our city planners and those that we are paying to do their jobs. I want them to listen to us and act on OUR behalf- work with the developer to find another location.

Thank you,


Tricia & Joe Turk
10127 Palisade Ridge Dr
Colorado Springs, CO 80920



Tricia Turk
owner/designer, **Turk Interiors**



 [719-493-0817](tel:719-493-0817)  turkinteriors.com  tricia@turkinteriors.com

 [2727 N Cascade Ave Ste 160 Colorado Springs, Co 80907](https://www.google.com/maps/place/2727+N+Cascade+Ave+Ste+160+Colorado+Springs,+CO+80907)



Hubble, Logan K

From: Maggie mechtly <maggiemechtly@gmail.com>
Sent: Monday, July 17, 2023 8:35 AM
To: Hubble, Logan K
Subject: Proposed apartment complex

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Dear sir,

As an original homeowner in Pine Creek for the past 23 years, I am deeply concerned about the newly proposed apartment project. These apartments are not necessary based on the empty units available throughout the city, will cause a tremendous strain on the limited road network with all of the additional cars, and the residents of these apartments and their children will place an undue burden on the local school system without the addition of their paying school taxes.

We believe the location of this project is not best suited for those who may need to access social and medical services, nor would there be adequate future employment opportunities in the direct surroundings.

I ask that you please carefully reconsider this project moving forward.

Sincerely,

Maggie Mechtly
9610 Hollyleaf Ct

Hubble, Logan K

From: Myra Valdez <myralvaldez@gmail.com>
Sent: Monday, July 17, 2023 8:06 AM
To: Hubble, Logan K
Subject: Royal Pines Apartment

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Mr. Hubble,

I am writing to express my opposition to the proposed development of the apartments on Royal Pine.

As a resident familiar with this area, there are several reasons why this site is unsatisfactory for this development. Just a small example are as follows:

- Poor road infrastructure
- Lack of sufficient egress to accommodate the increased traffic flow especially in the event of an emergency
- Lack of sufficient commercial retailers to support an influx of people. Nearby grocery stores are already overcrowded and parking is not available
- protected wildlife species will be impacted
- lack of public transportation in the vicinity
- lack of local government transparency

Thank you for your time and attention to this matter.

Myra Valdez

Hubble, Logan K

From: Tanya Raedeke <tanya@radfamilytravel.com>
Sent: Monday, July 17, 2023 7:51 AM
To: Hubble, Logan K
Subject: Royal Pine

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Hello Logan,

I am writing to offer my concerns and questions regarding the potential affordable housing development project called Royal Pine that may happen near my home, 4064 Cherry Plum Drive.

Here are my concerns and questions:

- 1) How well is Royal Pine Drive set up to handle additional traffic flow caused by 234 apartments at that location? Also, there is currently only one way in and out of that commercial/ residential area. If they create another entrance off of Union, how will that affect traffic off of Powers to Union? How much additional traffic will end up cruising through our neighborhood and can the streets handle it?
- 2) The walkability factor for families is low. For example, walking to get groceries means 0.75 miles to Target or 0.8 miles to King Soopers. Convenience stores are just as far away.
- 3) Public transportation is offered minimally here.
- 4) Will there be enough parking spaces for the apartment dwellers? If not, where will overflow go?
- 5) Will a park be provided by the developer for children that live in the apartments? John Venezia is 0.8 mile away and our small neighborhood park is private.
- 6) Our green space is inhabited by a bear, coyote, elk, bobcats, and mountain lions, among many other animals. It is not a space for children to go "play in the woods" safely.
- 7) I know of no free health clinic near this location. How is the hospital going to feel about taking in extra ER patients that would be better served by a health clinic?
- 8) The plans for the look of the apartment itself looks drab and does not fit in with our neighborhood or the current business at that location at all. This needs to change.
- 9) How many vacant apartments already exist in our city? They appear to be going up everywhere at a rapid rate, and yet not all are filled. Why do we need more?
- 10) How many city council members, etc. received campaign money from this developer and others?

In light of all my concerns above, this apartment complex does not appear to be well planned or developed, nor with any consideration to our current neighborhood of citizens. It seems this project is just getting plopped into a random available plot in order to check off the box of affordable housing and without any thought or consideration to current neighbors and future needs of the apartment dwellers.

I look forward to receiving an email from you with answers to my questions.

Thank you.

Best,
Tanya Raedeke

Hubble, Logan K

From: Elisabeth Lane <libbylane@me.com>
Sent: Monday, July 17, 2023 7:43 AM
To: Hubble, Logan K
Subject: Proposed low income housing in Pine Creek

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Hi, my name is Libby and I live in Greenmoor in Pine Creek. I understand that the location for the proposed low income housing is prime real estate, and I understand that apartments may make sense in that location. I don't like it, but I get it. What I don't understand is why you're going to put low income housing there? This is not a neighborhood that is low income friendly. The shopping and everything around is not conducive to allowing folks who are on limited budgets live a good life. Seems like it's rubbing any monetary limitations they may have, in their faces.

There are so many apartment buildings going up all over town. Why in the world have you picked this location for LOW INCOME housing? Why not just regular apartments?

I do realize that any concerns we have are pretty useless and you're probably not going to change anything based on what is being said to you, but I figure I can't complain if I don't say something!

You are doing a great disservice to folks that will move into this housing and a great disservice to the property values of those of us living in Pine Creek. There are more houses for sale in Pine Creek than I've ever seen at one time. I'm guessing this is due to the proposed housing and people wanting to get out before you start building. Finally, I'm also concerned for the well being of those that might move into this space-the mentality of the neighborhood is not friendly at this point .

I hope you do read all of our comments and concerns.

Libby Lane

Sent from my iPhone

Hubble, Logan K

From: Vicki Kapron <vickikapron@gmail.com>
Sent: Sunday, July 16, 2023 9:53 PM
To: Hubble, Logan K
Cc: randy.helms@coloradosprings.gov
Subject: Concerns re: Royal Pine Apts.

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I'm writing this note to state some of my biggest concerns regarding the proposed Royal Pine Apts.

OVER-DEVELOPMENT of COS

I believe there is little oversight of the impact of over-development of huge apartment complexes all over COS. Understaffed police and fire will not be able to accommodate increased needs, not to mention increased impact on utilities and water.

TRAFFIC AND SAFETY CONCERNS

A big concern is the **SAFETY impact of additional traffic** in/out onto Royal Pine on residents of our community... and **what about emergency vehicles, delivery vehicles, MOVING TRUCKS?**

We already have delivery and moving trucks that are driven OVER the roundabout because they can't make that tight turn at the roundabout.

This traffic will impact SAFETY of both Pine Creek neighborhood residents and residents of your project who are walking dogs, riding bikes, walking to stores (which believe me, it isn't very safe walking or biking to Target or the surrounding businesses... driving is dangerous enough!)

Also, the City has NOT REALISTICALLY considered the **impact of traffic on adjoining businesses...** especially with moving and delivery trucks and insufficient parking.

While you have a second entrance into the project from Royal Pine, this is only going to be a **right turn** onto Royal Pine for those exiting.... there are no left turns there because of the median. That's a lot of traffic in/out around a small roundabout... AND many will use Pine Manor as entry and exit points...again **IMPACTING TRAFFIC FLOW AND SAFETY TO OUR NEIGHBORHOOD RESIDENTS.**

Additionally, Royal Pine and Pine Manor are BOTH SCHOOL BUS ROUTES.

These roads have a high level of residents walking, biking, etc. as well.

ZONING

In your June 20 Info Meeting, you stated the current Concept Plan was for commercial /retail and that you had **applied for an amendment to multi family residential.** "You state all other conditions are met."

What about road width... and zoning parameters that DON'T allow for 4 story buildings which usually demand minimum road widths which are greater than those currently in place.

Royal Pine is very narrow from Pine Manor to Union, AND it includes 6 feet of bike paths on each side of the road!

MORE ZONING CONCERNS/COMMENTS

You mentioned that neighborhood meetings are NOT REQUIRED under this zoning. Well how convenient!

As soon as the developer made his application to the City, the City Council went ahead and approved the rezoning from Planned Business Center to Mixed Use-Medium Scale as part of **RETOOL COS new zoning approved CITY WIDE!**

You stated the City approved the 'conditional use permit' ADMINISTRATIVELY.

The zoning changes made in Retool COS allow our City staff to do whatever they want, wherever they want without consideration for/input of our existing neighborhoods and citizens. WHERE is OUR REPRESENTATION? THERE IS NONE.

Retool COS is government over reach, taking away rights of citizens, and allowing City staff to move forward whatever projects the City chooses.

Retool COS still states new development is to ENHANCE... There IS NO enhancement with this non-descript DENSE low income housing project OVER-DEVELOPMENT that increases traffic, noise, and safety concerns, not to mention poor aesthetics.

This re-zoning, completed with little resident knowledge, impacts the lives of residents AROUND COS, not just Pine Creek neighbors. I believe Retool COS needs to be RECALLED or put ON THE BALLOT for RESIDENTS to approve or NOT.

Retool COS with its change from PBC to Mixed Use is one of the MAJOR ISSUES to be addressed. If the City chose to change these zoning designations to Mixed Use to put whatever they want on those properties, **AT A MINIMUM, whatever type of development is then approved to go there SHOULD MEET the STANDARDS for what type of development it is;** ie in this case, a Multi Family (MF) Dwelling Unit...

Zoning standards for MF dwelling units **WOULD NOT ALLOW 4 story apartments on this site** and many other standards for this MF dwelling unit are now **not required or addressed** because of the Mixed Use zoning designation.

Heck, there are FEW 4 story apts. which have been built along Woodmen and/or Powers! Most are 3 stories MAX and those aren't in neighborhoods!

This is wrong. Mixed use zoning results in a LOWERING OF THE STANDARDS OF DEVELOPMENT FOR OUR CITY.

Drexel, Barrell & Co. states in their letter of July 3rd lots of nice words that are painted over to LOOK attractive and to push this development through, i.e... say whatever you want and they will believe/accept it.

There are NO enhancements to the surrounding area with this development at this location. It is incompatible.

TENANT Qualifications and Rates

At the past City Council meeting, everyone supporting this project wanted to tell us how our **WORKING CLASS nurses, teachers, and EMTs** need these low income projects.

Let's look at your income levels... ie \$21,945 30%AMI for 1 BR how is that a working class wage if \$15/hour workers make \$31,200/year and \$20/hour workers make \$41,600/year?

Also, you say persons qualifying for 3 BR units can make only \$26,340 or less (well if that's 2 adults... that's only earning \$13,000, per person.) **That's not even CO minimum wage... \$13.65... which would be \$28,392 per person per year!**

This even applies to and limits "working class" singles or families within the 60-70% AMI ranges!!

It is MISLEADING and FALSE to say that working class nurses, teachers, etc. are going to be able to qualify for these projects. **NEW HOSPITAL NURSES ARE MAKING \$55-65,000/YEAR!**
D20 teacher salaries, even new ones, are similar!

So much for our "working class" having more affordable housing.

SITE PLAN AMENITIES

What is planned in the four designated amenity spaces? I address these questions for the quality of life of proposed residents to the apartments.

- A pool? Most other apt. complexes offer pools.
- Playground equipment? So where are they going to go? OUR private Pine Creek park down Pine Manor! OR are kids really going to walk or ride their bikes to the park at Union and Briargate??? THAT IS UNSAFE!
- Are there sidewalks/walking paths for residents within the community? No, there's no space because it is so overly dense with apartments.

AESTHETICS

Pine Creek is a coveted community with **high standards of design**, with control of home colors, materials used, etc. and even the plants residents can put in their yards!!!

How is your design going to be compatible with our NEIGHBORHOOD?

From the images you shared from recent developer renderings, your units look like warehouses or barracks. They are not in keeping with PC design standards.

They are on top of each other!

Also, how are you going to adapt your project in keeping with the businesses adjacent to this project and to our neighborhood? What if this was your business? How would you feel about this project then?

PARKING

232 apts, 88 are 2 or 3 bedroom, so we can expect minimally 2 adults for those units, so **minimum parking should be 320 spots....**

Approx. 68 of the 309 spots currently on your plan are designated around the Clubhouse/leasing office... some of which is covered parking, and some for visitors/employees. This limits parking even more.

Where are the additional residents, not to mention guests, going to park? **Neighborhood streets.**

Some of the reports also mention all the wonderful resources close by. There are FEW restaurants, there is little shopping. We've been waiting for that area to bring us more options for these types of businesses/services for our neighborhoods!

SUMMARY

I call for a recall of this project on this particular location. It doesn't make sense for residents of the Pine Creek neighborhood and is NOT even in the best interests of future residents of these apartments. Why doesn't the City look at the land it OWNS at the corner of Briargate Parkway and Royal Pine? It wouldn't put traffic and pedestrian safety at risk, and it's not COMPROMISING ADJACENT NEIGHBORHOODS AND THEIR RESIDENTS, and it's a larger lot which would better accommodate this dense of a development.

It would be nice to see the City and the developer IN CONCERT work for the best interests of the individuals and property owners that surround the potential development and for the residents of COS at large. It's time to look at a new SITE for this development.

Vicki Kapron, resident of Pine Creek
July 16, 2023

Hubble, Logan K

From: Teresa C. <tccrewsrn@gmail.com>
Sent: Sunday, July 16, 2023 4:59 PM
To: All Council - DL; Helms, Randy; Hubble, Logan K; Posey, Steve
Subject: Royal Pine Apartments

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There are many reasons why the high density “Royal Pine” housing project should NOT be allowed construction:

The City Council voted to proceed with this project before traffic patterns and entrance/exit access had been determined to be viable and/or safe.

The existing medical buildings appear to have no protection from apartment tenants continually parking in their limited “customer/staff only” parking spots. This will ultimately harm their business and building values. The medical staff and owners of these buildings are a treasured part of our community and their services contribute to the local residents quality of life.

The inhabitants of nearby residential streets also fear overflow parking from the high-density apartments will impact their privacy, safety and home values.

The wildlife habitat (off-limits) “open space” would immediately become at-risk for:

- Unattended children playing in this open space (due to limited apartment play space availability) possibly being harmed by unexpected hazards from the numerous open ponds
- Known dangerous wildlife (including bobcats and coyotes) that freely roam this area encountering unattended children and/or reckless teenagers
- Fires from smokers’ ash/cigarette butts increasing wildfire risk
- Dog waste not being picked up and adversely affecting the ecological balance
- Harm to critical lands designated for habitat by the Preble mouse which is under federal, state, local government and private ownership protections

EBT card food items are limited at nearby King Soopers when compared to the large variety offered by WalMart and other grocery stores.

Affordable daycare may be difficult to find or non-existent in this area of town.

Lack of a nearby bus stop for individuals who cannot afford automobiles.

District 20 schools will have to absorb a large number of new students. It should be noted that many of these schools in the immediate area have been teaching children out of "T" (for temporary) buildings for many years. Are there other Colorado Springs school districts that have more open slots for children with more adequate facilities?

Has any thought been given to residents of existing homes for car lights entering their home windows through all hours of the night? Additionally, any security lights in the parking lots will adversely impact both the homeowners and the wildlife.

How many teachers, firefighters and police actually qualify to live in this low-income housing? It has been said that only an extremely small percentage of teachers could qualify for these apartments and less than 10% of nearby hospital staff. If accurate, why won't the City of Colorado Springs consider making this an area designated for fixed income SENIOR housing? With rising property values many Seniors on the North end of Colorado Springs are at risk of being priced out of their homes with rising property taxes. This would also be a solution to many concerns including overflow parking, wildlife impact, District 20 school slots, increased wildfire danger, daycare affordability, and high traffic volumes.

Real studies need to be done, published, and released to the public taxpayers for the benefit of ALL parties involved, before any final decisions are made including but not limited to:

- **Low income tenants** access to basic necessities, employment, & transportation
- **Local North end Seniors** on fixed incomes currently being priced out of their homes and to whom designated low-income Senior housing would be a benefit to the community
- A very long list of practical concerns from **existing taxpaying homeowners** within close proximity
- **Wildlife inhabitant** impacts
- **City firefighters** due to increased fire dangers
- **City police officers** due to increased high density population crime along the Powers corridor
- **City traffic** designs/determinations as it currently appears there is no apparently safe ingress/egress for high density apartments on this particular plot of land
- **District 20** student slot availability

Taxpayer money is helping to erect “Royal Pine” high-density / low-income apartments and that money should be honored with serious contractual obligations between the City of Colorado Springs and the Developer to ensure that high standards continue to be met for the benefit of the tenants and the local community. Just telling tenants and/or local residents to contact city “code enforcement” for future problems is not an adequate response given the hard work of taxpayers and the commitment of Colorado Springs to fund this project. Onsite management of this project needs to be professionally trained and adequately paid. Here is a link to [A \\$28 Million Low-Income Apartment Complex Descends Into Chaos in Just Two and a Half Years \(wweek.com\)](#) that details how quickly projects such as this can quickly become a danger for both tenants and community.

In closing I wish to remind all of you that you are city employees and/or elected representatives. Your daily goal should be to honor those who elected and/or pay your salaries with honesty and hard work. Signing off on a project without proper research, impact studies, community involvement or taxpayer consideration should lead all of you to seriously question if you are truly worthy of public taxpayer trust.

Thank you for your time and consideration,

Teresa Crews

Pine Creek Resident

Hubble, Logan K

From: Randy Howarth <randy_howarth@hotmail.com>
Sent: Saturday, July 15, 2023 5:38 PM
To: Hubble, Logan K
Subject: Royal Pine Proposed Affordable Housing Project - Record # COPN-23-0015

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Dear Mr. Hubble -

My wife Sandy and I live in Pine Creek and our home sits about 50 feet south of the proposed development on Royal Pine. We have lived in the home since 2015 and have made substantial improvements to the home during this time. We are retired and on a fixed income and have major concerns for the proposed project. Specifically:

1. Putting **4 story buildings next to primarily one story residential homes** (ours and our immediate neighbors) and some nearby 2 story homes makes no sense. There has been no thought into the aesthetics – just a plan to cram as many units into a small space as possible to make money for the developer. Having 4 story units looking into our yard and home is inappropriate. If the units are going to be 4 stories, that should only be up against Powers and not near residential areas which should be limited to 2 stories.
2. **Traffic issues** – there is **only one entrance to the Pine Creek neighborhood** near Union and Royal Pine with all vehicles required to go through a roundabout and zero on street parking. The addition of 232 units will add at least 350 vehicles plus guests of tenants, causing considerable traffic congestion, and additional accidents which are already a problem in this area. In addition – emergency services already have difficulty on this section of Royal Pine and the round about. The fires department has stated that they would need to get 3 ladder trucks into this area quickly for any fire in the apartments or adjoining businesses. Currently that would be impossible with tenants fleeing the area and only one available entry/exit. CDOT will not allow an additional entrance from Union to the proposed development, so there is not a viable solution.
3. **Parking** – the proposal shows 309 parking spaces for 232 apartments that include 364 bedrooms. Even modest estimates for vehicles exceed the planned spaces and do not include visitors to tenants. **The greatest overflow impact will be on the next door businesses – Vet Clinic, Dental Office and the OB/Gyn office who will have people parking in their business areas. Secondarily, the only other place to park is in the Pine Creek – Orchard Park neighborhood.** There is already very limited street parking available for residents and the HOA is consistently trying to get cars off of the streets.
4. **Wildlife Habitat area** – this proposed development is next to a protected Wildlife Habitat area which has a healthy number of animals from mountain lions, bobcats, coyotes, foxes, and an occasional deer/elk sightings – not to mention large numbers of smaller animals including the protected Preble mouse. Adding this many units with children of all ages will be next to impossible to protect this area – especially with limited options for them to expend energy nearby outdoors.
5. **Noise / Light Pollution** – our home, again, is 50 feet from the development property and the noise levels from hundreds of additional cars and the required lighting for the proposed complex will negatively impact our ability to sleep and to live comfortably in our home.

At the recent community meeting with the developer and city representatives, it was telling when the developer was asked what it would take for the project not to happen and he said 'It's way past that option – we've been working with the city for years and it is going to happen one way or the other.'

Steve Posey was asked the same question separately and he stated that it was still in the early stages of the process and anything could happen.

There is a good reason why the larger Pine Creek Neighborhood is against this project – not just us who are impacted the most directly next door. The lack of transparency, the attempt to put in an inordinate amount of units in this space and the seeming effort to push through the developer’s wishes without respect for the local constituents needs/desires has bonded us together to resist this in every way possible – and for the long haul.

We believe that this is more than a Pine Creek issue but an issue that needs to be addressed for the city of Colorado Springs at large, before we negatively impact the city we love to call home.

When we purchased our home 8 years ago, we were told that the commercial development of the property would be medical offices such as the 1-2 story ones there now. Those are great neighbors – low impact – regular business hours and fit in will with the existing neighborhood. This proposed apartments are just the opposite.

My wife and I ask that our requests/concerns and those of our neighbors be listened to and that this proposed project not be allowed to be built as currently planned.

Best regards,
Randy and Sandra Howarth
4276 Apple Hill Ct.
Colorado Springs, CO 80920

(719) 602-3796
randyhowarth7@gmail.com

Hubble, Logan K

From: Morrissey, David <David.Morrissey@usaa.com>
Sent: Wednesday, July 12, 2023 5:12 PM
To: Hubble, Logan K
Subject: [Public] Royal Pine Apartments

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Logan, my neighbors and I are not happy about the plan to put the affordable housing next to Pine Creek. We bought in Pine Creek because of the high-quality homes and the safety of the neighborhood—and we paid a hefty sum for the real estate and continue to provide elevated tax levies to support El Paso County and Colorado Springs. Our fear is that having low-income housing so close will drive home values down and bring elements into the neighborhood that will reduce safety. I applaud the city's efforts to address the housing crisis, but when that effort adversely affects an established neighborhood we need to look at other options. I don't know what the answer is, but the residents of Pine Creek deserve more consideration.

VR Dave

David F. Morrissey, Colonel, USAF (Ret)
U.S. Air Force Academy Relationship Adviser, Senior
Military Affairs | Strategy, Digital, and Brand | USAA
VETNet Chair, Colorado Springs
1855 Telstar Dr., Colorado Springs, CO 80920
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Hubble, Logan K

From: Friedman, Samuel
Sent: Wednesday, July 12, 2023 7:49 AM
To: Hubble, Logan K
Subject: FW: Opposing the Proposed Development of Pine Creek Royal Pine Apartments

For the record

Sam

From: Jacque Rindgen-DeCecco <jrindgendececco@gmail.com>
Sent: Tuesday, July 11, 2023 6:29 PM
To: Donelson, Dave <Dave.Donelson@coloradosprings.gov>
Subject: Opposing the Proposed Development of Pine Creek Royal Pine Apartments

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Good Afternoon Dave,

My name is Jacque Rindgen-DeCecco and I am writing you because I **oppose** the proposed development referred to as the Royal Pine Apartments to be located in the vicinity of Royal Pine Drive, Union Blvd., and Powers (4180 Royal Pine Drive). I have numerous concerns that I would like to have as part of the public record and to be addressed by my elected council members. I am deeply concerned about how development and the process for allowing development is occurring in our city. My concerns for the proposed Royal Pine Apartments development are as follows:

1. Has an Environmental Impact Assessment been completed for this proposed apartment complex, and associated infrastructure, to assess the extent of impact to the existing flora and fauna -- to include the downstream riparian habitat and the wildlife that inhabit that critical ecosystem?
2. It is my belief that the proposal will have an increase in vehicular traffic in an area that the existing road infrastructure cannot support. As a result, it is believed that there will be an increase in accidents due to the number of people trying to enter/exit the proposed property in addition to the traffic congestion that is generated from the existing residential communities. How will the road infrastructure be modified to alleviate this vehicular hazard by the developer and how will this modification affect the surrounding environment?
3. In addition, how will the developer accommodate the parking dilemma that will occur from the number of vehicles that will be brought into the area with the residents? The current documents state that only a reduced number of parking spaces are required for this type of development but as we all know there will be more vehicles than the available, developed parking spaces. Where will the overflow be housed? With this persistent vehicle load increase comes the potential of environmental waste from these associated vehicles. How is this increase in waste being assessed and addressed?
4. How is the developer proposing to handle the increased overland flow of water as a result of the proposed development? With the increase in pavement/walkways the frequency/speed/intensity of overland flow has a high probability of adversely affecting the riparian area adjacent to the development. How is this being calculated and mitigated?
5. I am concerned that the proposed development site will not be able to sustainably support the change in land use from commercial with temporary stressors to continuous-use stressors. How is that being taken into consideration and what mitigation measures are being implemented to reduce the constant stressors on the surrounding areas as well as the proposed development site?

6. The Preble's Meadow Jumping Mouse riparian habitat, adjacent to the proposed development site, will be directly impacted since it is within the natural drainage area of the proposed site location. How is the developer addressing this critical habitat preservation?

7. I have a question regarding the increased population density brought in by the proposed development specifically a comment by Caroline Miller (Planning): "This change from Commercial to Residential will trigger multiple City Ordinances due to an increase in residential density: the Parkland Dedication Ordinance, the school Ordinance, and Citywide Development Impact Fees." Under the Parkland Dedication Ordinance new residential units create new parkland obligations based upon residential multifamily units being created. Is the developer being offered the ability to pay fees in lieu of creating parkland obligations and how will paying fees, if selected by the developer, affect the land resources of this land? What will be the impact then to the increase in parkland use on existing community parklands?

8. This is a continuation of my question based on Caroline Miller (Planning) comment above: Will the existing Police and Fire have the resources/budget to be able to support this influx in proposed residential density?

8. This is a continuation of my question based on Caroline Miller (Planning) comment above: District 20 currently has difficulty providing bus transportation for their existing students. How will the influx in proposed school-age children be transported to and from school when the existing bus transportation system is severely challenged? What we are seeing as the "fix" is increased vehicular traffic as parents are being forced to deal with the District's inability to accommodate their transportation challenge. How is this added burden, as a result of this proposed development, being addressed in regards to the increased vehicular fume generation and air quality? With the road infrastructure in the proposed development area the traffic will cause significant congestion adding to increased vehicular idling.

If you have any questions feel free to contact me via email at the following email address: jrindgendececco@gmail.com. I am of the belief that the proposed location is not the right location for this development. I look forward to hearing responses to my above questions. Thank you for your time.

Sincerely,

Jacque Rindgen-DeCecco

Hubble, Logan K

From: Clemons, Corina
Sent: Monday, July 10, 2023 10:20 AM
To: Hubble, Logan K
Subject: FW: Royal Pine Apartments Development Plan

Corina Clemons

City of Colorado Springs
Senior Office Specialist
Office of the Mayor
Desk: 719-385-5900

corina.clemons@coloradosprings.gov



From: DAN BLOOM <zzbloom01@gmail.com>
Sent: Monday, July 10, 2023 8:55 AM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Royal Pine Apartments Development Plan

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Dear Mayor Mobolade,

I first would like to congratulate you on becoming the City of Colorado Springs 42nd Mayor. I saw a few of your debates and believe that you will continue to keep our city one of the best in the country.

I am sending this email to invite you to lunch and discuss the Royal Pine Apartments initiative and take a short tour through our Pine Creek Neighborhood of 1424 homes and where they plan to build this apartment complex. This location is not feasible for any type of apartment complex, let alone affordable housing. There are no amenities that are reasonably close by for tenants to walk to, especially in the winter months. We understand many tenants may not have transportation. This location was designed for commercial use and three buildings are in this area and paid over a million dollars each for their lots to build their businesses. The developer, La Plata, informed them that it was to be built out for commercial businesses only.

I would like to give you a detailed background when Pine Creek was established and what the developer told the city we would maintain through HOA fees. This costs us over \$1.2 million a year of our \$1.69 million budget. I was on the HOA Board in 2019 and 2020 and familiar with what we spend to maintain city property.

We currently have an apartment complex on the southern side of Pine Creek off Briargate Blvd and Lexington St, as well as a strip center with amenities right next to the complex. This was in the original development plans. I live across from these apartments and we have no issues. There are two ways to get in and out of this complex in the peak periods

without long waits to get onto Briargate Pkwy either direction. The traffic study done by a contractor hired by the developer on the Royal Pine development has several flaws.

I believe if you see what issues the homeowners are concerned about you also would be concerned who came up with this location for affordable housing before the election. The developer talks like it's a done deal at the meeting last week but Mr. Posey said it's between the developer and seller. Doesn't the city have a say on this, not just the developer?

Please feel free to reach out to me and I would be honored to take you on a tour of the area and take you to lunch if you have the time. My name is Dan Bloom and my phone number is 719.291.6541 and I live at 2348 Pine Valley View.

Sincerely,
Daniel Bloom
A Concerned Citizen

Hubble, Logan K

From: Sarah Markham <secmarkham@gmail.com>
Sent: Saturday, July 8, 2023 1:47 AM
To: Hubble, Logan K
Subject: Royal Pine Apartments

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Sent from my iPhone

Begin forwarded message:

From: Sarah Markham <secmarkham@gmail.com>
Date: July 7, 2023 at 6:34:10 PM MDT
To: logan.hubble@coloradospings.gov
Subject: Royal Pine Apartments

Please keep me on the list to be informed of future decisions and council meetings.

Mr Hubble,

Long story short I am opposed to the project. Especially since the land purchase has not been finalized because the covenants in place when the businesses purchased their lands have not been released and the business owners have hired an attorney to represent their objections and deserve a chance to be heard.

For 20 years I've lived in Pine Creek and been told the intention there on that corner was business. Not just any business but only those open in the daytime so lights, traffic and noise from them would not disturb Pine Creek. You might notice there isn't a fast food drive through or service station nearby other than The gas at king soopers which was a compromise made that came along with the grocery store. I Understand it was zoned...not to exclude... multi family housing but the intention was never before that 50 feet was even a Remote possibility as that height allowed was only recently made. It will tower over everything there, even Lowe's. Keep in mind the memorial north or Children's hospitals were not allowed to build a parking garage for their employees because it was determined that THAT would be too tall for the existing area.

Traffic there will be MUCH more of a pushback from neighbors/ problem than usual with new projects because it is a unique situation. The lots in question are landlocked by powers and union. I believe CDOT holds the rights to 500 feet from the light at powers/Union and they have declared they will be keeping that and not allow access to be built that close to a traffic light. Royal Pine on the side parallel to Powers has its own limitations. It is two lanes. Not 2 lanes with a wide bike lane on each side, a turn lane in the center and parking on it but simply 2 lanes curb to curb with a small median before the traffic light on Union. The proposed entrance /exit of the project is to be all at the one lane roundabout near the (probably 300 feet... haven't measured but I'm hopeful someone will) light at Union/royal pine. I noticed the developer has added a second exit even closer to the light at Union/ royal pine for people going north that will still require them to navigate the single lane roundabout before continuing on either royal pine or pine manor both of which are simply 2 lanes cutting through the existing 23 years Pine

Creek subdivision. Both streets are bus routes that school buses for elementary, middle school and high school as well as late activity buses stop on to pick up/ drop off kids waiting beside those streets.

I don't have the statistics on accidents on royal pine/ union, royal pine/ roundabout or pine manor/ Briargate Parkway but know they exist and you can extrapolate adding drivers from 230+ units to that. The kids that are driven to many choice schools will also use the subdivision streets of Pine Manor and Royal Pine to be driven or drive to school increasing the traffic exponentially as a cut through of existing homes to get places vs our existing subdivision traffic.

I'm worried about the traffic situation/ entrance and exit to the apartments having a huge effect on the evacuation route/ time should we need to exit because of a fire either in a home or the undeveloped open areas of Pine Creek. More people/ more kids/more potential for fire in those areas whether intentional by arson or accidental by discarded cigarettes. Speaking of fire, should an alarm go off in the proposed apartments the response will necessitate multiple trucks from multiple stations all trying to quickly access the property... yep all from the single lane roundabout. It will be a tight turn to maneuver for fire, ambulances or oversized police units. Now imagine it with scared residents fighting to get out at the same time making that turn even harder for them. Now add delivery trucks from Amazon, FedEx, UPS and USPS hitting those curbs too. Oops forgot the trash trucks. I am having a hard time envisioning anything positive about that road that goes to the single lane roundabout being the main entrance and exit.

The open spaces are filled with various wildlife that Pine Creek has coexisted with since 2000. We saw bear in the past year for the first time that I remember, but also have turkeys, elk, deer, mountain lions that are seen sunning themselves on the stucco walls and roaming even across Union near the Ronald McDonald house, coyotes, foxes, rattlesnakes in addition to the Preble's jumping mouse. I'm worried about the effects of trash blowing down there as well as fire from teens or others using it for hanging out.

These are only a FEW of my concerns but enough to count me in opposition of the Royal Pines high density proposal and I feel strongly enough about it to speak out in front of City Council and to the developer as well as this email to you.

Thank You,
Sarah Markham
Co-owner of
3312 Greenmoor Court
(back yard adjoins Pine Manor)
Secmarkham@gmail.com
719-930-3775

Sent from my iPhone

Hubble, Logan K

From: CLAUD KNIGHT <ck_knight@msn.com>
Sent: Thursday, July 6, 2023 7:03 PM
To: Hubble, Logan K
Subject: Re: The Market at Pine Creek - Royal Pine Apartments

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Mr. Hubble,

Perhaps you, (or the developer), can help me understand how a 4 story, high density apartment building, with many cars parking around it, (and I doubt enough parking in the design to service same), does not undermine the character of the neighborhood. Simply not a fit, but being shoe horned in regardless. Seriously disappointed with the planning, or lack thereof, that goes into this kind of project.

Something else that should be considered, would be current pictures of the developers projects, now that they are occupied, and we can see what they look like after a number of years. My guess is that it is once again, completely out of character of our existing neighborhood.

Respectfully,

Claud Knight

On Jul 6, 2023, at 4:27 PM, Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

Hello,

Quick update to those who have reached out to me regarding the Market at Pine Creek/Royal Pines Apartments project. The applicant has submitted the development plan, which I have sent out to agencies for review.

If you wish to view the proposed development plan and associated documents, you can do so at [ColoradoSprings.gov/LDRS](https://coloradosprings.gov/LDRS) by searching the record number DEPN-23-0141. If you click the "record info" tab and then click "attachments," the website will allow you to see the uploaded documents. If you wish to comment on the proposed plans, please send them to me, and I will compile them in a document, to which the applicant will be required to respond.

Neighbors living within 1,000 feet of the site can expect to receive a postcard regarding the project. You can also feel free to share the information contained within this email, as well as the link to the documents, with any other interested parties. I will continue to send updates as the process continues. Please contact me with any questions you might have.

Thank you,
Logan Hubble
Planner II
30 S Nevada Ave. Suite 701
Colorado Springs, CO 80903

(719) 385-5099

Logan.Hubble@ColoradoSprings.gov

<image001.jpg>

Hubble, Logan K

From: Kancir, Cindy <cindy.kancir@verizon.com>
Sent: Thursday, July 6, 2023 3:47 PM
To: Hubble, Logan K
Subject: Re: [E] RE: Royal Pines Apartment Development - [#XN7382616]

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Hi, thank you for your response. We are just getting back into town from the Holiday.

I talked to a friend in Fort Collins who works for CDOT. She said there is probably not much hope to get this overturned. I have to believe her. While you will take everyone's comments into consideration, you will do what is best for the City and it's revenue, it does not matter it will increase traffic, fill our schools more, block our views of Pikes Peak, etc. What about Public Transportation? There are no city buses that run close to this part of town and the residents here like that. If a person makes \$21K or less, that person may not be able to afford a car, so they will walk. Pretty soon we will be seeing Target carts all over our streets because they push the cart of groceries home. Our very nice neighborhood could very well start looking bad. Would you consider putting low income housing in the Broadmoor or Flying Horse areas? Again, folks buy here for a reason.

I heard the business owners in that area already have a lawyer, I hope they are rich enough to fight and win it. It will be too cramped for the businesses and the apartment buildings.

Not that I know anything about running a city, but I like my idea of using what we have! Remodel an existing apartment building and make it low income. I used to live in Kingsborough Apartments on North Academy. When I lived there back in 1998, they could have used upgrading then. Stop the building!! Can you honestly tell me we need this many apartments in this city? (low income or not). If we do need more apartments, where is the data on that? COS needs to put the brakes on and analyze what we have and if the City TRULY needs more apartments, then share that plan with us and share the data. Can you tell I work with data scientists at my current job? :) My friend also explained to me that cities don't want to put low income housing all in one area of the city as in not so many words 'make that area the hood'. I get that, but use what we have and you could have low income housing in various areas of the city!!

My two cents even though it won't really matter. Thank you for your time.

Cindy

On Thu, Jun 29, 2023 at 3:10 PM Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

Cindy and Greg,

Thank you for your comments. The city will be taking them into consideration, and I will be adding them to a list to which the applicant will be required to respond. I will also be adding your email to a list of neighbors to which I will be sending update emails throughout the process. If you would like to ask me any questions about the application or the process, including my role in the process, please call me at the number below. I would love to have an opportunity to discuss the project at length.

Thank you,

Logan Hubble

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

Logan.Hubble@ColoradoSprings.gov



From: Kancir, Cindy <cindy.kancir@verizon.com>

Sent: Wednesday, June 28, 2023 1:50 PM

To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>; Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>

Cc: gskancir <gskancir@gmail.com>

Subject: Re: Royal Pines Apartment Development - [#XN7382616]

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Sorry, resending with correct email...

On Wed, Jun 28, 2023 at 1:35 PM Kancir, Cindy <cindy.kancir@verizon.com> wrote:

Dear Mr. Hubble:

Hello, my name is Cindy Kancir. I have been a Pine Creek Resident since 2015 and love my neighborhood. I have never ever written or complained to the City about anything since moving here in 1992. That time has come. The NextDoor App is going wild with complaints on the proposed Royal Pine Low Income apartments slated for the corner of Royal Pine. I am absolutely positively against this (both my husband and I). With all due respect, Mr. Hubble and Mr.

Mobalade, just STOP. Stop all of the apartment building, the storage unit building, just stop everything. This city is getting too crowded and our traffic is terrible and our Infrastructure cannot keep up with our growth. I am so sick of seeing apartment complexes!! Do folks need places to live? I truly don't know, but when I did a quick search on Apartments.Com, COS had over 5K apartments available to rent! Do we need more low income housing? Definitely! The prices here are becoming out of hand and it's just so sad. Our property taxes just sky rocketed (but that is a whole other complaint).

Here's my concerns:

- Low income housing is a must in this city where apartment prices are just stupidly high. (honestly, people are being gouged by everything in life right now, it's very disturbing and sad, but that is not your fault). **Residents of Pine Creek buy in this neighborhood for a reason.** The nice neighborhood where everyone abides by strict standards on how our house and lawn look, the quiet, the friendly folks, the D20 schools, etc.
- When I drive on Royal Pine, I do not want to see a FOUR story building! I don't want 500+ more cars on the road in that area. The schools are overcrowded the way it is, that puts the student/teacher ratio even higher. I don't want to categorize all low income folks to be people that could not be law abiding citizens, but the stats are probably higher for that. That is definitely on the forefront of our minds when we heard that the income for those folks would be under \$21K per year (if that stat is correct).
- Speaking of driving on Royal Pine, if you get a chance, please come take a drive on that road. IT'S TERRIBLE. It's one of the worst roads in town with dips and potholes. How can it sustain more traffic?
- What about environmental issues or have we swept that under the rug? The jumping mouse was a hot topic years ago.
- With all due respect, the city needs to take a hard look at our growth and stop getting in bed with the developers. Everyone is so damn greedy, here and all over the country. Mr Mayor - this should be one of your top priorities as a new mayor--our city's growth. Put money towards our Infrastructure, better roads, towards the schools, more parks! Why not put a public pool or park in that area instead? That would be SO much nicer! We need more baseball fields too.

What about taking city revenue or convincing the builder to use their funds and turn an EXISTING apartment complex into low housing? The builder could even take a run down apartment building and flip it per say and make it into low income housing. I am sure you would have to somehow supplement the owners of the building or buy them out. Secondly, what about building low income in an area that is not already so congested? This area as you know is just out of control (i.e. from Pine Creek to Interquest area). Are there areas east and south of here to build more? Again, I don't know if we need any more buildings in this town!! Use what you have!! Honestly, do the data analysis on if we truly NEED more apartments in this town. If there is already data on that, is that available to the public? How about taking some acreage and building a tiny house community on it and use it as low income housing? I think that would be very popular! Put biking and walking trails around it along with a small playground. Think outside of the box instead of inside of all of the politics the city has to play.

I know that in running a city of this size, you need to focus on low income housing, revenue for the city and a whole bunch of other things that I am not even aware of. But if you could just listen, listen to your residents. Stop the madness. Don't build and block our views of beautiful Pikes Peak anymore. Don't congest our roads.

Thank you for your time and consideration and for listening to what Pine Residents have to say on this particular matter.

Cindy & Greg Kancir

Pine Creek Residents

From: Hammersmith Colorado Springs Office <communitycare@ehammersmith.com>

Sent: Tuesday, June 27, 2023 11:52:47 AM

Dear Pine Creek Homeowners,

Below is some information related to a proposed apartment complex at the corner of Royal Pine and Union Blvd.

Background:

- The City of Colorado Springs intends to issue \$40M in private activity bonds (federal dollars) to a developer (DBG Properties, Portland, OR) to build 232 affordable multi-family units known as Royal Pines Apartments, between the OB/GYN Clinic and Dental Office on Royal Pine and Union.
- DBG has constructed several affordable and senior apartments in OR, WA, CA, AZ, NV, NM, and CO, including Academy Heights at Fountain and Academy.
- Their concept plan takes advantage of a change to COS zoning, which allows for an increase in height from 38' (3-story) to 50' (4-story) and a decrease in parking requirements.
- Once DBG submits a formal development plan, City Planning will go through the administrative review process. This is when criteria such as traffic, environment, zoning, and other infrastructure will be reviewed. The city planning office will send the concerns to the developer to mitigate. The goal is to work toward approval. After receiving approval from City Planning, it goes to the Planning Commission for review and approval. The final step is the presentation before the City Council for final approval.
- If the City approves the development plan, it will issue the bonds to the developer.

*This is the largest single issuance of bonds in COS since this program began. Most projects get \$12-\$14M.

*If approved, the residents have an opportunity to appeal the concept plan, the apartment development plan, and the city decision.

*The residents can speak at any City Council to express their support or opposition to this project.

Timeline:

13 FEB: DBG entered into a contract with BG Properties (plot owners) to purchase the land for \$7,361,204.00,

22 MAY: Steve Posey (Housing Development) briefed the project to City Council at a council working session.

05 JUN: Nearly 200 Pine Creek residents met at the Library for an informal initial information meeting on the project.

13 JUN: Several neighbors spoke in opposition to this decision at the City Council meeting. Ultimately, the City Council voted to approve their intent to issue the bonds.

13 JUN: The City sent a concept plan postcard to approximately 60 homes (those within 1,000 ft of the project).

20 JUN: DBG hosted a virtual community information meeting on their company and the project. Residents raised concerns and Mr. Grodahl (DBG) stated he would be a long-term owner and stay engaged.

03 JUL: the deadline to submit comments and concerns regarding the proposed concept change. Please send all concerns to Logan Hubble - logan.hubble@coloradosprings.gov

06 JUL: DBG will host a neighborhood meeting. Time and location TBD. Once determined, look for an email with the time and location.

Once DBG submits its building development plan for the apartments, the process becomes "quasi-judicial," whereby city council members and the mayor can no longer communicate with the Pine Creek residents about the development. At that time all questions and concerns need to be directed to Logan Hubble- logan.hubble@coloradosprings.gov

If you oppose this development, send an email to pinecreekvillageneighbors@gmail.com to let the working group know how/where you can help. We encourage everyone to contact your City representatives and let them hear your voice through various forms of media. Their contact information is below.

If you support this development, there is nothing you need to do.

Steve Posey - Community Development Division Manager Steve.Posey@coloradosprings.gov
719-385-6880

Logan Hubble - City Planner Over The Proposed Project Logan.Hubble@coloradosprings.gov
719-385-5099

Randy Helms - Council President & Council Member for District 2 Randy.Helms@coloradosprings.gov
719-385-5493

Mayor Yemi Mobolade - Mayor of Colorado Springs - yemi.mobolade@coloradosprings.gov

Respectfully,

Your Pine Creek Village Association Board of Directors

Sincerely,

Hammersmith Colorado Springs Office on behalf of PINE CREEK VILLAGE ASSOCIATION
(719) 389-0700 | eHammersmith.com



[To unsubscribe, please visit your Portal.](#)

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Cindy Kancir

Project Manager
Platform Orchestration and Intelligence
Verizon Business Group

O 719 535 1699
2424 Garden of the Gods Rd
Colorado Springs , CO 80919



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--



Cindy Kancir

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Colorado Springs , CO 80919



Hubble, Logan K

From: mail2srv@aol.com
Sent: Thursday, July 6, 2023 10:05 AM
To: Hubble, Logan K; Haley, Britt I
Subject: Wildlife Study Royal Pines Apartments

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Logan,

I hope you realize this was a serious oversight on the City's part. Until this parcel is officially transferred to the City, a review should be conducted by Federal Wildlife Services. The FWS field officer responsible is Kristin Salamack and Regional Director is Matt Hogan. I strongly suggest Federal Wildlife Services sign off on any City plan.

I am truly disappointed by the overall disregard your department has demonstrated toward protecting the wildlife and their habitat.

I hope Ms. Logan's study addresses pet waste, drainage, poaching, animal safety from the reduced parking and added traffic, and placement of trash dumpsters. As this will be a pet-friendly complex, will the developer provide a dog walk/play area? If half of the units have one dog, approximately 87 pounds of waste are generated each day. Such waste can take up to a year to decompose. Who will clean the area if the tenants do not pick up after their pets? How many dumpsters will be provided? I calculated a need for fifteen 6 yard dumpsters. Where will these dumpsters be placed in relation to the wildlife refuge? These are questions for the developer.

Sincerely,

Sandra Vicksta

On Thursday, July 6, 2023 at 09:39:06 AM MDT, Hubble, Logan K <logan.hubble@coloradosprings.gov> wrote:

Sandra,

I just received word today from Britt Haley with Parks and Recreation that they are still conducting their review. I'm not sure why they did not complete their review in the time allotted to them. Their comments will be collected as part of the second set of review comments. If you have any questions about their review specifically, please contact Britt.Haley@coloradosprings.gov.

Thank you,

Logan Hubble

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

Logan.Hubble@ColoradoSprings.gov



From: mail2srv <mail2srv@aol.com>

Sent: Wednesday, July 5, 2023 6:12 PM

To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>

Subject: RE: COPN-23-0015

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Mr. Hubble,

Can you supply the environmental study?

Currently, the refuge is under the jurisdiction of Federal Wildlife Services. They were not contacted by city planning or the developer. It also appears that Parks, Recreation, and Cultural Services did not conduct a study on the impact of the Royal Pines Apartments.

I am confused by your statement that city agencies have completed their initial review. The environmental impact on animal habitat is unaddressed.

Thank you,

Sandra Vicksta

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: "Hubble, Logan K" <Logan.Hubble@coloradosprings.gov>

Date: 7/5/23 3:20 PM (GMT-07:00)

To: Chase Vendl <cvendl@outlook.com>, jeff osborne <OZMT@msn.com>, SUSAN FORGET <smforget614@gmail.com>, Britta Emenecker <britta_hamberg@yahoo.com>, Caralee Frederic <coclee5@yahoo.com>, Stacy Henning <writersblock627@yahoo.com>, Rick Lancaster <richardklancaster@gmail.com>, Phil Moehlenpah <dpm056@gmail.com>, Bill <leahnbill89@gmail.com>, DEBORAH HARNEY <deb.hay@comcast.net>, Julie <allenclan.mom@gmail.com>, Stephen Swiatek <Stephen@thrivecommercialpartners.com>, Stevo P <armydad1972@yahoo.com>, Christy Azzopardi <clazzopardi@yahoo.com>, Ben Ekberg <benekberg@comcast.net>, Larry Borland <k12cop@gmail.com>, MARK M-M <markmesitimiller@gmail.com>, Nathalie Ingram <natoly96@gmail.com>, John and Kristi <2kjm@comcast.net>, Jacque Rindgen-DeCecco <jrindgendececco@gmail.com>, Sandy Garlie <melsangar@yahoo.com>, Vicki Kapron <vickikapron@gmail.com>, aarow@aol.com, Sunshine Group LLC <sunshinegroupcos@gmail.com>, cbratt1@aol.com, Kathy Gorabohl <kathygorabohl@yahoo.com>, Jim Wilkerson <jimgolfer4@gmail.com>, Al Peterson <ackflyer@gmail.com>, RICHARD W GONSER <gons1@msn.com>, Brian Livie <blivie78@gmail.com>, Dale Brocklehurst <dbrock35@comcast.net>, Ed Perkett <itmatterz@msn.com>, Tricia Del Guercio <tricia@nonprofitadvisor.org>, kend7737 <kend7737@gmail.com>, Joseph O'Keefe <jokeefe@mcleodbrunger.com>, Brey Murray <bmurray@mcleodbrunger.com>, Keri Roberts <kroberts@mcleodbrunger.com>, Richard Brown <cicrkb@aol.com>, PineCreek VillageNeighbors <pinecreekvillageneighbors@gmail.com>, matvr@msn.com, jnkdmac@me.com, Shawn Brennan <clanbrennan4@gmail.com>, Joel Kane <jorokane@yahoo.com>, CLAUD KNIGHT <ck_knight@msn.com>, Crystal Shields <southcountygirl1@yahoo.com>, pjstrait@aol.com, Patty Baer <theirishbaer@gmail.com>, allen@wildatheart.org, Bob King <evking1@comcast.net>, Eric Newman <ericnewman111@gmail.com>, Jonathan Schultz <jschultzyl@gmail.com>, Joshua Majors <jlmajors@yahoo.com>, Amy Bulik <amybulik@gmail.com>, Roderic Rau <rsquared5285@gmail.com>, Tracy C <tracy.s.collier@gmail.com>, mail2srv@aol.com, Medical Marketing 411 <seotoleads@gmail.com>, Rachael Griffin <rdegurse@gmail.com>, Colleen L <cplboiler@gmail.com>, "Kancir, Cindy" <cindy.kancir@verizon.com>, gskancir <gskancir@gmail.com>, stcglen@comcast.net, elliottj1@comcast.net, Michael Gebhardt <gebhardtm@pcisys.net>, Todd Matthews <krais_99@yahoo.com>, Holly Lawrence <hnorvelle@yahoo.com>, Walsh Jessica <jlwalsh2@yahoo.com>, Todd Borg <tjborg4@gmail.com>, Eddie Lawrence <eddielawrence68@gmail.com>, dharnly@q.com, Jim Zendejas <Jim@coloradolawgroup.com>, Ed Maitland <usced@comcast.net>, Lexie Borg <tlborg@hotmail.com>, carolehun39 <carolehun39@aol.com>, buddy robbins <buddy.robbins@gmail.com>, Melinda Robbins <melindar2000@gmail.com>, Omar Wyman <omarwyman@gmail.com>, B1Dobbs <brookedobbs5@gmail.com>, Susan Harvey <harvey.susanb@gmail.com>, Ross Moore <rossmoore312@gmail.com>, Teresa Smith <tmsmith0726@gmail.com>, monica wilcox <monicawilcox26@yahoo.com>, loumdusa@aol.com, LINDA ELBERRY <elsberrylr@comcast.net>, LINDA ELBERRY <elsberrylr@comcast.net>, Al Weber <alfred_weber@yahoo.com>, Robbie Weber <busymom.rest@yahoo.com>, Lindsey Trylch <ljatrylch@gmail.com>, Jim Eken <jkeken@live.com>, Dana Eken <deken22780@aol.com>, BARBARA VINCHATTLE <vinchattle@msn.com>, Michelle Matthews <kieri@hotmail.com>

Subject: COPN-23-0015

Hello,

City agencies have finished the initial review of the Market at Pine Creek/Royal Pine project and I've just uploaded comments to Accela from myself and the rest of the reviewers. These can be viewed at ColoradoSprings.gov/LDRS. I've also uploaded all of the citizen comments I have received thus far, to which the applicant will be required to respond. We are still accepting comments indefinitely, but any future comments will be uploaded following the second review. Please let me know if you have any questions.

Logan Hubble

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

Logan.Hubble@ColoradoSprings.gov



Hubble, Logan K

From: Clemons, Corina
Sent: Thursday, July 6, 2023 8:25 AM
To: Hubble, Logan K
Subject: FW: Opposition to the Proposed Royal Pine Apartments

Corina Clemons

City of Colorado Springs
Senior Office Specialist
Office of the Mayor
Desk: 719-385-5900
corina.clemons@coloradosprings.gov



From: Jacque Rindgen-DeCecco <jrindgendececco@gmail.com>
Sent: Wednesday, July 5, 2023 6:37 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Opposition to the Proposed Royal Pine Apartments

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Good Afternoon Mayor Mobolade,

My name is Jacque Rindgen-DeCecco and I am writing because I **oppose** the proposed development referred to as the Royal Pine Apartments to be located in the vicinity of Royal Pine Drive, Union Blvd., and Powers (4180 Royal Pine Drive). I have numerous concerns that I would like to have as part of the public record and to be addressed by the developer (DBG). My concerns are as follows:

1. Has an Environmental Impact Assessment been completed for this proposed apartment complex, and associated infrastructure, to assess the extent of impact to the existing flora and fauna -- to include the downstream riparian habitat and the wildlife that inhabit that critical ecosystem?
2. It is my belief that the proposal will have an increase in vehicular traffic in an area that the existing road infrastructure cannot support. As a result, it is believed that there will be an increase in accidents due to the number of people trying to enter/exit the proposed property in addition to the traffic congestion that is generated from the existing residential communities. How will the road infrastructure be modified to alleviate this vehicular hazard by the developer?
3. In addition, how will the developer accommodate the parking dilemma that will occur from the number of vehicles that will be brought into the area with the residents? The current documents state that only a reduced number of parking spaces are required for this type of development but as we all know there will be more vehicles than the available, developed parking spaces. Where will the overflow be housed?
4. How is the developer proposing to handle the increased overland flow of water as a result of the proposed development?

5. I am concerned that the proposed development site will not be able to sustainably support the change in land use from commercial with temporary stressors to continuous-use stressors. How is that being taken into consideration and what mitigation measures are being implemented to reduce the constant stressors on the surrounding areas as well as the proposed development site?

6. The Preble's Meadow Jumping Mouse riparian habitat, adjacent to the proposed development site, will be directly impacted since it is within the natural drainage area of the proposed site location. How is the developer addressing this critical habitat preservation?

7. I have a question regarding the increased population density brought in by the proposed development specifically a comment by Caroline Miller (Planning): "This change from Commercial to Residential will trigger multiple City Ordinances due to an increase in residential density: the Parkland Dedication Ordinance, the school Ordinance, and Citywide Development Impact Fees." Under the Parkland Dedication Ordinance new residential units create new parkland obligations based upon residential multifamily units being created. Is the developer being offered the ability to pay fees in lieu of creating parkland obligations and how will paying fees, if selected by the developer, affect the land resources of this land? What will be the impact then to the increase in parkland use on existing community parklands?

8. This is a continuation of my question based on Caroline Miller (Planning) comment above: Will the existing Police and Fire have the resources/budget to be able to support this influx in proposed residential density?

8. This is a continuation of my question based on Caroline Miller (Planning) comment above: District 20 currently has difficulty providing bus transportation for their existing students. How will the influx in proposed school-age children be transported to and from school when the existing bus transportation system is severely challenged?

If you have any questions feel free to contact me via email at the following email address: jrindgendececco@gmail.com. I am of the belief that the proposed location is not the right location for this development. I look forward to hearing responses to my above questions. Thank you for your time.

Sincerely,

Jacque Rindgen-DeCecco

Hubble, Logan K

From: stcglen@comcast.net
Sent: Wednesday, July 5, 2023 11:00 PM
To: Hubble, Logan K
Cc: stcglen@comcast.net
Subject: FW: COPN-23-0015

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Logan,

On this past Saturday I was told about the extension noted on the postcard and hence delayed my comments, thinking I now had until Jul 17th. The understanding amongst those who received the cards was this was a new deadline which replaced the 3 Jul suspense—the recipients of those cards passed the news to many other folks. If this is not an extension, will you please accept some late entries considering the misunderstanding?

Steve Glendenning
719-641-9484

From: Stevo Parrish <armydad1972@yahoo.com>
Sent: Wednesday, July 5, 2023 4:51 PM
To: Chase Vendl <cvendl@outlook.com>; jeff osborne <ozmt@msn.com>; SUSAN FORGET <smforget614@gmail.com>; Britta Emenecker <britta_hamberg@yahoo.com>; Caralee Frederic <coclee5@yahoo.com>; Stacy Henning <writersblock627@yahoo.com>; Rick Lancaster <richardklancaster@gmail.com>; Phil Moehlenpah <dpm056@gmail.com>; Bill <leahnbill89@gmail.com>; DEBORAH HARNEY <deb.hay@comcast.net>; Julie <allenclan.mom@gmail.com>; Stephen Swiatek <stephen@thrivecommercialpartners.com>; Christy Azzopardi <clazzopardi@yahoo.com>; Ben Ekberg <benekberg@comcast.net>; Larry Borland <k12cop@gmail.com>; MARK M-M <markmesitimiller@gmail.com>; Nathalie Ingram <natoly96@gmail.com>; John and Kristi <2kjm@comcast.net>; Jacque Rindgen-DeCecco <jrindgendececco@gmail.com>; Sandy Garlie <melsangar@yahoo.com>; Vicki Kapron <vickikapron@gmail.com>; aarow@aol.com; Sunshine Group LLC <sunshinegroupcos@gmail.com>; cbratt1@aol.com; Kathy Gorabohl <kathygorabohl@yahoo.com>; Jim Wilkerson <jimgolfer4@gmail.com>; Al Peterson <ackflyer@gmail.com>; RICHARD W GONSER <gons1@msn.com>; Brian Livie <blivie78@gmail.com>; Dale Brocklehurst <dbrock35@comcast.net>; Ed Perkett <itmatterz@msn.com>; Tricia Del Guercio <tricia@nonprofitadvisor.org>; kend7737 <kend7737@gmail.com>; Joseph O'Keefe <jokeefe@mcleodbrunger.com>; Brey Murray <bmurray@mcleodbrunger.com>; Keri Roberts <kroberts@mcleodbrunger.com>; Richard Brown <cicrkb@aol.com>; PineCreek VillageNeighbors <pinecreekvillageneighbors@gmail.com>; matvr@msn.com; jnkdmac@me.com; Shawn Brennan <clanbrennan4@gmail.com>; Joel Kane <jorokane@yahoo.com>; CLAUD KNIGHT <ck_knight@msn.com>; Crystal Shields <southcountygirl1@yahoo.com>; pjstrait@aol.com; Patty Baer <theirishbaer@gmail.com>; allen@wildatheart.org; Bob King <evking1@comcast.net>; Eric Newman <ericnewman111@gmail.com>; Jonathan Schultz <jschultzyl@gmail.com>; Joshua Majors <jlmajors@yahoo.com>; Amy Bulik <amybulik@gmail.com>; Roderic Rau <rsquared5285@gmail.com>; Tracy C <tracy.s.collier@gmail.com>; mail2srv@aol.com; Medical Marketing 411 <seotoleads@gmail.com>; Rachael Griffin <rdegurse@gmail.com>; Colleen L <cplboiler@gmail.com>; Kancir, Cindy <cindy.kancir@verizon.com>; gskancir <gskancir@gmail.com>; stcglen@comcast.net; elliottjl1@comcast.net; Michael Gebhardt <gebhardtm@pcisys.net>; Todd Matthews <krais_99@yahoo.com>; Holly Lawrence <hnorvelle@yahoo.com>; Walsh Jessica <jlwalsh2@yahoo.com>; Todd Borg <tjborg4@gmail.com>; Eddie Lawrence <eddielawrence68@gmail.com>; dharnly@q.com; Jim Zendejas <jim@coloradolawgroup.com>; Ed Maitland <usced@comcast.net>; Lexie Borg <tlborg@hotmail.com>; carolehun39 <carolehun39@aol.com>; buddy robbins <buddy.robbins@gmail.com>; Melinda Robbins <melindar2000@gmail.com>; Omar Wyman

<omarwyman@gmail.com>; B1Dobbs <brookedobbins5@gmail.com>; Susan Harvey <harvey.susanb@gmail.com>; Ross Moore <rossmoore312@gmail.com>; Teresa Smith <tmsmith0726@gmail.com>; monica wilcox <monicawilcox26@yahoo.com>; loumdusa@aol.com; LINDA ELSBERRY <elsberrylr@comcast.net>; Al Weber <alfred_weber@yahoo.com>; Robbie Weber <busymom.rest@yahoo.com>; Lindsey Trylch <ljatrylch@gmail.com>; Jim Eken <jkeken@live.com>; Dana Eken <deken22780@aol.com>; BARBARA VINCHATTLE <vinchattle@msn.com>; Michelle Matthews <kieri@hotmail.com>; Hubble, Logan K <Logan.Hubble@coloradosprings.gov>

Subject: Re: COPN-23-0015

Logan,

The most recent post card states "WE NEED YOUR COMMENTS BY" July 17, 2023. To clarify, do those additional comments from the most recent post card not get addressed until the developer submits a revised concept plan or the development plan?

Thanks, and hope you had a good and safe 4th of July.

V/r

Steve Parrish

On Wednesday, July 5, 2023 at 03:20:13 PM MDT, Hubble, Logan K <logan.hubble@coloradosprings.gov> wrote:

Hello,

City agencies have finished the initial review of the Market at Pine Creek/Royal Pine project and I've just uploaded comments to Accela from myself and the rest of the reviewers. These can be viewed at ColoradoSprings.gov/LDRS. I've also uploaded all of the citizen comments I have received thus far, to which the applicant will be required to respond. We are still accepting comments indefinitely, but any future comments will be uploaded following the second review. Please let me know if you have any questions.

Logan Hubble

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

Logan.Hubble@ColoradoSprings.gov



Hubble, Logan K

From: Holly Lawrence <honorville@yahoo.com>
Sent: Wednesday, July 5, 2023 7:12 PM
To: Haley, Britt I; Posey, Steve; Hubble, Logan K; Yemi Mobolade
Cc: PineCreek VillageNeighbors; Pine Creek Village Association;
pinecreek@hammersmith.com
Subject: Wildlife habitat

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I am writing with concerns about the Pinecreek Onsite Mitigation Property that will soon be transferred to the City of Colorado Springs Parks, Recreation, and Cultural Services' Open Space Department. This area was originally part of the Briargate Conservation Plan. Recently, the City of Colorado Springs rezoned and changed density requirements to make way for massive apartment development. This mitigation refuge has been in existence for 25 years. The rezoning was not unchallenged. Currently, single family homes and medical office buildings are next to this land. The initial zoning plan provided for only smaller office buildings to be developed. The City changed all prior zoning to accommodate an Oregon developer.

Was the United States Fish and Wildlife Services consulted on this project?

What are your plans to ensure this area is protected should the proposed 232 unit apartment complex become reality? It is a habitat for the endangered Preble's Jumping Mouse. In addition, elk, deer, bobcat, fox, lynx, coyote, and a host of other native species frequent the refuge.

We are deeply concerned about the impact this development will have on the wildlife refuge especially the Preble's Meadow Jumping Mouse

The traffic alone from an apartment complex this size presents a danger to native animals in this refuge area.

At present, Federal Wildlife Services is responsible for this area. Neither the developer nor city planning submitted any plans to FWS for review. It is stated on the Notice of Restriction from the final environmental assessment and habitat conservation Plan:

1. Except as explicitly described in the plan , no alterations will occur in the area describes as Preble's Meadow Jumping Mouse ("PMJM") habitat areas that would adversely affect the biological value of the PMJM's habitat, including but not limited to dumping or placing soil or other material, such as trash, mowing, removal or destruction of vegetation (with the exception of weed control), excavation or removal of soil, and activities detrimental to flood control, water conservation or erosion control.

2. This restriction may not be removed without the prior written approval of the USFWS.

To my knowledge there has been no study that the planned apartments would not affect violate this Conservation Plan. A bypass is a disregard to the Conservation Plan.

Your response and proposed plans are greatly appreciated.

Our neighborhood respects and enjoys our native animals. We would be devastated to lose this valuable Preserve.

Holly Lawrence

Hubble, Logan K

From: Jacque Rindgen-DeCecco <jrindgendececco@gmail.com>
Sent: Wednesday, July 5, 2023 6:35 PM
To: Hubble, Logan K
Subject: Opposition to the Proposed Royal Pine Apartments

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Good Afternoon Logan,

My name is Jacque Rindgen-DeCecco and I am writing because I **oppose** the proposed development referred to as the Royal Pine Apartments to be located in the vicinity of Royal Pine Drive, Union Blvd., and Powers (4180 Royal Pine Drive). I have numerous concerns that I would like to have as part of the public record and to be addressed by the developer (DBG). My concerns are as follows:

1. Has an Environmental Impact Assessment been completed for this proposed apartment complex, and associated infrastructure, to assess the extent of impact to the existing flora and fauna -- to include the downstream riparian habitat and the wildlife that inhabit that critical ecosystem?
2. It is my belief that the proposal will have an increase in vehicular traffic in an area that the existing road infrastructure cannot support. As a result, it is believed that there will be an increase in accidents due to the number of people trying to enter/exit the proposed property in addition to the traffic congestion that is generated from the existing residential communities. How will the road infrastructure be modified to alleviate this vehicular hazard by the developer?
3. In addition, how will the developer accommodate the parking dilemma that will occur from the number of vehicles that will be brought into the area with the residents? The current documents state that only a reduced number of parking spaces are required for this type of development but as we all know there will be more vehicles than the available, developed parking spaces. Where will the overflow be housed?
4. How is the developer proposing to handle the increased overland flow of water as a result of the proposed development?
5. I am concerned that the proposed development site will not be able to sustainably support the change in land use from commercial with temporary stressors to continuous-use stressors. How is that being taken into consideration and what mitigation measures are being implemented to reduce the constant stressors on the surrounding areas as well as the proposed development site?
6. The Preble's Meadow Jumping Mouse riparian habitat, adjacent to the proposed development site, will be directly impacted since it is within the natural drainage area of the proposed site location. How is the developer addressing this critical habitat preservation?
7. I have a question regarding the increased population density brought in by the proposed development specifically a comment by Caroline Miller (Planning): "This change from Commercial to Residential will trigger multiple City Ordinances due to an increase in residential density: the Parkland Dedication Ordinance, the school Ordinance, and Citywide Development Impact Fees." Under the Parkland Dedication Ordinance new residential units create new parkland obligations based upon residential multifamily units being created. Is the developer being offered the ability to pay fees in lieu of creating parkland obligations and how will paying fees, if selected by the developer, affect the land resources of this land? What will be the impact then to the increase in parkland use on existing community parklands?
8. This is a continuation of my question based on Caroline Miller (Planning) comment above: Will the existing Police and Fire have the resources/budget to be able to support this influx in proposed residential density?
8. This is a continuation of my question based on Caroline Miller (Planning) comment above: District 20 currently has difficulty providing bus transportation for their existing students. How will the influx in proposed school-age children be transported to and from school when the existing bus transportation system is severely challenged?

If you have any questions feel free to contact me via email at the following email address: jrindgendececco@gmail.com. I am of the belief that the proposed location is not the right location for this development. I look forward to hearing responses to my above questions. Thank you for your time.

Sincerely,

Jacque Rindgen-DeCecco

Hubble, Logan K

From: RICHARD W GONSER <gons1@msn.com>
Sent: Wednesday, July 5, 2023 3:49 PM
To: Hubble, Logan K
Subject: Development Proposal for 4194 Royal Pine Drive-80920

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I am writing to oppose the development proposal at 4194 Royal Pine Drive.

One of my concerns is about the safety of the project. I was wondering how the developer has proposed to handle all the extra traffic it would create. Is he planning to put in a larger roundabout, wider roads leading to the current businesses, and is he going to widen Royal Pine Drive? All of which is essential to handle an already busy road which is the main entrance for Pine Creek residents, used by several school buses, etc.

Also, i was wondering why the city of Colorado Springs is giving all of their \$40. Million in bonds to this one project? Seems like the city is really pushing this project above other projects. Why?

The design of the project is not in keeping with the rest of the businesses that have been here for many years. They are low level buildings, and a 4 story apartment complex would not match the architectural look of the area.

There is no way that they can have parking spaces for 244 apartments, since most people have 2 cars per apartment. The people will park in the parking spaces of the businesses, as well as on the streets in our neighborhood.

These are just a few of our concerns. We are homeowners very close to the project at 4211 Purple Plum Way. And we oppose this project!

Thank you for your time,
Richard and Barbara Gonser
Gons1@msn.com

Sent from my iPad

Hubble, Logan K

From: loumdusa@aol.com
Sent: Wednesday, July 5, 2023 11:50 AM
To: Hubble, Logan K
Subject: Re: Pine creek Apts Issue

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Logan

Thank you very much for your response.

Yes, please keep us in the loop.

Traffic alone will be a big concern; if you come into the neighborhood, you will see there is no exit for egress out of where they want to put this project.

They could block the neighborhood off – change the design somewhat, block off the pine creek neighborhood, and go out onto the ramp side off Co 21.

I have seen this before twice in another state; then the neighbors start parking behind or alongside other cars causing problems and fighting as well as tying up the closest neighborhood with parking in and in front of the driveway and messing with traffic. As well as in snow conditions putting chairs and objects in front of the spot they cleaned off and people throwing their stuff t aside and taking spaces

Thanks, Lou

In a message dated 7/5/2023 11:11:38 Mountain Standard Time, Logan.Hubble@coloradosprings.gov writes:

Lou,

Thank you for your comments. The city will be taking them into consideration, and I will be adding them to a list to which the applicant will be required to respond. I will also be adding your email to a list of neighbors to which I will be sending update emails throughout the process. If you would like to ask me any questions about the application or the process, including my role in the process, please call me at the number below. I would love to have an opportunity to discuss the project at length.

In response to your specific comment regarding traffic, traffic engineering will be requiring the applicant to do a traffic study.

We will also be having a city-facilitated neighborhood meeting, which you should be hearing about soon.

Thank you,

Logan Hubble

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

Logan.Hubble@ColoradoSprings.gov



From: loumdusa@aol.com <loumdusa@aol.com>

Sent: Monday, July 3, 2023 3:54 PM

To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>

Subject: Pine creek Apts Issue

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Dear Mr. Hubble,

Ref: Pine Creek Apts issues:

Date: July 1, 2023

I believe you are aware that the Pine Creek neighborhood and the hundreds of houses/residents are concerned about this mess of an Apt complex.

Somehow without notice! Without checking with the community! Without a traffic study and planning for the already overcrowded schools, the amount of traffic that possibly will effect and cause a more dangerous traffic situation for children and at school time the bus and child school traffic, someone has decided to throw 232 apts in the community. The community has not great access through it, and you will dump possibly 400 cars into it without ample parking.

Why is the city not doing a traffic study? - this property was planned to be medical and business.

It was rezoned without comment or acknowledgment from the community beginning of June. Also, a bond will be issued from the city THREE Times (3X) that has been formally issued (\$40M) from COS for a project. It seems the owner of the several acres is being paid an exorbitant amount (so much that he has to hire a lawyer or pay off/compensate the medical buildings there (the building owners there have hired a lawyer).

A few homes recently within 1000 ft were sent some info, but it was the wrong area and was not correct on what was going to happen.

We asked for a meeting with the builder. We asked the builder questions - they said the city did not do a traffic study. They (the builder) say that they don't have to do a traffic study, and the city is not going to do one, but maybe the builder will now. They told us they would have 250 parking spaces for 232 apts (the community responded that's not enough); they said maybe 308 then. I don't know, even if that follows the code; a quick review of the project would show a need for about at least 500 spaces (they don't even seem to plan for guests, or that 2 or 3-bedroom apts will have more than one vehicle.

No spaces for guests, and you know a single bedroom apt may have a significant other living with them - what about husband and wife? Also, how many one-car families are out there? Now they only will have one exit coming out on the neighborhood side by a traffic circle there near the light, Both the Elementary and High school are complaining about overcrowding, and the busses for school use this road - Kids walk and ride bikes thru there we already have problems getting onto Union without 500 cars trying to race thru different parts of the neighborhood.

The neighborhood has garages; in most cases, you get one more spot in front of your house. People will have to crowd up in front of houses in the community. I have seen this in other states with poor planning

We need to evaluate how many apts or townhomes could be there if they can win or settle the possible lawsuit.

What about some being low-income retirees, which is a problem here COS now, but over 200 Apts dumped in a crowded enclosed community is not being evaluated?

Please lets involve the Pine Creek Community. Many neighbors want the press or HOA to hire community attorneys. More light must be shed on this; I could bring up many of the other issues, but this is long enough.

Thank you for your kind consideration.

Lou Tosches

410-746-4062

loumdusa@aol.com

Pine Creek resident

Hubble, Logan K

From: Clemons, Corina
Sent: Wednesday, July 5, 2023 8:15 AM
To: Hubble, Logan K
Subject: FW: Urgent Community Issue - Pine Creek Apt Complex

Corina Clemons

City of Colorado Springs
Senior Office Specialist
Office of the Mayor
Desk: 719-385-5900

corina.clemons@coloradosprings.gov



From: loumdusa@aol.com <loumdusa@aol.com>
Sent: Monday, July 3, 2023 5:31 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Urgent Community Issue - Pine Creek Apt Complex

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To: Honorable Mayor Yemi Mobolade,

Ref: Pine Creek Apts issues:

Date: July 2, 2023

Dear Mayor Mobolade,

I believe a lot of us and our community voted for you because we found that the same politicians were back and forth, and we wanted an honest (non-politician) and supportive man in the office. Some were worried that you were a secret progressive, but we felt your experiences may bring new life. That you were a husband, father, and business owner would bring some better perspective to the city and get away from the handout / scratch my back mentality that was going on.

You may not know that the Pine Creek neighborhood and the hundreds of houses/residents are concerned about this mess of an Apartment complex that seemed to be put in play while you were readying to assume office.

Somehow without notice! Without checking with the community! Without a traffic study and planning for the already overcrowded schools, resources, and the amount of traffic that will effect and cause a more dangerous traffic situation for children and at school time the bus and child school traffic, someone has decided to throw 232 apts in the community. The community does not have great access through it, and it will dump possibly 400 cars or more into it without ample parking. To top it off - no direct egress out of the proposed Apartments except into the Pine Creek community.

Why is the city not doing a traffic study? - this property was planned to be medical and business.

It was rezoned without the community being informed, so it was penciled in and put in play without comment or acknowledgment from the community beginning of June. Also, a bond will be issued from the city THREE TIMES (3X) the amount that has been formally issued in the past (\$40M) from COS for such a project. It seems the owner of the several acres is being paid an exorbitant amount (so much that he has to hire a lawyer or pay off/compensate the medical buildings there (the building owners there have hired a lawyer).

A few homes recently within 1000 ft were sent some info, but it was the wrong area and was not correct on what was going to happen.

We asked for a meeting with the builder. We asked the builder questions - they said the city did not do a traffic study. They (the builder) say that they don't have to do a traffic study, and the city is not going to do one, but maybe the builder will now (that's the fox advising inventory of the chicken house).

They told us they would have 250 parking spaces for 232 apts (the community responded that's not enough); they said maybe 308 then. I don't know, even if that follows the code; a quick review of the project would show a need for about at least 500 spaces (they don't even seem to plan for guests, or that 2 or 3-bedroom apts will have more than one vehicle.

That means not enough spaces, no spaces for guests, and you know a single bedroom apt may have a significant other living with them - what about husband and wife? Also, how many one-car families are out there? Now they only will have one exit coming out on the neighborhood side by a traffic circle there near the light, Both the Elementary and High school are complaining about overcrowding, and the busses for school use this road - Kids walk and ride bikes thru there we already have problems getting onto Union without 500 cars trying to race thru different parts of the neighborhood.

The neighborhood has garages; in most cases, you get one more spot in front of your house. People will have to crowd up in front of houses in the community. I have seen this in other states with poor planning.

We need to evaluate how many apts or townhomes could be there if they can win or settle the lawsuit. What about some being low-income retirees, which is a problem here COS now, but over 200 Apts dumped in a crowded enclosed community is not being evaluated?

Please let's involve the Pine Creek Community.

Many neighbors want the press involved or the HOA to hire a community attorney. More light must be shed on this; I could bring up many of the other issues, but this is long enough. Many more problems and plans for this Apt complex are not as they seem and/or as they were presented to the board.

Thank you for your kind consideration.

Lou Tosches

410-746-4062

Hubble, Logan K

From: Clemons, Corina
Sent: Wednesday, July 5, 2023 8:14 AM
To: Hubble, Logan K
Subject: FW: Royal pines apartments opposition

Corina Clemons

City of Colorado Springs
Senior Office Specialist
Office of the Mayor
Desk: 719-385-5900

corina.clemons@coloradosprings.gov



From: Michelle Matthews <kieri@hotmail.com>
Sent: Monday, July 3, 2023 9:54 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Royal pines apartments opposition

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Dear Mayor Yemi,

As recent votes on your behalf, My husband and I would like to voice our opposition to the building of affordable apartment housing known as royal pines apartments to our quiet individual home neighborhood. We moved here from Chicagoland area in which we had seen first hand negative effects of such developments. We saw increases in crime, parking issues, increaed police presence and reduction in property values. My husband and I strongly believe these negative effects will be unavoidable for our now quiet neighborhood. We strongly oppose any such development so close to our home. We ask that you and the city of Colorado Springs assist us in stopping this construction plan, and relocating it to a more appropriate location.

Thank you for your time.
Sincerely
Michelle and Todd Matthews

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Hubble, Logan K

From: BARBARA VINCHATTLE <vinchattle@msn.com>
Sent: Wednesday, July 5, 2023 12:51 AM
To: Hubble, Logan K
Subject: Royal Pines Apartment Development

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Mr. Hubble,

I am writing in opposition to the proposed large, high density apartment complex known as Royal Pines Apartments. My home's backyard, deck and patio will look directly at this project. I built my home 18 years ago after much research into the area, and paid a premium for my lot because of the location. I was assured by the builder that the open lots in question were zoned for medical offices. I was okay with that, as medical offices would only have limited visitors and traffic on Monday through Friday from 8:00 am to 5:00 pm. Generally, there would be no weekend or holiday activity. This location appealed to me as my previous house backed up to Woodmen Road and it was quite busy and very loud. I wanted peace and quiet for my forever home. I worked very hard, watched what I spent, did without extras, and saved every penny in order to afford my new house, in a nice neighborhood that would be peaceful, quiet and enjoyable. Please do not allow this monstrosity to be built and destroy my American dream, as well as all the other residents of Pine Creek.

This apartment complex would be noisy, with bright lights at night, and busy 24 hours a day, seven days a week. I could no longer enjoy having my windows open during the warm summer nights. The traffic would increase substantially, causing huge delays and safety issues getting in and out of our neighborhood. The parking is also an issue as there are not near enough spots for the number of units planned. Royal Pine would turn into Woodmen Road and I would be right back in the same situation I worked so hard to move away from.

High density housing increases criminal activity in a neighborhood. As a city, we currently do not have near enough law enforcement officers for our population, let alone adding all these multiple apartment complexes and people across the city. It is not safe here anymore and police can't respond to emergency calls in a timely manner, or at all. We should not be adding more population to an area that we do not have the safety personnel and public services to support.

I'm sure you are aware there is a wildlife sanctuary area next to the proposed development. This was another reason I loved the lot I built my home on. It is so peaceful to sit on my deck and listen to the birds sing during the day, and watch the deer graze and the fox play. There will be no way to keep the residents of a multi-unit apartment complex out of the wildlife area. We have encroached on the birds and animals habitat so much...can't we leave something untouched? I moved to Colorado Springs in 1987 because of the beauty of the city, the parks, the open space, and the wildlife. It is no longer beautiful with all the apartment buildings everywhere, crammed into such small spaces. When I moved here, they only allowed two story buildings so the views couldn't be blocked. Anything over two stories had to be approved by the city and they were very limited, mostly to the downtown area. The Royal Pine Apartments are going to be four stories! They simply do not belong in a single family neighborhood.

Why is the planning commission destroying the best things about our city and allowing unrestricted growth that can't be supported with our current number of public safety employees, school capacity, kstate of our roads, infrastructure and water availability? This is not fair to the city's current residents. I feel our government should be dedicated to the present day citizens of Colorado Springs first and foremost.

My personal thought on a solution to this problem is to renovate current run down properties and vacant buildings that are already in existence throughout our city. This would solve two problems, in that it would provide nice housing units for people, and get rid of the run down blighted areas of the city where crime occurs, and homeless people camp. That makes much more sense than building high density apartments in well established, family neighborhoods that are comprised of single family homes. I worked so hard to attain home ownership in Pine Creek and we take pride in our properties. I would have never purchased this lot to build my dream home if I had been told by the builder that multiple four story apartment buildings were going to be built out my back door. I beg of you to honor and respect the hard work of your current citizens, since our tax dollars support the city of Colorado Springs.

Barbara Vinchattle
9875 Red Sage Drive

Sent from my iPad

Hubble, Logan K

From: Phil Moehlenpah <dpm056@gmail.com>
Sent: Tuesday, July 4, 2023 9:50 AM
To: Helms, Randy; Yemi Mobolade
Cc: Hubble, Logan K; Phil Moehlenpah
Subject: Fwd: COPN-23-0015 is a BAD IDEA
Attachments: shana-housingkeystill-0915.jpg.webp

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Randy and Yemi,

I meant to cc you on my letter of opposition to your low income housing plan near my home. I strongly appose it for reasons listed in my email below.

I have attached a study by Stanford Business as a good case study for why you should find land elsewhere to build your low income housing. To net out the article - If you truly want to help the community, improve diversity, bring up property values & thereby increase property tax revenues, you should be investing in a low income area, it's counter intuitive to your current path.

Best,

Phil

Is Affordable Housing Good for the Neighborhood?
gsb.stanford.edu

Begin forwarded message:

From: Phil Moehlenpah <dpm056@gmail.com>
Date: July 3, 2023 at 6:46:33 AM MDT
To: logan.hubble@coloradosprings.gov
Cc: Phil Moehlenpah <dpm056@gmail.com>
Subject: COPN-23-0015 is a BAD IDEA

Logan,

I'm writing to tell you I am a local resident living in La Bellezza. I am apposing your the low income development project you have announced near my home. My entire household of 4 is also against it. I've talked with over 25 people and nobody is for your project. If I spoke to 500 neighbors, they would be against it. It simply is not fair to the thousands of people that live in this area now.

There are several reasons why your project is problematic and they location selection is a mistake:

1. Research has shown these types of investments by a city should be made in lower income areas in

order to improve diversity and lift up the overall lower income area. These types of investments, when done in the right area, actually improve property values and attract diverse investors. Unfortunately, this is a high income area and the opposite holds true, there is no synergy in your plan because you have selected the wrong area. You are bringing this area of the city down. We don't need or want your low income project near our homes!

2. You are putting residential into an area that was previously zoned for commercial business. Many people purchased homes in this area with the understanding this proposed project area would remain a commercially zoned area. Your project will also negatively affect the values of these businesses that have already invested. This detracts from future value of potential new business that would serve the local residents that have already invested here. You are making the remaining commercial land worthless. It is simply not fair to people who have made investments based on one set of facts, only to be surprised to find out you flipped the script on the local community in the dark of night.

3. You will negatively affect the residential home values because this project is being proposed in a higher income area. Research has shown putting this type of development brings home values down. Is the city going to reimburse me for my property value loss or buy my home when I can't sell it because nobody in my neighborhood wants a low income project in their backyard?

4. When the city flipped the original zoning, from commercial to residential, the infrastructure in increased traffic has not been accounted for and will be a disruption for the local residents, negatively effecting their living experience.

5. There is a natural preserve that hosts a large amounts of local wildlife that will be negatively effected with the dramatic increase in car traffic and people.

6. It is a fact that lower income areas have higher crime. By bringing lower income folks into a higher income area you are increasing the crime and thereby lowering the standard of living folks have worked so hard to avoid.

There is plenty of research that has been done with this type of idea. Everything I read suggests the city is making a big mistake and going about it the wrong way. I could continue to write reasons why your idea is bad. It seems to me that either you know what you are doing is wrong and don't care or you are incompetent city planners. If you persist with this project, you will be proving to be irresponsible with the trust of the public and the irresponsible with the fiduciary duty you owe the community.

I can assure you, many of the neighbors and local businesses are organizing legal action against the city if you persist in moving forward with this specific low income housing project.

Regards,

Phil Moehlenpah

Hubble, Logan K

From: Jim Eken <jkeken@live.com>
Sent: Tuesday, July 4, 2023 9:40 AM
To: Hubble, Logan K; Yemi Mobolade; Helms, Randy
Cc: Jim Eken; Dana Eken
Subject: Opposition to Royal Pines Apartments - We Vote NO

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To Whom It May Concern,

We are writing to express our opposition to the building of the Royal Pine Apartments on the plot of land as currently planned.

Many of our neighbors have provided you with opposition emails and letters after their lengthy research on this subject. We have read all those communications and are in full agreement. I have spoken with a friend of mine who now lives in Texas in a quite expensive neighborhood. This same situation has occurred near their housing community, and she shared many bad experiences with the close-by affordable apartment complexes.

1. The renters have no pride nor investment in the property. They are barely getting by and is all they can do to pay rent.
2. Out of state developer, is anyone left behind with an ample budget to regularly maintain all aspects of the property and the green spaces and streets?
3. Condition of automobiles parked in the lot - our HOA doesn't even allow cars out on the street overnight in our neighborhood. What will we see when we look to this new area.
4. What HOA monitoring and enforcement will be in place to match what is already established for all of Pine Creek. Will this neighborhood fall under the PCVA? If not, what? Who will pay for an HOA like system?
5. Safety issues, more robberies and assaults in their neighborhood. Pine Creek is a very social neighborhood, many people walking around every day, including Mothers with children, children walking to local schools and bus stops, and the elderly.
6. Parents working all hours to keep rent paid, children of all ages on their own. Will security guards be available on the property. I'm sure cameras will be installed but is that proactive enough when you take on this type of project.
7. As we review the weekly Neighborhood Events Police reports to include Powers and Union and Union and Briargate Py intersections, they both receive the highest number of Traffic Violations, Accidents, Thefts, Disturbances and more. Will the City be able to support the significant increase in Police Events with the addition of this many apartment units?
8. Will the intersections and walkways be modified to support the increase of population? Will the roads be privately maintained?

There are many more concerns than stated above, but I believe you are already aware of them.

Final questions to you three leaders of Colorado Springs, CO: What is it that you want to achieve with this plan in this location? What benchmarking have you done to determine this will be a successful, transparent

addition to the Pine Creek Community after you have paid the developer and he leaves Colorado Springs? And for those benchmarked areas that were successful, will your project incorporate similar and like processes for the area to ensure success? What would those processes include?

Thank you for the opportunity to voice our concerns.

We vote NO for the Royal Pines Apartments Project/Plan.

Jim and Dana Eken
3775 Palazzo Grove
808.652.0727

9.

Hubble, Logan K

From: Lindsey Trylch <ljatrylch@gmail.com>
Sent: Monday, July 3, 2023 6:35 PM
To: Hubble, Logan K
Subject: Fwd: Royal Pine Apartments development

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Please see below. Thank you!

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

From: **Lindsey Trylch** <ljatrylch@gmail.com>
Date: Mon, Jul 3, 2023 at 6:30 PM
Subject: Royal Pine Apartments development
To: <Randy.Helms@coloradosprings.gov>, <logan.hubble@coloradosprings.gov>

Mr. Hubble,

I am a resident of Pine Creek, and think that this proposal to develop an apartment complex on Royal Pine Dr. is an absolutely awful idea. My wife and I strongly oppose this development. I have spoken with many neighbors and everyone is against this project proposal. The area is too small. The traffic congestion will be severe and damage to already stressed roads increased. The nature preserve that is very near the proposed development site will be threatened. The peace of our neighborhood will be threatened by more people, cars, trash and light and noise pollution from 4 story apartments. Use of our private parks by non-paying residents will occur. The viability of the businesses that are already there and established in the immediate area will be marginalized and their ability to conduct business disrupted. The City needs to consider all of these negative issues! The city is considering a major disruption to a well established and very nice neighborhood in Pine Creek that supports the city and our status as a great place to live, work and play.

This is a very bad idea and should not be moved forward.

Thanks for the opportunity to let you know about our strongest opposition to this development proposal.

Respectfully,

John and Lindsey Trylch
Sand Flower Dr.
Pine Creek

Hubble, Logan K

From: Robbie Weber <busymom.rest@yahoo.com>
Sent: Monday, July 3, 2023 6:04 PM
To: Yemi Mobolade
Cc: Hubble, Logan K; Posey, Steve; 2randy.helms@coloradodprings.gov
Subject: Opposing Proposed Royal Pine Apartments

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Dear Mayor Mobolade:

I wish for this letter to be included in the official record.

I'm pleading with you to stop the plans for developing the Royal Pine Apartments in Pine Creek Village. Building a large high density apartment complex in the small amount of land remaining at Royal Pine and Union Blvd would create significant problems in the existing fully developed neighborhood. These proposed apartments would create dangerous impediments on traffic flow because Royal Pine Drive is only one lane in each direction.

The limited parking that's in the plans for this apartment complex will result in its residents parking on the narrow Royal Pine Drive and blocking traffic flow and blocking bike lanes, creating serious safety hazards for thousands of Pine Creek residents and children who ride school buses. Even if the residents can be prevented from parking on Royal Pine Drive, this narrow street will not be able to accommodate the additional traffic these apartments will bring.

The plan for four stories would make these buildings much taller than existing neighborhood buildings and create a very unappealing presence in this single family residential area.

I agree that low-income housing is needed in Colorado Springs. However, to build low-income housing in this area of the city would not be helpful in meeting the needs of low-income residents. The original plans for Pine Creek Village and its development are not compatible with a 232 unit low-income apartment complex, especially having it placed in such a small confined area which was originally zoned commercial for small offices.

Access to services such as groceries and general non-emergency medical care will be difficult for low-income residents who cannot afford their own car. With the nearest grocery store a 12 to 16 minute walk away, apartment residents will be severely challenged, especially during bad weather. Their access to medical care other than obstetrics will be even more of a challenge.

Schools in this area are already stretched too thin and this will negatively impact education for all children in Briargate and District 20.

This proposed apartment complex is right across the narrow street, Royal Pine Drive, from the wildlife habitat of the endangered and protected Preble jumping mouse. Apartment dwellers without a backyard for play are very likely to allow their children to explore and play in this off-limits protected space. Or be unable to always prevent them from doing so. No Trespassing signs are posted there to indicate the protected status of the wildlife habitat but they would likely be ignored. This would create disturbances of the wildlife in the preservation area.

Please prevent the developers from building the Royal Pine Apartments in this small space at Union Blvd and Royal Pine Drive.

Thank you.
Robbie R Weber

Sent from my iPhone

Hubble, Logan K

From: Al Weber <alfred_weber@yahoo.com>
Sent: Monday, July 3, 2023 5:07 PM
To: Posey, Steve; Hubble, Logan K; Helms, Randy; Yemi Mobolade
Subject: Royal Pine Apartments proposal

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Dear Mayor Mobolade and city government leaders:

I oppose the plan for developing the Royal Pine Apartments in Pine Creek. I wish for this letter to be included in the official record.

The placement of apartments in that small area would be detrimental to the existing neighborhood and property values as it would create a tremendous load on the flow of traffic as Royal Pine Drive is only one lane in each direction. The plan for limited parking in the complex would likely mean its residents will park on the narrow Royal Pine Drive and block traffic flow; they would also block bike lanes, creating additional safety hazards. The proposed apartments would also create an eyesore from the start as the proposed plan for four stories would make these buildings much taller than existing neighborhood buildings. Then as time goes on, the deterioration inherent in this type of complex would create additional problems in keeping the nice esthetics of the area that Pine Creek homeowners agreed to through the HOA covenants when purchasing their homes.

Building low-income housing in this area of the city makes no sense in many ways. The original plans for Pine Creek are not compatible with a low-income apartment complex.

Many residents who qualify for rental likely cannot afford to own vehicles so they will be hindered for transportation as there's no bus service to the area. Access to services such as groceries will be difficult as the closest grocery store would be about a 15 minute walk and carrying groceries that far, especially during inclement weather, will be difficult. Non-emergency medical services in the area are limited to an OB/GYN specialist so access to general medical care will be extremely limited without vehicle ownership.

The location of the proposed apartment complex is adjacent to and across the street from the protected wildlife habitat of the endangered Prebel's Jumping Mouse. Children living in apartments without a backyard for playing are most likely to ignore the posted No Trespassing signs indicating the protected status of the wildlife habitat and end up using those areas for playing and exploring. This would therefore break the law and create disturbance of the wildlife in the preservation area.

Please reconsider building the Royal Pine Apartments in this small area of Pine Creek Village. Thank you.

Alfred Weber

Hubble, Logan K

From: LINDA ELSBERRY <elsberrylr@comcast.net>
Sent: Monday, July 3, 2023 4:37 PM
To: Yemi Mobolade
Cc: Hubble, Logan K; Helms, Randy
Subject: Inputs relative to proposed Royal Pines apartment complex

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Mayor Mobolade,

My most important suggestion is that the City Council suspend any consideration of the affordable housing Royal Pines apartments project, or any other affordable housing project, on the northeast, east, or southeast sides of Colorado Springs until the status of the Space Force Command is resolved in favor of Colorado Springs. Even after more than 2 years of deliberations, President Biden did not use the opportunity of his visit to the Air Force Academy last month to announce that all of the Space Force Command units would be retained in Colorado Springs. Rather, the Air Force announcement that same day was that at least some of the Space Force units would be retained at Peterson SFB even if the Headquarters will not remain in Colorado Springs. Having worked for the military for more than 40 years, that announcement was "writing on the wall" that the Headquarters will NOT remain in Colorado Springs. The only hope is for the Senators Bennet and Hickenlooper and all eight House members to unite to compel the Biden Administration to retain the Headquarters here in Colorado Springs.

We invested in two rental patio homes off Mark Sheffield Drive two years ago in anticipation that the Headquarters would be built just to the east. If, in addition to the 40% increase in the 2023-2024 property taxes, it is decided that the Headquarters will not be in Colorado Springs, there will be plenty of affordable housing to the north, east, and south of Peterson SFB. The impact will be more rapid than you might anticipate. A temporary Headquarters will be immediately established at a military base nearby to the new location. Staff will be moved to the new temporary base and any planned new assignees will no longer be sent to Peterson SFB.

If I am wrong and the Space Force Command is retained in Colorado Springs, I have some questions for the City Council. (1) Three campaign issues in the recent Mayor race were future water availability, affordable housing, and the perception that developers have been over-aggressive in building. All of these issues are related to the Royal Pines apartment development. Do Mayor Mobolade and the new City Council members not believe the greater need for subsidized housing projects is for lower-income workers, rather than for lower-to-moderate income workers who are the only renters that might be able to afford the proposed Royal Pines apartments? (2) If the huge numbers of new apartments being built along North Powers, and especially between Research and Barnes, are by private developers, would the subsidized Royal Pines apartments just under-cut those privately funded developments? (3) Why is the developer not from Colorado Springs? It seems that that should be a requirement of any City-subsidized development. Is it the developer from Oregon because the Colorado Springs developers all know the building in progress, and they do not want to take the risk for foreclosure?

Russell L Elsberry

3630 Tuscanna Grove, Colorado Springs, CO 80920 [719-645-8670]

Hubble, Logan K

From: monica wilcox <monicawilcox26@yahoo.com>
Sent: Monday, July 3, 2023 3:00 PM
To: Hubble, Logan K
Subject: Royal Pine development impacting professional home owners

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Mr. Hubble,

I'm writing to express my concern over the plan to build low income housing in Briargate at the intersection of Royal Pine and Briargate. This plan, if executed, will significantly diminish one of Colorado Springs premier neighborhoods. I urge you to reconsider alternatives. Over the long term, property values will decline causing a corresponding decline in property tax revenue.

On a personal note, I am a 30 year veteran (Air Force Officer) who has carefully chosen a place to retire after living in nine multiple locations. I have recently renovated my home to enjoy for many years. Now I am experiencing disappointment, frustration and anger about the new development. I grew up in a low income area, worked hard to escape it and now it's being placed within one mile from my home.

I am not alone in my frustration. Would you like this same development in your area? Please do not build the low income housing on Royal Pine.

We are all distressed. I can not afford to move nor do I want to relocate my family for a tenth time. Please respond so I know you've respectfully read this.

Sincerely,

Ray and Monica Wilcox

[Sent from Yahoo Mail for iPhone](#)

Hubble, Logan K

From: Teresa Smith <tmsmith0726@gmail.com>
Sent: Monday, July 3, 2023 11:13 AM
To: Posey, Steve; Hubble, Logan K
Subject: Royal Pine Apartments

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Gentlemen,

I am a resident of the Pine Creek neighborhood and very close in proximity to the proposed low rent apartments. I am STRONGLY OPPOSED to this development! That land was zoned for Business Commercial not residential. There is just not enough space for the proposed density of apartments. Parking will be a major issue as well as crime that can follow low rent designated apartments.

This development should not be approved.

Thank you,

Teresa Smith, homeowner
3705 Cherry Plum Dr
719-231-9156

Hubble, Logan K

From: Stevo Parrish <armydad1972@yahoo.com>
Sent: Monday, July 3, 2023 10:17 AM
To: Hubble, Logan K
Cc: PineCreek VillageNeighbors
Subject: COPN-23-0015 Post Card

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Logan,

The new post card is misleading, and once again, I am disappointed with the lack of transparency. The title now reads "Royal Pine" and the project description reads, "...concept plan to allow for commercial or residential uses." You guys know what this is, so why the vagueness. Mr. Posey briefed it is apartments for low income "workforce" residents. City Council voted to approve its intent to issue \$40M in bonds for an apartment (residential) complex, not commercial. This is deceptive.

You guys need to do better at informing the voting residents of Colorado Springs.

V/r
Steve Parrish
719-464-4220

Hubble, Logan K

From: Ross Moore <rossmoore312@gmail.com>
Sent: Monday, July 3, 2023 9:52 AM
To: Hubble, Logan K
Subject: Opposed to #COPN-23-0015

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Dear Mr. Hubble:

We are writing to voice our opposition (as well as many others in our community whether they have expressed it or not) to the Affordable Housing apartments "Royal Pine Apartments" Record # COPN-23-0015.

First of all we would just like to state that this is a terrible idea to begin with. There are so many reasons why this project shouldn't happen at this location. There has got to be better areas in and around this city in which you could and should locate this.

First of all you have a limited, land locked area in which to put this development with a wildlife nature preserve all around it. During construction, trash and debris will constantly be getting into the area requiring constant clean up. And I would venture to guess that if it is constructed, trash would soon begin to accumulate in the area as well as people would be getting into it.

Also, you only have one entrance which means there will be constant traffic problems both during construction and then afterwards. Also, as fire conscious as you have to be in this state the one entrance / exit would be a nightmare if something were to happen. In addition, this area is not big enough to accommodate the size of this project.

We also can't help but believe that in spite of what has been said, that this would bring property values down in the surrounding neighborhoods.

I'm sure we could think of other reasons why this project shouldn't happen here but we will stop there. It really astounds us that a project such as this was even considered in this location in the first place.

This simply isn't a sound or good idea and we are strongly opposed to this project.

Respectively,

Ross, Susan & Zachary Moore

3718 Oak Meadow Dr.

501-207-3788

Hubble, Logan K

From: Clemons, Corina
Sent: Monday, July 3, 2023 8:06 AM
To: Hubble, Logan K
Subject: FW: Royal Pines Apartments Objection and Concerns about Planning Department

Corina Clemons

City of Colorado Springs

Senior Office Specialist

Office of the Mayor

Desk: 719-385-5900

corina.clemons@coloradosprings.gov



From: mail2srv@aol.com <mail2srv@aol.com>
Sent: Saturday, July 1, 2023 1:01 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Royal Pines Apartments Objection and Concerns about Planning Department

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Dear Council Members and Mayor Mobolade:

I am writing to voice my strong objection to the City of Colorado Springs' issuance of \$40M in private activity bonds (federal dollars) to developer (DBG Properties, Portland, OR) to build 232 affordable multi-family units to be known as the Royal Pines Apartments located between the OB/GYN Clinic and Dental Office on Royal Pine and Union Boulevard.

It appears that PlanCOS has become planned destruction of our neighborhoods by an all too powerful and out of control Planning Department along with the Planning Committee that votes consistently in agreement with Director Posey. Due process is a sham. The Mountain Shadows protest, the neighborhood appeal against the homeless youth shelter, the Windjammer Community left duped by the size of an apartment complex developed in their area, and now the Royal Pines Low-Income Apartments in Briargate. The nightly news is full of angry homeowners who feel the City is on a mission to destroy neighborhoods with unwanted and oversized development. All of this protested development was rezoned to meet the developer's requirements. It is obvious that a change of leadership in the Planning Department and replacement of Planning Committee members is necessary.

Regarding the Royal Pines Apartments, why is the City not looking for more affordable land? Why not redevelop a vacant or low-occupancy shopping mall to actually improve the area? A prime example is the apartment complex developed in the old Sears section of the Chapel Hills Mall. Why not tear down an existing outdated apartment complex and rebuild? Why not renovate existing apartment complexes? This would cost far less money. Many areas in older neighborhoods would benefit from the \$40M. Why allocate so much to one location? This site in Briargate is totally inappropriate for apartments let alone a massive low-income complex. It's another square peg being forced in a round hole by the Planning Department.

Stop destroying our neighborhoods! PlanCOS is unwelcome and not working. Back out of the Royal Pines Apartments land purchase and develop elsewhere.

Sincerely,

Sandra R. Vicksta
719-306-3908

Hubble, Logan K

From: Clemons, Corina
Sent: Monday, July 3, 2023 8:05 AM
To: Hubble, Logan K
Subject: FW: Concern about Royal Pine Apartments

Corina Clemons

City of Colorado Springs

Senior Office Specialist

Office of the Mayor

Desk: 719-385-5900

corina.clemons@coloradosprings.gov



From: Susan Harvey <harvey.susanb@gmail.com>
Sent: Sunday, July 2, 2023 6:09 AM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Concern about Royal Pine Apartments

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Mayor Mobolade,

My husband and I recently purchased a home in the Pine Creek neighborhood in mid-May of this year. Soon after we closed, I heard from neighbors about the proposed apartment/subsidized housing "Royal Pine Apartments" complex on Royal Pine and Union. I am deeply concerned about the impact of this development upon my new neighborhood. My concerns include the increase in after-hours noise, lack of public transportation in the area for the new residents of these apartments, traffic flow on Union and Pine Manor, overflow parking onto PVCA streets such as Pine Manor and Purple Plum. The number of proposed parking spaces (308 for 232 units if I heard correctly) is so small that apartment residents will most definitely park on PCVA streets, which will change the appearance and congestion in our neighborhood, reducing home values and deterring potential new residents to a single family neighborhood.

Before I found out about this proposed project, I was excited to move my family to Colorado Springs from Fort Walton Beach, Florida where my husband is currently stationed with the Air Force. He is set to retire this Summer and we have not yet moved into our new home. As the situation stands right now, I am not so sure we will be calling Colorado Springs "Home" for very long.

Thank you for hearing my concerns,
Susan Harvey



ReplyForward

Hubble, Logan K

From: Clemons, Corina
Sent: Monday, July 3, 2023 8:05 AM
To: Hubble, Logan K
Subject: FW: Concerns Regarding the Royal Pines Apartments and Addressing the Housing Crisis in Colorado Springs

Corina Clemons

City of Colorado Springs

Senior Office Specialist

Office of the Mayor

Desk: 719-385-5900

corina.clemons@coloradosprings.gov



From: Omar Wyman <omarwyman@gmail.com>
Sent: Sunday, July 2, 2023 9:50 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Concerns Regarding the Royal Pines Apartments and Addressing the Housing Crisis in Colorado Springs

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Mayor Mobolade:

I am writing to express my strong opposition to the construction of the Royal Pines Apartments as a concerned resident of the Briargate area. As a millennial, I have personally experienced the housing inequality prevalent today, and I understand the challenges faced in finding affordable living accommodations. While I am firmly against the building of the Royal Pines Apartments, I believe it is crucial to address the ongoing housing crisis in Colorado Springs through effective governmental institutions like yours, rather than solely relying on profit-driven private entities.

The following are my major concerns with the increase in city population and the apparent lack of regard from the city to address these issues instead of focusing on housing. These areas should be taking precedent and be formally part of any of these new housing projects and require developers to provide funding to remediate as much as possible:

Crime: Over the past few years, Colorado Springs has experienced a 26% increase in crime, with the crime rate currently standing 61% higher than the national average. Every resident deserves to feel safe in their communities. In my neighborhood, it takes 45 minutes to receive a response from the local police department. I have been told by neighbors that police sometimes don't even show-up for car accidents or take days

<https://krdo.com/news/2023/02/20/cspd-response-times-increase-for-all-priority-calls-in-the-last-two-years/>).

This is unacceptable and will only increase crime as the city population grows.

Infrastructure: The rapid growth of Colorado Springs has placed significant strain on our infrastructure, resulting in deteriorating roads, increased traffic, and limited access to amenities. Enhancing our infrastructure is essential to improving quality of life and mobility. We should learn from the mistakes of other similarly sized cities that experienced/are experiencing population growths like the following:

- **Portland:** A recent city report states that while there has been a massive increase in affordable housing it has not helped reduce housing burden across the city despite increases in income from the affordable housing ([State of Housing Report | Portland.gov](#))
- **Seattle:** Back in 2014, Seattle was discussing the same concerns around affordable housing and even the King County planning agency did not believe affordable housing was needed in the city ([Consolidated Plan for Housing](#)). Instead, better infrastructure planning/traffic management was recommended. City Councilors went against this recommendation, decided to rezone the city, and allow developers to build without addressing infrastructure. Since then, a massive boom in development occurred without any oversight on infrastructure, saw a massive increase in traffic/infrastructure issues, and finally resigned to trying to fix them with the recent bipartisan Infrastructure Deal ([Seattle is Ready for Historic and Transformative Bipartisan Infrastructure Deal - Office of the Mayor](#))

These are only a couple examples, but this issue is pervasive throughout our country and considerations to all the peripheral issues impacted by increased population must be considered for all the projects. We should be learning from the mistakes of these other cities, and not repeating them. **Additionally, the Colorado River is drying up, yet our city is only choosing to expand with apparent disregard.**

Public Engagement: Lastly, I would like to emphasize that city councilors and public servants are entrusted with voicing their concerns and supporting the needs of their constituents. Despite the substantial public outcry against the Royal Pines Apartments, we have not received any formal notification addressing the issue or acknowledging our concerns, even after the recent City Council session regarding the approval of bonds for the housing project. Additionally, residents were not made aware of plans for this housing project that started in February 2023, and it appears city officials are being subversive and choosing to avoid their constituents of upcoming changes to their community. I was only notified of this development through my neighbors – why did I not receive an email/notification from you? Such actions raise doubts about your responsiveness to citizens and highlight a lack of accountability. Providing opportunities for community engagement and discussion outside of working hours is crucial for fostering meaningful dialogue.

Overall, I oppose the Royal Pines Apartment project and request that the above issues take precedence. I also suggest that any housing project has clauses that remediate the issues above.

I would appreciate a response from your office specifically answering the following questions:

- **Where can average citizens become informed about upcoming/on-going infrastructure improvements?** So far, city council events appear to happen during the workday when it's impossible for normal people working regular jobs to attend. How does this support any level of public engagement?
- **Why are we not renewing urban centers instead of building new?** Developers are incentivized to build "new" instead of renovate (<https://www.strongtowns.org/journal/2020/8/28/the-growth-ponzi-scheme-a-crash-course>), we need to change the narrative and help redevelop COS into a walkable city.

- **Why are we not requiring developers to help fund/support peripheral issues like water access?** This is a major concern for the citizens of Colorado Springs, yet your blatant approval of housing projects seem to contradict our need to drastically improve our water supply.
- **How do we become more engaged with your office in meaningful conversations?** Most representatives do a great job at door-to-door campaigning before they are elected but that all stops once you get the job. How do you plan on interacting with your constituents and making them feel engaged beyond public speaking events?

Thank you for your attention to these concerns. I expect and await your response.

Sincerely,

Omar Wyman

Hubble, Logan K

From: Clemons, Corina
Sent: Monday, July 3, 2023 8:05 AM
To: Hubble, Logan K
Subject: FW: Opposition to Pine Creek Apartments

Corina Clemons

City of Colorado Springs
Senior Office Specialist
Office of the Mayor
Desk: 719-385-5900

corina.clemons@coloradosprings.gov



From: B1Dobbs <brookedobbins5@gmail.com>
Sent: Sunday, July 2, 2023 10:28 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Opposition to Pine Creek Apartments

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Dear Mayor Mobolade,

I am writing to oppose the building of the Royal Pines Apartments and would like to pose some questions I have. I am a new resident of Colorado Springs and recently moved to the Briargate area. The apartments being built will have a direct impact on my family and the community I just became a part of. As part of the younger generation, I have experienced housing inequality during my time as a student and being a first-time home buyer. I deeply understand the challenges we now face in the housing market and the high price of living in many parts of the country including Colorado Springs. So, while I am thoroughly opposed to the building of the Royal Pines Apartments, I am not against trying to establish affordable housing in areas where the community would be most supported. However, affordable housing is not the only way to support struggling families and it certainly isn't beneficial to sprawl the city out as far as possible without concern to the infrastructure issues it is causing. This city needs to address its issues through governmental institutions, like yours, instead of handing off these concerns to private entities only seeking to improve their profit margins. Based on the track record of DBG, this appears to be a money making scheme and they are not concerned for the welfare of the community. It is vital to address pressing issues like crime, infrastructure, traffic congestion, water access, and well-paying jobs before embarking on new housing projects.

Colorado Springs has seen a 26% increase in crime since 2014. The city's crime rate is 61% higher than the national average! Addressing crime must be a top priority, necessitating increased resources for law enforcement, community policing programs, and rehabilitation initiatives. Residents deserve to feel safe in their communities and one way to help reduce crime is by prioritizing economic prosperity. As a woman in this city, I feel unsafe to enjoy the various public spaces like Memorial Park and I fear the possibility of my neighborhood becoming the same way. Adding the apartment

buildings with higher density than planned for the area, a bus stop more than half a mile away, no easy access to needed services, and no amenities so close to our community will certainly cause more crime in our area. To help address the crime epidemic in this city Colorado Springs should focus on attracting industries and businesses offering stable employment and competitive wages. Supporting entrepreneurship, incentivizing job creation, and collaborating with educational institutions will help address underemployment and uplift residents economically. Affordable housing should also be placed in areas where required services and grocery stores are a safe walk and where there is opportunity for a community to grow. In contrast, the proposed building site is located directly next to a busy highway, and the closest grocery store is the Super Target which is not a safe walk nor an affordable option.

Here are the main issues I have with the new building project and would like to hear if they have been thought of more thoroughly than what I have heard from the city and developer so far:

1. From the initial plans posed by the developer, it appears the only entrance / exit from the apartments will be the roundabout that is directly in front of the dentist office and connects to Royal Pine. With the 300+ units proposed, how will traffic be directed to Union or Powers without causing Royal Pine to become a thoroughfare fare? That entrance will undoubtedly become congested, and traffic will go through our neighborhoods to avoid the backup while trying to get onto Union Blvd. With our road connecting directly to Royal Pine, this will impact our day-to-day commute and obstruct our ability to access our neighborhood. The study done that suggested there would be no significant impact to traffic was based on that area being businesses and not high density living. Additionally, the traffic study referenced is outdated according to the current population density which is already higher than anticipated.
2. How will this impact emergency services to our area when it is already so strained and what are the plans to ensure our neighborhoods and businesses are supported? The response times in our area are currently over 15 minutes and a neighbor of ours didn't get a response for over 45 minutes for a medical emergency which is deeply concerning to us. The addition of more high density living in this area when there are already so many apartments going up around us, like the ones across Powers and in InterQuest, will strain the system substantially. Every day I see more and more car break-ins, house break-ins, mail being stolen, and personal safety being threatened yet I've heard nothing concrete to make our communities safer.
3. What are the proposed recreational amenities for the Pine Creek Apartments? How will the amenities meant for Pine Creek Village and the wildlife habitat nearby be protected? According to the proposed development plan, there are no amenities intended for this new community and amenities play a crucial role in enhancing the quality of life for residents. Vehicle ownership rates among low-income communities is drastically lower and apparently expected by the developer due to the lack of planned parking for each unit. With lack of a vehicle, residents of the apartments will seek nearby areas for recreation such as the ones owned by the Pine Creek Village and the wildlife reserve. There are many within our community that actively use our green spaces and sidewalks. With the addition of the community in an area not intended for multi-family living, our amenities will receive much higher traffic and will not be cared for in the same way the community paying for it does.
4. Why is the city determined to build more rather than use the infrastructure it already has? If we must spread outward instead of upward, why is there not a possibility to build mix-use buildings with much needed services rather than more apartments that are isolated from those services? With the significant amount of apartment units built in Colorado Springs over the last few years, it would seem a smarter move to subsidize those already existing units for low-income families rather than increasing our footprint when the city does not have the infrastructure or water utilities in place for high density living in the Briargate area.
5. What is each member of the city council doing to hear the concerns of the community they are impacting and understand what the unintended consequences are?

As a last point, city councilors are elected representatives, entrusted to voice the concerns and needs of their constituents. We have seen massive uproar against the Royal Pines Apartments yet have not received any formal notification addressing the issue or recognizing the concerns of the community even after the recent City Council session on approving the intent to approve the bonds for the housing project. Recent actions have raised doubts about their

responsiveness to their citizens and the lack of accountability, and the opportunity to discuss outside of working hours is crucial for community engagement. Where is our voice?

Sincerely,

Brooke Dobbins

Hubble, Logan K

From: Phil Moehlenpah <dpm056@gmail.com>
Sent: Monday, July 3, 2023 6:46 AM
To: Hubble, Logan K
Cc: Phil Moehlenpah
Subject: COPN-23-0015 is a BAD IDEA

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Logan,

I'm writing to tell you I am a local resident living in La Bellezza. I am apposing your the low income development project you have announced near my home. My entire household of 4 is also against it. I've talked with over 25 people and nobody is for your project. If I spoke to 500 neighbors, they would be against it. It simply is not fair to the thousands of people that live in this area now.

There are several reasons why your project is problematic and they location selection is a mistake:

1. Research has shown these types of investments by a city should be made in lower income areas in order to improve diversity and lift up the overall lower income area. These types of investments, when done in the right area, actually improve property values and attract diverse investors. Unfortunately, this is a high income area and the opposite holds true, there is no synergy in your plan because you have selected the wrong area. You are bringing this area of the city down. We don't need or want your low income project near our homes!
2. You are putting residential into an area that was previously zoned for commercial business. Many people purchased homes in this area with the understanding this proposed project area would remain a commercially zoned area. Your project will also negatively affect the values of these businesses that have already invested. This detracts from future value of potential new business that would serve the local residents that have already invested here. You are making the remaining commercial land worthless. It is simply not fair to people who have made investments based on one set of facts, only to be surprised to find out you flipped the script on the local community in the dark of night.
3. You will negatively affect the residential home values because this project is being proposed in a higher income area. Research has shown putting this type of development brings home values down. Is the city going to reimburse me for my property value loss or buy my home when I can't sell it because nobody in my neighborhood wants a low income project in their backyard?
4. When the city flipped the original zoning, from commercial to residential, the infrastructure in increased traffic has not been accounted for and will be a disruption for the local residents, negatively effecting their living experience.
5. There is a natural preserve that hosts a large amounts of local wildlife that will be negatively effected with the dramatic increase in car traffic and people.
6. It is a fact that lower income areas have higher crime. By bringing lower income folks into a higher income area you are increasing the crime and thereby lowering the standard of living folks have worked so hard to avoid.

There is plenty of research that has been done with this type of idea. Everything I read suggests the city is making a big mistake and going about it the wrong way. I could continue to write reasons why your idea is bad. It seems to me that

either you know what you are doing is wrong and don't care or you are incompetent city planners. If you persist with this project, you will be proving to be irresponsible with the trust of the public and the irresponsible with the fiduciary duty you owe the community.

I can assure you, many of the neighbors and local businesses are organizing legal action against the city if you persist in moving forward with this specific low income housing project.

Regards,

Phil Moehlenpah

Hubble, Logan K

From: Omar Wyman <omarwyman@gmail.com>
Sent: Sunday, July 2, 2023 9:41 PM
To: Hubble, Logan K
Subject: Concerns Regarding the Royal Pines Apartments and Addressing the Housing Crisis in Colorado Springs

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Mr. Hubble:

I am writing to express my strong opposition to the construction of the Royal Pines Apartments as a concerned resident of the Briargate area. As a millennial, I have personally experienced the housing inequality prevalent today, and I understand the challenges faced in finding affordable living accommodations. While I am firmly against the building of the Royal Pines Apartments, I believe it is crucial to address the ongoing housing crisis in Colorado Springs through effective governmental institutions like yours, rather than solely relying on profit-driven private entities, which appears to be the current path this city has chosen.

The following are my major concerns with the increase in city population and the apparent lack of regard from the city to address these issues instead of focusing on housing. These areas should be taking precedent and be formally part of any of these new housing projects and require developers to provide funding to remediate as much as possible:

Crime: Over the past few years, Colorado Springs has experienced a 26% increase in crime, with the crime rate currently standing 61% higher than the national average. Every resident deserves to feel safe in their communities. In my neighborhood, it takes 45 minutes to receive a response from the local police department. I have been told by neighbors that police sometimes don't even show-up for car accidents or take days (<https://krdo.com/news/2023/02/20/cspd-response-times-increase-for-all-priority-calls-in-the-last-two-years/>). This is unacceptable and will only increase crime as the city population grows.

Infrastructure: The rapid growth of Colorado Springs has placed significant strain on our infrastructure, resulting in deteriorating roads, increased traffic, and limited access to amenities. Enhancing our infrastructure is essential to improving quality of life and mobility. We should learn from the mistakes of other similarly sized cities that experienced/are experiencing population growths like the following:

- **Portland:** A recent city report states that while there has been a massive increase in affordable housing it has not helped reduce housing burden across the city despite increases in income from the affordable housing ([State of Housing Report | Portland.gov](#))
- **Seattle:** Back in 2014, Seattle was discussing the same concerns around affordable housing and even the King County planning agency did not believe affordable housing was needed in the city ([Consolidated Plan for Housing](#)). Instead, better infrastructure planning/traffic management was recommended. City Councilors went against this recommendation, decided to rezone the city, and allow developers to build without addressing infrastructure. Since then, a massive boom in development occurred without any oversight on infrastructure, saw a massive increase in traffic/infrastructure issues, and finally resigned to trying to fix them with the recent bipartisan Infrastructure Deal ([Seattle is Ready for Historic and Transformative Bipartisan Infrastructure Deal - Office of the Mayor](#))

These are only a couple examples, but this issue is pervasive throughout our country and considerations to all the peripheral issues impacted by increased population must be considered for all the projects. We should be learning from the mistakes of these other cities, and not repeating them. **Additionally, the Colorado River is drying up, yet our city is only choosing to expand with apparent disregard.**

Public Engagement: Lastly, I would like to emphasize that city councilors and public servants are entrusted with voicing their concerns and supporting the needs of their constituents. Despite the substantial public outcry against the Royal Pines Apartments, we have not received any formal notification addressing the issue or acknowledging our concerns, even after the recent City Council session regarding the approval of bonds for the housing project. Additionally, residents were not made aware of plans for this housing project that started in February 2023, and it appears city officials are being subversive and choosing to avoid their constituents of upcoming changes to their community. I was only notified of this development through my neighbors – why did I not receive an email/notification from you? Such actions raise doubts about your responsiveness to citizens and highlight a lack of accountability. [Providing opportunities for community engagement and discussion outside of working hours is crucial for fostering meaningful dialogue.](#)

Overall, I oppose the Royal Pines Apartment project and request that the above issues take precedence. I also suggest that any housing project has clauses that remediate the issues above.

I would appreciate a response from your office specifically answering the following questions:

- **Where can average citizens become informed about upcoming/on-going infrastructure improvements?** So far, city council events appear to happen during the workday when it's impossible for normal people working regular jobs to attend. How does this support any level of public engagement?
- **Why are you not densifying downtown and making it a livable place?** COS has had a large increase in apartments, but they are all in empty lots, not walkable to commercial centers and have generated massive amounts of traffic, accidents, and cars (especially on Power and Academy). Even downtown business want it ([Downtown Colorado Springs retailers and businesses roaring back from pandemic | Subscriber Content | gazette.com](#)) yet you are choosing to build outward instead of densifying our downtown.
- **Why are you not considering mixed-use housing: i.e., commercial shops below/apartments on top, like many other well-developed cities (New York, Montreal, most European cities)?** This can reduce the number of cars on the road and the COS Carbon Footprint by encouraging walking.
- **Why are you not improving the roads and infrastructure of this city?** Developers appear to be clamoring for more work in COS but you are requiring them to help improve the city infrastructure. Why are you not getting developers to pay for the increased strain on infrastructure?
- **Why are we not renewing urban centers instead of building new?** Developers are incentivized to build "new" instead of renovate (<https://www.strongtowns.org/journal/2020/8/28/the-growth-ponzi-scheme-a-crash-course>), we need to change the narrative and help redevelop COS into a walkable city.
- **Why are we not requiring developers to help fund/support peripheral issues like water access?** This is a major concern for the citizens of Colorado Springs, yet your blatant approval of housing projects seem to contradict our need to drastically improve our water supply.

Thank you for your attention to these concerns. I expect and await your response.

Sincerely,

Omar Wyman

Hubble, Logan K

From: Melinda Robbins <melindar2000@gmail.com>
Sent: Sunday, July 2, 2023 3:35 PM
To: Hubble, Logan K

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Mr. Hubble,

Make no mistake, I well understand that these apartments are not about benevolence in providing “affordable” housing, this is about money. Had the city felt the need to provide, then why did you not come up with a way to have each of these new apartment complexes going in all over the city portion out a percentage for affordability. You would then have had a work force all over the city. The arguments for this housing are hollow.

We have lived in Pine Creek since 2004. When were purchase our home, we understood what the neighborhood plan included the hospital, Union and unintrusive businesses along Royal Pine would be part of our community. We immediately planted trees and took step to isolate us from the potential inconveniences. What you are proposing leaves us no recourse to minimize the obscene disruption to our lives. The issues at stake are not just the “affordable” housing but the housing itself. The disruption to our daily lives is permanent and it is unfair to force it upon OUR neighborhood. The increases in traffic will be a constant dilemma. Our schools struggle to provide transportation and acceptable class sizes as it is. The four-story monstrosity you are proposing will increase light and noise pollution to our quiet neighborhood. The lack of parking for what you are proposing in will affect not just the neighbors directly bordering Royal Pine but our community as a whole as it will trickle down. All in all, this is not a good fit for this community.

The builder wants to work in harmony with this community. The reality is he just wants us to acquiesce and stop putting obstacles in his way and we just want him to go away. This is about him and the city making money at the expense of our neighborhood. OUR NEIGHBORHOOD. The neighborhood we built and should have a say in. As you can see.. we say NO!

Melinda Robbins
Longtime Pine Creek resident.

Hubble, Logan K

From: buddy robbins <buddy.robbins@gmail.com>
Sent: Sunday, July 2, 2023 2:54 PM
To: Hubble, Logan K
Subject: Pine Creek Section 8 Apartment proposal

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Mr. Hubble,

With regards to the proposed low-income housing proposed in Pine Creek, I'd like to make some points that I hope you will consider.

This non-transparent process is an apparent money-grab for all concerned except for the Pine Creek citizens that faithfully bought into this community. The city-council is getting grants for this, the land owner is able to rezone his land (from the agreed-upon 2 story limit) to maximize his income, the builder will get a cash-cow project with a low-risk guaranteed cash-flow via section 8 government payments.

Our community members have been vilified as elitist, with proponents saying that low income families deserve to live there. That hollow hyperbole is ignorant of real economics. Using that same argument, a family of five with an income of \$90k deserves to buy a home there – there is no deserve. The only reason this can happen is because the government is skewing the economic model – at our expense. There are plenty of apartments being erected all over town. If low-income housing was the actual issue, the city could arrange for low-income slots in them.

Ten years ago, a proposal for a fast-food restaurant put on that property was defeated. It was decided that roads would not support traffic, and the zoning was agreed that a business going there would be limited to regular business hours and two stories.

Now, with the possibility of a financial windfall, a rezoning was done immediately prior to this enterprise. The initial description of the project was vague. The roads that would not support a fast food restaurant, miraculously can support 200 new cars throughout the day. The minimum parking requirements were rewritten so the endeavor could pass (Where will they park?). A vote postponement was defeated, and the pursuit of the bond passing shows that this is being expedited before our community can fight for what is right against what external actor find as profitable. The city council was quick to say that this isn't saying it's going to happen, but you don't apply for a mortgage to a house you're not going to buy.

Our community is arranging for an attorney to work with the council retained by the three businesses impacted by this travesty. We've realized that the only way to fight the greed you're exhibiting is to make it very costly.

In addition, we'll be taking to social media to expose your heavy handed tactics towards your constituents. Seeing that KRDO already did a piece on an identical tactic in the past, we should be able to show that nobody is safe – this is a pattern, that the city council is self-serving and cares little about the communities they supposedly support.

This is an affluent neighborhood. We will do everything in our power to not only fight this injustice, but make sure that we clean house during the next election.

Hubble, Logan K

From: carolehun39 <carolehun39@aol.com>
Sent: Saturday, July 1, 2023 1:45 PM
To: Hubble, Logan K; Yemi Mobolade; Helms, Randy
Subject: Opposition to Royal Pine Apartments

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From: Curt and Carole Emery
3765 Palazzo Grove
Colorado Springs, CO 80920
cemery156@aol.com

Subject: Royal Pine Apartments

To: Mayor Mobolade, Council President Randy Helms, Logan Hubble

We strongly object to the proposed project for low income housing on Royal Pine Drive. While we support the importance of increasing the availability of low income housing, the proposed location is simply wrong. It would not be an appropriate or reasonable fit within this higher end single family home neighborhood. The planned number of parking spaces and traffic infrastructure will not support it. Additionally, the pressure on the adjacent wildlife sanctuary is not reasonable.

Changing the zoning from commercial to commercial/multi family was a mistake and smacks of a hammer looking for nail. Our area is fully developed and the original zoning was correct, with three businesses and the need for more businesses to support the growth to the east of Powers boulevard. The common sense location for low income apartments is around other apartment developments. The mountain communities have thoughtfully developed a plan which integrates low income apartments with new projects...the low income apartments fit in! The single family home values near the proposed project range from \$600K to over a million. A reasonable person would not put low income housing within 100s of yards.

There are numerous new apartments in our area and in the vicinity of Interquest Parkway. Some developers are saying that we will soon be in an apartment oversupply situation and rental costs will decrease. The pressure for affordable housing is real, our governor has made it a top priority but that is not excuse not to do it right. The election of Mayor Mobolade, after 50 years of conservative leadership in Colorado Springs, is a sign of citizen frustration with poor development strategies, late to need infrastructure upgrades and heavy handed "we know better" programs like bike lanes choking traffic in downtown Colorado Springs.

Curt and CaroleEmery
719-433-8426

Hubble, Logan K

From: Lexie Borg <tlborg@hotmail.com>
Sent: Friday, June 30, 2023 10:15 PM
To: Posey, Steve; Hubble, Logan K; Yemi Mobolade
Subject: Please Rethink the Pine Creek Apartments

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Good evening,

I'm reaching out to share my concerns about the proposed 232 units being considered for bond issuance and construction in my neighborhood. I was shocked to hear that such a large number of units were thought probable at this location and beg you to rethink this unprecedented plan. While housing prices are ridiculous, and I understand the city's need to provide more units, the size of this project does not match the size of land. As a mother of 5 children, I am very concerned about maintaining the safety of our neighborhood and streets. We moved to a quiet area on purpose and I am concerned that proper foresight has not been given to the probable changes of such a large addition of housing in this location. My largest concerns and questions with this proposed plan are as follows:

- **Traffic** - My largest concern with the location is traffic, particularly along Pine Manor. This two-lane road next to a park already has a considerable amount of traffic, and though every household may not have a car, or multiple cars, others may have 4-5 drivers, each with their own vehicle. If this size of a project moves forward, there is easily the addition of at least six hundred cars along that road, just from this development. We live off of that road, in large part, because we wanted to be a part of a community where children are safe to play, ride bikes, walk to their bus stop (for our middle school and high school, there are multiple stops along that road) and have some independence. These are values we felt were shared by the Colorado Springs community, but the addition of this many cars will make those things unsafe. If you look at maps, it may be common to assume that most drivers head straight out to Union, but due to the number of lights on that path, many, many cars from throughout the neighborhood go along Pine Manor to get out. With the current location, the increase could be exponential. The size and scope of this project is too large for the neighborhood set-up of our community.
- **Parking** - My understanding is that the city has decreased the parking requirements needed for zoning. I am concerned, that as proposed, this project will not supply adequate parking for this number of units. What is the plan for this? Will extra vehicles be parked on neighborhood streets? My concern is that overflow vehicles will park along Pine Manor, obstructing vision, and making it even more unsafe, especially for children, in addition to the increased traffic. Our HOA has firm policies about overnight parking on neighborhood streets. If those who are not bound by the covenants of our neighborhood are breaking these covenants, what recourse do we have?

- School size - Our neighborhood schools - Mountain View Elementary and Pine Creek High School are severely overcrowded. Class sizes are already at a max, portable classrooms have been added and Pine Creek High School no longer allows students from the Village to participate in electives because there are too many students to accommodate. It doesn't make sense to add this many multi-family units in an area already experiencing overcrowding to such an extent. Many of these families will be forced to choose their children into schools further away, which will necessitate increased transportation time and cost for these families, as well as for the district which is already struggling to provide adequate bus service.

I'd appreciate your insight on the concerns I've shared and I would like to see factual evidence of the due diligence that has been done to consider the effects on the families currently living in the neighborhood, and the families who will join our neighborhood if this moves forward for each of these concerns.

Thank you,

Lexie Borg

Hubble, Logan K

From: Ed Maitland <usced@comcast.net>
Sent: Friday, June 30, 2023 8:47 PM
To: Hubble, Logan K
Subject: Potential Building of Royal Pine Apartments

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Mr. Hubble,

I **STRONGLY** oppose the building of low income apartments in Pine Creek. I had a home built in Pine Creek back in 2004 and I have lived her since then. My wife and I worked hard all our lives to be able to afford to live in an upscale community on a golf course where we feel safe and knew our property values would increase. I served my country for over 20 years and earned my right to retire here. Now, this is all in jeopardy because someone wants to build low income apartments less the ½ mile from my home. This may sound pompous, but I don't care. There are plenty other locations in this city to build low income apartments than in a covenant golf course community with homes in the \$750,000 to over a million dollars price range. As I stated earlier I didn't work hard and serve during two armed conflicts so I can watch my property values sink faster than the Titanic because someone thought it would be a good idea to put low income apartments in my neighborhood. Property values are only the beginning. Low income apartments will also lead to increase in crime and make the neighborhood less safe for our children. This may seem alright to you, but it is not alright by me and most of the residents of Pine creek. Are you or the developer going to compensate the residents of Pine Creek when their property values decrease or insurance goes up because crime also increases? Why doesn't the developer build them in his neighborhood. Oh I know why...because he doesn't want the crime, increased danger to the residents or his property values to decline.

I will do everything within the legal limits of the law to make sure these apartments are not built in my neighborhood. I'm sure you would to if your American Dream was about to become a nightmare!

Respectfully,
Ed Maitland

Hubble, Logan K

From: stcglen@comcast.net
Sent: Friday, June 30, 2023 4:41 PM
To: Wysocki, Peter; Donelson, Dave
Cc: Bolinger, Ben; Friedman, Samuel; Hubble, Logan K; Easton, Travis W.
Subject: RE: Royal Pines Apartment Proposal process/trust issues (pictures included)

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Mr. Wysocki,

I appreciate the clarifications, but I do have a few follow-ups for further clarification.

- 1) Regarding the “poster” sign which you clarified is an official city public notification sign required for all new “major applications,” I see no explanation as to what the proposal/major amendment actually is. Please let me know if I am missing somewhere to click on the website, as that is a possibility. Here is the snapshot from the website link on the poster sign:

Record COPN-23-0015:

Concept Plan

Record Status: In Review

Record Info ▾

Application Location

4194 ROYAL PINE DR •
COLORADO SPRINGS CO 80920



Record Details

Project Description:

THE MARKET AT PINE CREEK - Concept Plan Major
Amendment
CONCEPT PLAN MAJOR AMENDMENT

Owner:

SUNSHINE GROUP LLC •
5785 REGAL VIEW RD
COLORADO SPRINGS CO 80919

It references “The Market at Pine Creek” and similar to the postcard, it specifically keys in on only 1 of the 3 business buildings in that complex. The address of the major amendment is listed as 4194 Royal Pine Drive, which is the OBGYN building. The other buildings in there are 4130 & 4120 Royal Pine Drive respectively. This lack of any description still leads one to believe that the major modification is in regard to the OBGYN Clinic Building—for example, one could guess it means adding covered parking for the clinic, or perhaps putting an addition wing unto that building, etc. The bottom line is there is no clear description remotely close to telling the constituents what is going on, and hence what to provide comments on. Everyone I know thinks this is regarding the Royal Pine Apartment proposal which was outlined in the Gazette article on May 31st, and for which approval to consider \$40M in bonds was voted on by the City

Council on Jun 13th. If the intent of the sign is to capture individuals, renters, etc. that did not receive a postcard and are otherwise in the dark, the sign and website link not only lacks the information needed to provide a comment, but also indicates any such proposal/major amendment only applies to the OBGYN clinic building. In light of this, will there be any consideration to clarify/amend the info and extend the Jul 3rd deadline, so people know what to focus on in order to provide valid comments?

- 2) For people who perceive this to be concerning the Royal Pine Apartment proposal, will their comments provided by the Jul 3rd deadline still be considered, discarded, or set aside for later?
- 3) Thank you for noting the process requirement for the 1000 ft distance notification. My main question was more focused on the process for changing the requirement, such as notifying a certain percentage of people in the neighborhood. What would be the process to put forth a motion to alter the current process to be more inclusive of the whole neighborhood—is it a city ballot or a procedural change consideration by the council? This is important because there are many more neighborhood stakeholders than those within 1000 ft.

All of my points are really focused on perceived transparency, which if improved I think would go a long way to helping the trust, understanding and future communications of all involved.

Thanks.

Respectfully,
Mr. Steven Glendenning
Orchard Park Trail/Briargate Community

From: Wysocki, Peter <Peter.Wysocki@coloradosprings.gov>
Sent: Wednesday, June 28, 2023 5:05 PM
To: Donelson, Dave <Dave.Donelson@coloradosprings.gov>; stcglen@comcast.net
Cc: Bolinger, Ben <Ben.Bolinger@coloradosprings.gov>; Friedman, Samuel <Samuel.Friedman@coloradosprings.gov>; Hubble, Logan K <Logan.Hubble@coloradosprings.gov>; Easton, Travis W. <Travis.Easton@coloradosprings.gov>
Subject: RE: Royal Pines Apartment Proposal process/trust issues (pictures included)

Thank you, Councilmember Donelson and Mr. Glendenning. I will attempt to respond point by point. But first let me say that there is no land development application filed with the city specifically to build an apartment complex on this intersection. To date, the owner has only filed an application to amend a previously approved concept plan to allow a mix of multi-family residential and commercial uses. Concept plans are required when properties are zoned to generally and conceptually illustrate access points and placement of buildings. The property was and continues to be zoned commercial. Commercial zoning allows multi-family residential development. That said, under the new Unified Development Code, the names of commercial zoning districts were changed to Mixed-Use Districts.

Issue 1: The real estate sign is not a city issued sign. It is a private sign placed by property owner for marketing purposes. The “poster” sign is an official city public notification sign required for all new “major applications”. (Major amendments to concept plans are considered major applications.) The poster signs must reflect the actual application filed with the city. Since there is no application for an apartment complex, we cannot and should not notice for a possible filing that may not happen. IF and application for an apartment complex is filed, a new poster will be placed on the site. The resolution reserving the city’s private activity bond funding for a potential project does not guarantee that an

actual land development application will be filed. My understanding is that the potential apartments are not likely to use all the vacant pad sites and other commercial development could still occur – my assumption is that the property will continue to be marketed by the landowner for commercial/office development.

Issues 2 and 3: The vicinity map on the postcard is intended to generally depict the location of the site, but I agree, the entire Market at Pine Creek center should have been outlined as the concept plan covers the entire center. Again, because there is no application with the city for an apartment project, the postcards cannot reference a future application that may or may not be submitted. If an application for an apartment complex is submitted, the public notification process will start again with more specific information. The public will then have an opportunity to again provide comments specific to the application. Please keep in mind that names of projects change and Royal Pines Apartments may be called something different. (The city does not control the project names.) I would also like to make a note that city code and city requirements for market rate housing and affordable housing are the same; however, city code does allow alternative compliance to meet city standards for either market rate housing or affordable housing.

The city sends postcards to property owners within 1000 feet of the project site. We use GIS to map the 1000-foot boundary which then generates a mailing list based on the El Paso County Assessor property owner and mailing address information. We also notify the HOAs and CONO to expand the awareness; and, the purpose of the poster on the site is to capture individuals, renters, etc. that did not receive a postcard. The city will also hold a neighborhood meeting once a development application is filed.

A request for reservation or issuance of private activity bonds is not a land development application and does not require public notification. I realize there was significant concern that there was no notification for the PAB hearing, but please be assured that approval or reservation of a PAB does not bind the city to approve the land development application.

Mr. Glendenning, I hope this addresses your questions. Please feel free to call me with any further questions or concerns.

Sincerely,

PETER WYSOCKI, AICP

Director of Planning and Community Development
City of Colorado Springs, Colorado

30 South Nevada Street
PO BOX 1575, Zip Code 80901-1575
Land Line: 719.385.5347

OLYMPIC CITY USA

www.coloradosprings.gov

From: Donelson, Dave <Dave.Donelson@coloradosprings.gov>

Sent: Wednesday, June 28, 2023 4:06 PM

To: stcglen@comcast.net

Cc: Wysocki, Peter <Peter.Wysocki@coloradosprings.gov>; Bolinger, Ben <Ben.Bolinger@coloradosprings.gov>;

Friedman, Samuel <Samuel.Friedman@coloradosprings.gov>

Subject: RE: Royal Pines Apartment Proposal process/trust issues (pictures included)

Dear Mr. Glendenning,

I am about to leave my office for a meeting but wanted to briefly reply to your email. I read all of it.

I think you raise some valid concerns about the signs. Because this is now in a quasi-judicial status I will not comment on the project itself, just express my concern about the notification process.

I am ccing Peter Wysocki – Head of Planning – who I believe can address your concerns.

Sam Friedman is our constituent specialist and I think you recognize him from the Council meeting. He can help with process.

I have to get going but I think this is a start in addressing your concerns.

Dave

Dave Donelson

Councilman District 1

City of Colorado Springs

107 N Nevada Ave, #300

Colorado Springs, CO 80903

Office: (719) 385-5487

Cell: (719) 368-0729

Dave.Donelson@coloradosprings.gov



From: City Council - SMB <CityCouncilSMB@coloradosprings.gov>

Sent: Wednesday, June 28, 2023 3:45 PM

To: City Council - DL <citycouncil@coloradosprings.gov>

Subject: FW: Royal Pines Apartment Proposal process/trust issues (pictures included)

From: stcglen@comcast.net <stcglen@comcast.net>

Sent: Wednesday, June 28, 2023 3:42 PM

To: All Council - DL <allcouncil@coloradosprings.gov>

Subject: Royal Pines Apartment Proposal process/trust issues (pictures included)

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City Councilmembers,

I address this to the whole council because it concerns transparency and trust regarding the proposed Royal Pine Apartment concept. My hope is to give you insight as to why there is a credibility/trust issue, especially after the residents asked for and were denied a delay to the decision of intent to release \$40M in bonds for the project.

Issue #1: On or about June 16th there was a sign posted on the lot just off of Royal Pine Road. The sign is not clear as to what exactly is being proposed, as it states: "Concept plan to allow for commercial or residential uses...comments by 3

Jul.” There is no mention of the Royal Pine Apartment proposal. There should at least be a short blurb in big print in reference to Royal Pine Apartments rather than just a record number buried in small print at the bottom of the sign. This sign by itself is not transparent as people who are still unaware of the proposal would have no idea on what to comment. Where this really becomes problematic is there is a sign on the other side of the lot visible to those driving on N. Union Blvd towards the neighborhood. That sign reads: “Up to 45,000 S.F., Coming Soon, New Medical Office Space.” The combination of the two signs would naturally lead one to incorrectly believe the said proposal is referring to a new Medical Office Space.





Issue #2: On or about June 15th, the City (Mr. Logan Hubble) sent a concept plan letter and post card to approximately 60 homes (those within 1,000 ft of the project) which was incorrect in multiple ways. The post card highlighted the current corner building, which is a OBYGN clinic/building. There are three business buildings in that vicinity, and the fact this is the only one highlighted on the postcard would lead one to believe the concept plan is a change regarding that building. In addition, once again on both the letter and postcard there is no mention of the Royal Pine Apartment proposal, and it is instead referred to as “The Market at Pine Creek” (see upper right corner of letter and top header of postcard). These are egregious errors with multiple pieces of incorrect information. Between the letter, postcard and the signage mentioned above in Issue #1, I hope you can recognize why some residents believe there is purposeful misdirection going on here. This has created a further decimation of trust which spills over to members of the council. We requested the council for more time and transparency, but this feels accelerated and these communications have fostered confusion--in some cases this has resulted in neighbors remaining disengaged because they have inaccurate information and believe this project is something different than what it actually is.

Picture #1--Letter
- Postcard

Picture #2 -
Picture #3--Overhead view to compare with postcard

THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
LAND USE REVIEW DIVISION



Dear Property Owner,

WHY YOU RECEIVED THIS POSTCARD

You received this postcard to let you know about a potential development project near property you own. More information can be found to the right and on the back of showing the approximate location for the proposed development. Contact us by email or mail with your thoughts, concerns, or ideas about this proposed project. All written comments are included as part of the public record and forwarded to the applicant as their project moves forward.

HOW WE NOTIFY CITIZENS

The El Paso County Assessor's Office helps us identify property owners near the proposed development site. Due to outdated records, vicinity to the project site, or rental situations, some may not receive this postcard. Please talk to your neighbors and/or tenants regarding this potential project and have them submit their feedback to the City Planner shown on the right.

ADDITIONAL INFORMATION FOR THIS PROJECT

For more information about the project please use this web address: www.ColoradoSprings.gov/363. Use the file number(s) on the right of this page to search for this project. You can also review the application and plans in our office at 30 E. Nevada, Suite 701, Colorado Springs, CO 80903. We are open Monday-Friday from 8am to 5pm. If you have any questions, please contact the planner listed on the right.

We look forward to hearing from you.

Peter Wyszocki, AICP - Director of Planning & Community Development

A DECISION HAS NOT BEEN MADE ON THIS DEVELOPMENT. ANY AFFECTED PARTY HAS THE RIGHT TO APPEAL A DECISION that is made administratively, or to the City Planning Commission, the Downtown Review Board, or the Historic Preservation Board. See the City of Colorado Springs Development Code for more information.

DEVELOPMENT PROPOSAL

The Market at Pine Creek
4194 Royal Pine Drive
Colorado Springs, CO 80920

Please see the back of this letter for a project location map

PROJECT DESCRIPTION

- Concept plan to allow for commercial or residential uses.

RECORD NUMBER

COPN-23-0015

CITY PLANNER

Logan Hubble
Logan.Hubble@coloradosprings.gov
(719) 385-5009

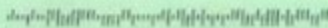
WE NEED YOUR COMMENTS BY

PROJECT MAP FOR: The Market at Pine Creek

CITY PLANNER: Logan Hubble



In accord with the Americans with Disabilities Act of 1990 ("ADA"), the City of Colorado Springs will not discriminate against qualified individuals with disabilities. Anyone requiring an auxiliary aid or service to participate in this process should make the request as soon as possible but no later than 48 hours before the hearing. Citizens who are deaf or hard of hearing may dial 711 or 1-800-659-3656 Relay Colorado (voice) or 1-800-659-2656 (TTY).



80920-28084

NOTIFICATION OF A POTENTIAL DEVELOPMENT PROJECT NEAR YOUR PROPERTY



Issue #3: I understand this next concern to be a process issue. Sending the postcard to approx 60 homes within 1000 feet does not reflect the transparency your citizens expect. This requirement is woefully inadequate and appears to be just checking a box. For example, I never received any postcard or letter, even though I live in the same area in very close proximity to the proposed project. The ingress/egress to my home is at the mouth of this project. My wife and I enter and exit approximately 10-12 times per day at the same roundabout of the proposed project. The proposed additional density with added vehicles and pedestrians most certainly affects me and my fellow neighbors who also did not receive a postcard or letter. Please consider a change to the postcard/letter notification process including similar project proposals in other parts/districts, as it would go a long way towards showing greater transparency and concern to more affected constituents. We brought this up during the June 13th Council meeting, highlighting the need for additional time for more encompassing and effective notification since some residents are not internet savvy—mail is the best way to reach many such folks. The process should be focused on notifying a certain percentage of residents rather than just considering a 1000 ft distance. Please default towards favoring constituents in your districts rather than the developers—the perception right now is the opposite.

Proposed Solutions: 1) A significant issue brought up at the June 13th City Council meeting was regarding transparency. Council Member Donelson urged the council to heed our request to simply delay the vote, initially for 1 month and then whittled down to merely 2 weeks. I am now asking again for the council to grant time to correct the errors, RESET, and allow proper, accurate, and transparent notification (via signage and post cards) to the Briargate community. As a USAFA graduate and military officer who served for 28 years, I have coordinated hundreds of concepts/plans/guidance to stakeholders over the years. If I ever sent a package which was factually incorrect and suspended a stakeholder for a particular date, I would be required to pull back and correct that package then re-send it out with a new and fair suspense date. The Jul 3rd suspense date to provide comments to Mr. Logan Hubble should be re-adjusted accordingly, and if that means it affects the next City Council meeting docket and timelines slip, then in fairness please do so. 2) Coordinate taking down the sign on the corner of the lot facing N Union Blvd 3) Put up a more transparent sign on the lot just off Royal Pine Drive, with verbiage to the effect “Concept Plan to allow for commercial and residential uses: Royal Pine Apartments, 242 unit/4-story/3 building complex”—this will enable people who are still in the dark and did not get a postcard or letter to know upfront exactly what is being proposed and hence help them to

know on what they are commenting. 4) Resend the postcard/letter with accurate information 5) Expand postcard notifications via rule/process change from a 1000 ft distance to a percentage requirement

Respectfully,
Mr. Steven Glendenning
Orchard Park Trail/Briargate Community

Hubble, Logan K

From: Jim Zendejas <Jim@coloradolawgroup.com>
Sent: Friday, June 30, 2023 4:00 PM
To: Hubble, Logan K
Subject: Market at Pine Creek/DBG proposed development

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Logan—

Is the public comment for this proposed comment really closed on July 3, 2023? Could you please forward a link with the portal and scheduling.

Thanks and have a great weekend.

Jim

M. James Zendejas, Esq.
Stinar Zendejas Burrell & Wilhelmi, PLLC
121 E. Vermijo Avenue, Suite 200
Colorado Springs, CO 80903
(719) 635-4200
(719) 635-2493 Facsimile
E-Mail: Jim@Coloradolawgroup.com



Please note that our office is currently open. Due to virus concerns and governmental encouragement to self-isolate, many of our attorneys and employees are working remotely. We will continue to conduct meetings telephonically as requested and in-person appointments can be scheduled by calling our main number above.

CONFIDENTIALITY NOTICE

The information contained in this correspondence is confidential and may be attorney-client privileged or protected work product under applicable law. If you are not the intended recipient, or an employee or agent responsible for delivery to the intended recipient, you are hereby notified that you have received this correspondence in error and that any review, disclosure, dissemination, copying, or the taking of any action in reliance upon any information contained in this correspondence is forbidden by the sender and may be illegal. If you have received this correspondence in error, please call us at (719) 635-4200 and notify us of the error. Thank you.

MODIFICATION DISCLAIMER

Any modifications you make to any documents enclosed with this correspondence may change their legal significance, including their interpretation and enforceability. We are not responsible for any modifications made to these documents which have not been approved by our office. We encourage you to consult with us regarding any proposed changes to the attached documents.

CYBER FRAUD ALERT

Due to increased instances of cyber fraud involving hacked email accounts, please verbally verify all wire transfer instructions received via email. Please be aware that we will not send an email changing our wiring instructions and any such email you receive, is fraudulent. NEVER wire monies to our office without first calling to verify wiring information, even if you receive an email that appears to have been sent by our office or by someone else involved in your transaction.

DOCUSIGN ALERT

We will never request you sign a DocuSign document. At this time, we only use electronic signatures through Adobe Sign. However, we cannot restrict the use of DocuSign if we are not the drafting party. Please call to verify any and all requests for electronic signatures.

Hubble, Logan K

From: Clemons, Corina
Sent: Friday, June 30, 2023 2:21 PM
To: Hubble, Logan K
Subject: FW: Royal Pines Apartment Development
Attachments: Royal Pines Apartment Letter Eddie Lawrence.pdf

Corina Clemons

City of Colorado Springs
Senior Office Specialist
Office of the Mayor
Desk: 719-385-5900
corina.clemons@coloradosprings.gov



From: Eddie Lawrence <eddielawrence68@gmail.com>
Sent: Friday, June 30, 2023 2:09 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Royal Pines Apartment Development

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Hello Mayor Yemi Mobolade,

Thank you for your time. Great job on your election as mayor, you had my vote. As I am a local small business owner of 27 years and an active member in the community I understand what it takes to run a business in Colorado Springs. As a long time resident I also understand life in Colorado Springs.

When I was just starting out I lived in the lower income areas of town. It has taken us many years of hard work to be able to afford to live in such a wonderful neighborhood as Pine Creek.

Please take a moment to read my letter below stating my concerns about the Royal Pines apartment development.

Sincerely,

Eddie Lawrence
Pine Creek Resident

Hubble, Logan K

From: Clemons, Corina
Sent: Friday, June 30, 2023 2:21 PM
To: Hubble, Logan K
Subject: FW: Royal Pines Apts

Corina Clemons

City of Colorado Springs
Senior Office Specialist
Office of the Mayor
Desk: 719-385-5900
corina.clemons@coloradosprings.gov



From: dharnly@q.com <dharnly@q.com>
Sent: Friday, June 30, 2023 2:09 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Royal Pines Apts

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To,

Mayor Yemi Mobolade - Mayor of Colorado Springs - yemi.mobolade@coloradosprings.gov

From:

Douglas and Debra Harnly

3520 Hollycrest Dr

COS, CO 80920

We would like to make some comments on the ill-advised proposed Royal Pines Apartments, a low-income property development on Royal Pines Dr in Briargate:

Safety: There is only a single lane road into the location proposed – Lowe’s is across the street; a hospital is diagonal across the street; you have a HOA community on another side; Powers is on another side; and a veterinary clinic,

dentistry, and bank almost right on the property. You want to add 300-400 cars into the mix especially during morning or evening rush. I doubt you can do that safely and effectively.

Aesthetics: Homes belonging to the Pine Creek Village Association sit about 75 feet from the parking lot of the proposed project. Such HOAs are formed to provide consistent, standard, and pleasing neighborhoods. The proposed four-story development does not fit this concept. If you look along Powers at the other apartment complexes, they are located significantly away from single family developments.

Schools: The apartments will have a significant impact on local schools that have not been planned for since this project requires a zoning change to allow the apartments to be built. Has the school district been included in the planning of this project? We bought our house in District 20 because of their high-test scores. How will this be affected?

Property Values: While I'm sure many families in the HOA and businesses are concerned about their property values, I think the city should be too. As property values go down a significant secondary effect will be a loss of property tax revenue for the city. I'm not sure how far such affects reach - just the association of low-income housing with Briargate could have hundreds of thousands of dollars impact on yearly property tax revenue.

Crime: The addition of these low-income apartments in this location will undoubtedly lead to increased crime in our neighborhoods.

Thank you for your consideration in this matter.

VR, Dr Doug Harnly and Mrs Debra Harnly

Hubble, Logan K

From: dharnly@q.com
Sent: Friday, June 30, 2023 2:07 PM
To: Hubble, Logan K
Subject: Royal Pines Apts

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To,

Logan Hubble - City Planner Over The Proposed Project Logan.Hubble@coloradosprings.gov
719-385-5099

From:

Douglas and Debra Harnly

3520 Hollycrest Dr

COS, CO 80920

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VR, Dr Doug Harnly and Mrs Debra Harnly

Hubble, Logan K

From: dharnly@q.com
Sent: Friday, June 30, 2023 2:04 PM
To: Hubble, Logan K
Subject: Royal Pines Apts

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To,

Logan Hubble- logan.hubble@coloradosprings.gov

From:

Douglas and Debra Harnly

3520 Hollycrest Dr

COS, CO 80920

We would like to make some comments on the ill-advised proposed Royal Pines Apartments, a low-income property development on Royal Pines Dr in Briargate:

Safety: There is only a single lane road into the location proposed – Lowe’s is across the street; a hospital is diagonal across the street; you have a HOA community on another side; Powers is on another side; and a veterinary clinic, dentistry, and bank almost right on the property. You want to add 300-400 cars into the mix especially during morning or evening rush. I doubt you can do that safely and effectively.

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Crime: The addition of these low-income apartments in this location will undoubtedly lead to increased crime in our neighborhoods.

Thank you for your consideration in this matter.

VR, Dr Doug Harnly and Mrs Debra Harnly

Hubble, Logan K

From: Eddie Lawrence <eddielawrence68@gmail.com>
Sent: Friday, June 30, 2023 1:53 PM
To: Hubble, Logan K
Subject: Royal Pines Apartment Development
Attachments: Pine Creek Apartment Letter Eddie Lawrence.pdf

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Hello Logan Hubble,

Thank you for your time. Below is my letter stating my concerns about the Royal Pines apartment development.

Sincerely,

Eddie Lawrence
Pine Creek Resident

Hubble, Logan K

From: Posey, Steve
Sent: Friday, June 30, 2023 12:37 PM
To: Holly Lawrence
Cc: Friedman, Samuel; Hubble, Logan K
Subject: Re: Low-Income Housing Question

Hello, Holly.

Thank you for reaching out with your question.

The tax-credit program requires a minimum of 15 years of guaranteed affordability but many developers choose to extend the affordability much longer than that. Many of the projects we use bonds to finance are guaranteed to be affordable for at least 30 years and some even up to 40 years if low-interest rate financing from HUD (Housing & Urban Development) is included.

The developer for the Royal Pines project is what's called a 'long-hold' developer. They build properties and retain ownership because they expect the property to appreciate in value over time and want to realize the benefits that go along with that type of investment.

Best,

Steve Posey
Chief Housing Officer
City of Colorado Springs, CO
719-385-6880

From: Holly Lawrence <honorville@yahoo.com>
Sent: Thursday, June 29, 2023 4:30 PM
To: Posey, Steve <Steve.Posey@coloradosprings.gov>
Cc: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>; Rndy.Helms@coloradosprings.gov <Rndy.Helms@coloradosprings.gov>
Subject: Low-Income Housing Question

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Question in regards to Proposed Project " Royal Pines Apartments

How many years does a developer have to accommodate a "low-income" rent agreement in order to qualify for the bonds? After how many years is the developer allowed to sale the apartments or even charge what rent they wish and no longer offer "low-income" or a rent control type situation?

Holly Lawrence

Hubble, Logan K

From: Todd Borg <tjborg4@gmail.com>
Sent: Friday, June 30, 2023 7:34 AM
To: Hubble, Logan K
Subject: Fwd: Royal Pine Apartments

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Mr. Hubble,

I am writing to express my concerns and opposition to the proposed apartment complex on Royal Pine near where it meets on Union Ave. It's construction does not seem to have anyone's interest at heart except the developer's.

The re-zoning of the area was done in dubious fashion, going back on original plans given to those entities which already exist on the property that the area was intended for similar businesses. The reduction of required parking spots from the standard, city approved allotment as well as raising the ceiling to which the building can be pushed is unheralded and underhanded in nature. If the city desires taller buildings with less parking this is not the place for it. This spot of land was never intended to have that kind of human burden on it. This seems like a thinly veiled attempt at fitting a square peg into a round hole. Residential areas of the type being proposed add undue traffic to an otherwise quiet community, cars parked on the side of the road (because there is no parking otherwise) increases risk of accidents. The city is growing in many new places and has lots of potential to build such complexes in areas that already have the means and infrastructure to handle the increased burden. The re-zoning was done to appease the desires of an out of state developer who has no understanding of our city nor any care about what happens to our city once they've completed the work and received and continue to receive their pay check(s).

Speaking of their paychecks, the proposed bond is 2.5-3 times greater than the average bond given to such projects. This move is unprecedented and raises even more red flags about the true intent of this development.

Furthermore, the addition of this many individuals and families to the area will strain the already taxed school system. The local elementary, middle and high schools have already capped their matriculations and are bursting at the seams. The district continues to struggle to transport the children already within the system. How can adding to that system and increasing the student to teacher ratio be helping anyone?

The project as proposed has internal failing written all over it and the proponents of the project do not seem to care about the consequences of increased traffic, risk and strain placed on the residents already living here. Pushing the project through as proposed simply underlines the belief that our city has never had good planning and has been driven by the developers for their gain and not for the good of the city.

I look forward to your response and hope for a change in the proposed use for that land

Todd Borg MD

Hubble, Logan K

From: Walsh Jessica <jlwalsh2@yahoo.com>
Sent: Thursday, June 29, 2023 9:57 PM
To: Hubble, Logan K
Subject: Royal Pine Apartments

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Good Evening Gentlemen,

As a homeowner in Pine Creek I have several concerns regarding the proposed affordable housing units on Royal Pine:

- When I purchased my property, the land was zoned for businesses, not housing and there were limitations on hours open and noise. This will significantly decrease my property values. Apartments will bring much more traffic noise to my backyard. The planning of this development seems to be full of deceitful tactics by rezoning quietly without notification of neighbors.
- A significant increase in traffic through what is normally a neighborhood full of kids riding bikes and playing. I'm afraid my cul de sac backing up to these apartments will become frequent area to turn around and park given it's proximity.
- How does an affordable housing community work without public transportation? There is very little public transportation available here.
- As it is right now there are no where near enough daycare options. I spent > 9 months on a waitlist for several daycares for my children before the addition of all of these extra apartments.
- The development includes less parking spaces then will be needed. Where will of the extra parking be? In the pine creek neighborhood, littering the roads with extra traffic, run down and abandoned vehicles.
- Our schools are already overcrowded. Many of the elementary schools are already overflowing into annex trailers.
- The roads are already falling apart with so many potholes and poorly done patches. Adding hundreds of extra vehicles daily will only worsen the situation.

Besides the fact that \$40 million PAB is being spent on ONE project the community has been left in the dark with this project. What should have been weeks of communication and clear descriptions regarding scope, plan, and size of the project, has been miserably communicated, is misleading and deceptive.

I am urging you to review this project and I would love to have you challenge the City Planning notification process to include more notice to the neighbors and more details. Please feel free to contact me with any questions.

Sincerely,
Jessica Walsh
Pine Creek Home Owner- Snowberry Circle

Hubble, Logan K

From: Walsh Jessica <jlwalsh2@yahoo.com>
Sent: Thursday, June 29, 2023 9:54 PM
To: Hubble, Logan K
Subject: Fwd: Royal Pine Apartments

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Good Evening Gentlemen,
As a homeowner in Pine Creek I have several concerns regarding the proposed affordable housing units on Royal Pine:

- When I purchased my property, the land was zoned for businesses, not housing and there were limitations on hours open and noise. This will significantly decrease my property values. Apartments will bring much more traffic noise to my backyard. The planning of this development seems to be full of deceitful tactics by rezoning quietly without notification of neighbors.
- A significant increase in traffic through what is normally a neighborhood full of kids riding bikes and playing. I'm afraid my cul de sac backing up to these apartments will become frequent area to turn around and park given it's proximity.
- How does an affordable housing community work without public transportation? There is very little public transportation available here.
- As it is right now there are no where near enough daycare options. I spent > 9 months on a waitlist for several daycares for my children before the addition of all of these extra apartments.
- The development includes less parking spaces then will be needed. Where will of the extra parking be? In the pine creek neighborhood, littering the roads with extra traffic, run down and abandoned vehicles.
- Our schools are already overcrowded. Many of the elementary schools are already overflowing into annex trailers.
- The roads are already falling apart with so many potholes and poorly done patches. Adding hundreds of extra vehicles daily will only worsen the situation.

Besides the fact that \$40 million PAB is being spent on ONE project the community has been left in the dark with this project. What should have been weeks of communication and clear descriptions regarding scope, plan, and size of the project, has been miserably communicated, is misleading and deceptive.

I am urging you to review this project and I would love to have you challenge the City Planning notification process to include more notice to the neighbors and more details. Please feel free to contact me with any questions.

Sincerely,
Jessica Walsh
Pine Creek Home Owner- Snowberry Circle

Hubble, Logan K

From: Stevo Parrish <armydad1972@yahoo.com>
Sent: Thursday, June 29, 2023 6:32 PM
To: Hubble, Logan K
Cc: PineCreek VillageNeighbors
Subject: Re: Royal Pines Apartments COPN-23-0015

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Thanks, Logan. Have a happy and safe 4th of July weekend.

V/r
Steve

On Thursday, June 29, 2023 at 03:21:09 PM MDT, Hubble, Logan K <logan.hubble@coloradosprings.gov> wrote:

Thank you, Steve. I'll be forwarding this email to traffic engineering for their thoughts.

Logan Hubble

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

Logan.Hubble@ColoradoSprings.gov



From: Stevo Parrish <armydad1972@yahoo.com>
Sent: Thursday, June 29, 2023 12:55 PM
To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Cc: PineCreek VillageNeighbors <pinecreekvillageneighbors@gmail.com>
Subject: Royal Pines Apartments COPN-23-0015

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Logan,

Regarding the Trip Generation Update Memo for Royal Pine Apartments, the trip count is incorrect for several reasons. The first is the Table lists a "free standing emergency room," which hasn't been there for several years and does not include the three businesses where the ER used to be (OB/GYN, Allergy, and Pulmonary). There is no date on the trip generation report table and it looks as if they just tacked on their information to the previous trip generation report (likely from 2006). The developer claims that the "proposed site is anticipated to generate 149 trips (57 in/92 out) in the morning peak hour and 184 trips (101 in/83 out) in the evening peak hour." Based on this, they make an assumption on count that is significantly less than the number of units, but also fails to account for multiple apartment residents and associated vehicles. It also does not account for school days, where the trips are much higher. This trip generation report also fails to account for the thousands of residents already within Pine Creek and the large number of delivery vehicles for businesses and residents that use Royal Pine and Union. Does the trip report have to account for the additional left turns from Union onto Royal Pine?

Does the City require the developer to do a trip report. If not, why? A previous effort to develop a fast food restaurant failed due to a trip estimation in excess of 8.441. Again, I question the veracity of their memo and trip report. During the developer meeting,

Thanks!
Steve Parrish

719-464-4220

Hubble, Logan K

From: Clemons, Corina
Sent: Thursday, June 29, 2023 5:00 PM
To: Hubble, Logan K
Subject: FW: Opposition to the Royal Pines Apartment development

Corina Clemons

City of Colorado Springs

Senior Office Specialist

Office of the Mayor

Desk: 719-385-5900

corina.clemons@coloradosprings.gov



From: Todd Matthews <krais_99@yahoo.com>
Sent: Thursday, June 29, 2023 3:55 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Opposition to the Royal Pines Apartment development

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Good afternoon Mayor Yemi,

Last night we were made aware of the Royal Pines Apartment development and I want to voice our deep opposition to this plan. Our neighborhood is quiet with friendly neighbors, very low crime, and a sense of safety. Having moved from Illinois, we can attest to the negative aspects of a low income housing development. Every single time, it leads to an increase in crime, an increase to homeless attraction, an increase to police activity, and an decrease to the safety of the surrounding area. Due to the recent changes to construction regulation, an increase to population density of the property and additional burden of low parking availability, and this holds true in numerous other apartment buildings in the area, street parking becomes prevalent and a requirement for families living there. This will only lead to an increased burden on our neighborhood of needing to provide said street parking, increasing foot traffic and motor traffic to our area.

Ultimately, this plan in this area will result in higher police presence, increase in traffic, and a lowered atmosphere of friendship between houses. All of which will lead to the end result of volatility in our otherwise quiet neighborhood. This must be reconsidered and moved to another location.

Sincerely,
Todd and Michelle Matthews

Hubble, Logan K

From: Clemons, Corina
Sent: Thursday, June 29, 2023 4:59 PM
To: Hubble, Logan K
Subject: FW: Royal Pines Apartments Objection
Attachments: Pine Creek Apartment Letter.docx

Corina Clemons

City of Colorado Springs
Senior Office Specialist
Office of the Mayor
Desk: 719-385-5900

corina.clemons@coloradosprings.gov



From: Holly Lawrence <hlorvelle@yahoo.com>
Sent: Thursday, June 29, 2023 4:49 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Royal Pines Apartments Objection

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Letter attached .

Holly Lawrence

Hubble, Logan K

From: Todd Matthews <krais_99@yahoo.com>
Sent: Thursday, June 29, 2023 3:51 PM
To: Hubble, Logan K
Subject: Opposition to the Royal Pines Apartment development

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!

Good afternoon Logan,

Last night we were made aware of the Royal Pines Apartment development and I want to voice our deep opposition to this plan. Our neighborhood is quiet with friendly neighbors, very low crime, and a sense of safety. Having moved from Illinois, we can attest to the negative aspects of a low income housing development. Every single time, it leads to an increase in crime, an increase to homeless attraction, an increase to police activity, and an decrease to the safety of the surrounding area. Due to the recent changes to construction regulation, an increase to population density of the property and additional burden of low parking availability, and this holds true in numerous other apartment buildings in the area, street parking becomes prevalent and a requirement for families living there. This will only lead to an increased burden on our neighborhood of needing to provide said street parking, increasing foot traffic and motor traffic to our area.

Ultimately, this plan in this area will result in higher police presence, increase in traffic, and a lowered atmosphere of friendship between houses. All of which will lead to the end result of volatility in our otherwise quiet neighborhood. This must be reconsidered and moved to another location.

Sincerely,
Todd and Michelle Matthews

Hubble, Logan K

From: Michael Gebhardt <gebhardtm@pcisys.net>
Sent: Thursday, June 29, 2023 12:57 PM
To: Posey, Steve; Hubble, Logan K; Yemi Mobolade
Cc: pinecreekvillageneighbors@gmail.com
Subject: Royal Pines Apt Development

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Gentlemen

We are residents of voting Dist 2.

We find it very difficult to believe that the developer, DBS Properties, of subj development is completely altruistic wanting affordable housing for low income COS residents.

Yes, there is a need for affordable housing in COS. However, we believe that the developer is most interested in the \$40+ million in private activity bonds.

To get this entire amount, they want to build apartment buildings 50 feet high—to maximize the number of residents paying rent.

This is well above the 38 feet currently zoned. Plus, their parking plan will not accommodate all of the expected vehicles. Vehicles will end up being parked on 2-lane Royal Pine Drive, making traveling on this street dangerous, especially at night.

And, this large increase in traffic volume will create spillover into neighboring communities during the day, upsetting their normally peaceful and quiet character.

Request you make the developer find another location more suitable for this kind of construction.

Michael and Lynn Gebhardt

2687 Glen Arbor Drive

719-531-7408

Hubble, Logan K

From: elliottjl1@comcast.net
Sent: Thursday, June 29, 2023 12:19 PM
To: Hubble, Logan K
Subject: RE: DBG Development in Pinecreek

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Hello Mr. Hubble,

I am a resident in the Pinecreek subdivision just down the hill from the proposed development. A lot of residents have problems with the type of housing that is proposed but my feelings are that they have to live somewhere; I do, however, object to increasing the height of each building and then decreasing the parking spots. We are an HOA community where we don't allow random cars to be parked on our streets and I'm afraid that there will be too many cars in their parking lot and not enough parking spaces, so they will have to park in our neighborhood or the dentist's office or the OB/GYN office lots.

My primary concern is their entrance and exit from the property. There is one exit by the OB/GYN office that only goes "in" and the other exit/entrance would be at a tiny traffic circle that can't handle the traffic now. This is also a two lane road that goes into our communities and is not an expressway. Since they will be going through the circle, I'm sure that their main access to Briargate Parkway will be right down the hill on Pine Manor and through our subdivision. People speed down the hill already; I can't imagine increasing the traffic load. And the poor road that leads to Union will be overcrowded more than it already is. In case of evacuation, this subdivision would have only one usable exit to highways and that's through the traffic circle. Come and take a look at a traffic circle that isn't designed for that amount of traffic usage and you'll understand what I mean.

Thank you for hearing my comments and I would appreciate being added to the list of people to update on this development.

Linda Elliott
9544 Pinecreek Way
Colorado Springs, CO 80920
719-761-5457

Hubble, Logan K

From: DONALD LEE HOPKINS <leensan@msn.com>
Sent: Wednesday, June 28, 2023 3:45 PM
To: Hubble, Logan K
Subject: Fw: Pine Creek Apartments - Royal Pine Dr.

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From: DONALD LEE HOPKINS
Sent: Wednesday, June 28, 2023 2:41 PM
To: logan.hubble@coloraodsprings.gov <logan.hubble@coloraodsprings.gov>
Cc: pinecreekvillageneighbors@gmail.com <pinecreekvillageneighbors@gmail.com>
Subject: Pine Creek Apartments - Royal Pine Dr.

Mr. Hubble,

My name is Lee Hopkins and I live in the Pine Creek Village just west of the proposed Pine Creek Apartments on Royal Pine Dr./Union Blvd.

Our neighborhood has concerns about building the 232 units on Royal Pine/N. Union in a condensed area. City planning is showing only one way in and one way out at the round-a-bout at Purple Plum Way/Royal Pine Dr. There are no plans for an ingress or egress onto N. Union Blvd.

I live on Pine Manor Dr. and in the past, this neighborhood has encountered heavier volumes of traffic from residents coming from Royal Pine Dr. using Pine Manor Dr. to avoid using Union Blvd. to get to Briargate Parkway.

Todd Frisbie with City Traffic Engineering and the Police Department have performed numerous speed and volume studies on Pine Manor.

The results caused engineering to place speed humps (very soft) that still allows vehicles to speed with minimal disturbance to the vehicle.

By adding the possibility of 400 extra vehicles (232 units with 2 vehicles) in this area, traffic will increase on Pine Manor rather than using Union to get to Briargate Parkway.

With the condensed area to build the 3 buildings, did the developer plan on ample parking and areas for children to play?

Did they consider where the children will go to school? (Concerned Dist. 20 Principal)

Article in the Gazette Telegraph (June 16 Colorado Springs declares intent to issue \$40 million in bonds for affordable rental units in Briargate) states according to Apartments.com, there are 5500 vacant apartments with 2200 apartments that have rent under \$1400. Article also states that Briargate is an employment center and the city needs to provide apartments to Teachers, Nurses, Fire Fighters.

A previous article stated that to apply to live in this affordable housing, a person could not make more than \$19,300.

Nurses and Fire fighters make upwards of \$75,000. So how could they be accepted in this development?

I drove around the city today and found 22 apartment complexes under construction.

1. Marksheffel at Woodmen
2. Interquest/Federal
3. Grand Cordera/Happy Meadow
4. Woodmen/Tutt - partially complete
5. 6000 block of Tutt
6. Integrity Center Pt./Welkin Cir.
7. Rio Vista/Barnes Rd.
8. Tutt Blvd./S. Carefree Cir.
9. 1200 block Paonia St.
10. Meadow Brook Parkway
11. Fountain Blvd./Aero Plaza
12. Academy Park Loop/Inverness Dr.
13. Rio Grande/Wahsatch Ave.
14. Wahsatch Ave./Cimarron St.
15. Vermijo/Wahsatch
16. Weber/Cucharras
17. Pikes Peak Ave./Wahsatch
18. Rio Grande to Moreno/Sawatch to Sierra Madre
19. 3715 Centur Crest Pt. - behind Floor Craft on Woodmen
20. 8205 N. Union Blvd.
21. Chapel Hills Mall apartment complex.
22. New Car Dr./Targa Just opened.

I did not drive south of Fountain Blvd. So, with these multi-unit complexes being built, 5500 vacancies, why is there a need for 232 units in a condensed area?

I hope you will consider not approving this project.

Respectfully,
Lee Hopkins
leensan@msn.com
719-440-6223

Hubble, Logan K

From: Clemons, Corina
Sent: Wednesday, June 28, 2023 3:03 PM
To: Hubble, Logan K
Subject: FW: Private Activity Bonds

Corina Clemons

City of Colorado Springs
Senior Office Specialist
Office of the Mayor

corina.clemons@coloradosprings.gov



From: Stevo Parrish <armydad1972@yahoo.com>
Sent: Wednesday, June 28, 2023 2:28 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Cc: PineCreek VillageNeighbors <pinecreekvillageneighbors@gmail.com>
Subject: Private Activity Bonds

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Mr. Mayor,

I am asking you take action to revise the proposed plan to issue \$40M in private activity bonds to a single development and distribute those funds equitably. In addition, please halt development until the City figures out a sustainability plan with resident input.

I also ask that you respond to me.

V/r
Steve Parrish
719-464-4220
4236 Apple Hill Court
COS, CO 80920

Hubble, Logan K

From: Dale Brocklehurst <dbrock35@comcast.net>
Sent: Wednesday, June 28, 2023 2:52 PM
To: Hubble, Logan K
Subject: Re: Royal Pines Concept Plan

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Dear Logan,

I am concerned that the incorrect address was possibly intentionally used to avoid sending out postcards to every address impacted by this project. There have been too many surprise occurrences from this process. Myself and many others have a very low level of trust in the planning commission on this project!

Sincerely,

Dale Brocklehurst
dbrock35@comcast.net

On Jun 27, 2023, at 4:14 PM, Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

Hello,

I wanted to share with the interested neighbors of the Royal Pines/Market at Pine Creek project that we are sending out a corrected postcard. As many of you noted, the incorrect address was used. The previous notice also showed an incorrect parcel on the project map. The new postcard will go to a slightly different group of homes, simply because a 1000' boundary around the correct parcel will be different than the 1000' boundary around the previous, incorrect parcel. Because of this mistake, the comment period will also be extended to July 17th, to make sure that anyone interested can chime in.

Please let me know if you have any questions.

Logan Hubble

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

Logan.Hubble@ColoradoSprings.gov

<image001.jpg>

<Royal Pine-Postcard.pdf>

Hubble, Logan K

From: Clemons, Corina
Sent: Wednesday, June 28, 2023 2:25 PM
To: Hubble, Logan K
Subject: FW: Important Regarding: Concept plan to allow for commercial or residential uses. (Royal Pine Apartments) Record Number: COPN -23-0015

Corina Clemons

City of Colorado Springs
Senior Office Specialist
Office of the Mayor

corina.clemons@coloradosprings.gov



From: Tricia Del Guercio <tricia@nonprofitadvisor.org>
Sent: Tuesday, June 20, 2023 10:27 AM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Important Regarding: Concept plan to allow for commercial or residential uses. (Royal Pine Apartments) Record Number: COPN -23-0015

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June 20, 2023

Dear Honorable Mayor Mobolade,

I am writing to express my strong opposition to the City's intent to build multi-family apartments at the intersection of North Powers, North Union Boulevards and Royal Pine. I asked City Council President Helms to oppose and reject the City's rezoning efforts and intent to authorize Private Activity Bonds for multifamily housing on this site to allow DBG Properties of Portland, Oregon to build 230+ apartments. Unfortunately, Mr. Helms and a majority of the city council voted for the bonds without fully understanding the impact on the Pine Creek community.

A large contingent of Pine Creek residents attended the meeting to express their opposition to the project. **It was clear at the meeting there was a lack of transparency by government officials.** Incredibly, the intent to issue the Private Activity Bonds was approved even though city council members and city planners admitted a site plan has NOT been formally submitted. The proposed developer is not local or even from Colorado and is based in Portland, Oregon. Portland, a once beautiful and thriving city, is widely viewed as a failure of public policy and planning with rampant drug use, crime, garbage covered streets and homelessness. According to the nonprofit Heritage Foundation, Portland has the worst homeless problem in the U.S. While the proposed developer is not the cause of the problems in Portland,

(that falls on the policies and decisions of elected and appointed officials), **I question why the City of Colorado Springs could not find a local developer to build affordable housing?**

This proposed development is out of character and scale with the Pine Creek master plan community. While the local community may not be able to prevent development that will be detrimental to the area, nearly all residents in the Pine Creek neighborhoods are opposed to the addition of multi-family housing that will cause traffic and safety issues, create even more problems with schools that are already overcapacity, possibly destroy the local wildlife habitat, and potentially lower the property values of the existing communities. A low-rise apartment or multi-family development on this site has no place in a part of the community where it has no direct access to a major roadway or public transportation. Access to public transportation is a critical need for low-income families. The Pine Creek area is severely lacking in public transportation services.

I urge you Mayor Mobolade, to make the right decision that respects the harmony, character, and architecture of the Pine Creek neighborhood and oppose this rezoning being considered by City Planner Logan Hubble and the Colorado Springs City Council.

In your recent blueprint to the City of Colorado Springs, you shared your three top priorities as Mayor:

1. Building support with government officials
2. **Engaging the community**
3. **Building public confidence**

In addition, you addressed Colorado Springs' emerging and most pressing issues including outlines with tangible and strategic steps your Administration will take in the first 100 days:

- a. **Public safety**
- b. Housing and infrastructure
- c. Economic vitality

Traffic and the safety of pedestrians are major areas of concern. Traffic jams on North Powers, North Union and Royal Pine already span the distance between the intersections, and the intersection is routinely blocked by extensive road work and repairs with traffic turning onto Royal Pine during the day and night. The city roads in Pine Creek are in very poor condition, with multiple potholes, uneven surfaces, and substantial cracks. Additional traffic will only exacerbate the situation. The neighborhood access traffic will disproportionately surge during morning and evening rush hours, causing issues during critical times for the existing Pine Creek neighborhoods. The traffic surge during rush hours will also negatively impact the safety of pedestrians and children walking to school in the mornings and afternoons.

Traffic in the area is continuing to increase, and heavy traffic is already common at times from North Powers, North Union to Royal Pine.

Additionally,

- Schools in the area are already reported at overcapacity, and the City Council and City Planners should not approve multi-family dwellings that create or exacerbate the situation.
- Abundant wildlife resides in the protected habitat. Any planned development of the property should consider the long-term impact on the wildlife habitat.
- Property values are likely to go down in the area if multi-family apartments are built. Multifamily dwellings are inconsistent with the single family homes in Pine Creek.

Thank you for your continued service and support of our community.

Sincerely,

Patricia Del Guercio
Pine Creek Resident

Hubble, Logan K

From: Stevo Parrish <armydad1972@yahoo.com>
Sent: Wednesday, June 28, 2023 2:24 PM
To: Hubble, Logan K
Cc: PineCreek VillageNeighbors
Subject: Concept Plan - Royal Pines Apts/Market at Pine Creek
Attachments: Concept Plan Major Amendment-Comments.docx

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Logan,

I've attached comments (blue text) to the developer's concept plan. I do not believe the developer answered any City question adequately.

I am concerned that the City is taking this and other developers at their word, without consideration for in-depth or factual information or affected neighbor's concerns. Developer answers should be balanced against voter concerns. The City should be asking hard questions as this City grows larger at what appears to be a increasing pace.

Is the City referring to the apartment complex as the "Market at Pine Creek" or "Royal Pines Apartments?"

Thank you for having the developer send out a revised post card and extending the time for comments. That is good work and transparent.

V/r
Steve Parrish
719-464-4220

Hubble, Logan K

From: Clemons, Corina
Sent: Wednesday, June 28, 2023 2:24 PM
To: Hubble, Logan K
Subject: FW: Development proposal for 4194 Royal Pine Drive

Corina Clemons
City of Colorado Springs
Senior Office Specialist
Office of the Mayor
corina.clemons@coloradosprings.gov

-----Original Message-----

From: RICHARD W GONSER <gons1@msn.com>
Sent: Tuesday, June 20, 2023 4:00 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Development proposal for 4194 Royal Pine Drive

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Dear Mayor Yemi Mobolade:

I want to bring to your attention the development proposal for 4194 Royal Pine Drive. We received the notice of this proposal that was not accurate. The map that accompanied the proposal only showed the medical building on the corner, not the whole site which is called Royal Pine Apartments. I believe this was intentional, misleading and part of the total lack of transparency we the residents have received from the city so far on this proposal. This is concerning. Also, i would like to ask why all 40 million in bonds was given to this one project. There are other projects that also could have used some of the bond money too. Affordable housing is needed all over the city, not just this one location. Thank you for your time. I appreciate your attention to the lack of transparency the city has shown so far to its residents.

Willis and Barbara Gonser
4211 purple Plum Way
Homeowner

Sent from my iPad

Hubble, Logan K

From: Clemons, Corina
Sent: Wednesday, June 28, 2023 2:23 PM
To: Hubble, Logan K
Subject: FW: Apartments

This was submitted to the Mayor's Office and I'm forwarding your way. You've likely received this as well.

Thank you,
Corina

Corina Clemons

City of Colorado Springs
Senior Office Specialist
Office of the Mayor
corina.clemons@coloradosprings.gov



From: Stevo Parrish <armydad1972@yahoo.com>
Sent: Friday, June 23, 2023 12:52 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Cc: PineCreek VillageNeighbors <pinecreekvillageneighbors@gmail.com>
Subject: Apartments

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Mr. Mayor,

Please stop the continued development of apartments in COS until a coherent plan for sustainability is developed and presented to the people of COS. The proposed development in Pine Creek is just another example of over development without a care for our future and a waste of resources that could be used to revitalize existing areas.

Your main opponent seemed to favor developers, so we voted for you to change things. Please be a positive difference for our City.

Your failure to acknowledge or respond to my emails and phone message is inappropriate for an elected official.

V/r
Steve Parrish
719-464-4220

Hubble, Logan K

From: Clemons, Corina
Sent: Wednesday, June 28, 2023 2:22 PM
To: Hubble, Logan K
Subject: FW: Stop Private Activity Bond Issuance

This was submitted to the Mayor's Office and I'm forwarding your way. You've likely received this as well.

Thank you,
Corina

Corina Clemons

City of Colorado Springs
Senior Office Specialist
Office of the Mayor

corina.clemons@coloradosprings.gov



From: Stevo Parrish <armydad1972@yahoo.com>
Sent: Monday, June 26, 2023 5:00 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Cc: pinecreekvillageneighbors@gmail.com
Subject: Stop Private Activity Bond Issuance

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!

Mr. Mayor,

I am writing to request you stop the process of the City issuing \$40M in private activity bonds to develop a single project on Royal Pine and Union BLVDs. This money should be distributed amongst other projects or to improve our infrastructure.

You claim to have a vision for smart growth, and yet I am not seeing any change from the status quo. Are you truly about fixing things or not?

V/r
Steve Parrish
719-464-4220

Hubble, Logan K

From: Clemons, Corina
Sent: Wednesday, June 28, 2023 2:21 PM
To: Hubble, Logan K
Subject: FW: Royal Pines apartment development

This was submitted to the Mayor's Office and I'm forwarding your way. You've likely received this as well.

Thank you,
Corina

Corina Clemons

City of Colorado Springs
Senior Office Specialist
Office of the Mayor

corina.clemons@coloradosprings.gov



From: Rachael Griffin <rdegurse@gmail.com>
Sent: Tuesday, June 27, 2023 2:02 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Royal Pines apartment development

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!

Yemi,

I am hoping you can look at this proposed project with fresh eyes and do something. I am tired of our city getting packed full of apartments. We don't have the infrastructure to support this growth in such a small space. I'm a primary care doctor and we are over run with people moving here. Who is their doctor going to be? Do we have space in the schools? What about their parking? More apartments with less parking availability? How does that make sense? What about the animals that live and hunt in this open space? Our pets are already being targeted by predators in this area because of habitat loss. Please! This has to stop somewhere. The community has already outcried that we don't want this! But no one is listening or cares.

Hubble, Logan K

From: Clemons, Corina
Sent: Wednesday, June 28, 2023 2:21 PM
To: Hubble, Logan K
Subject: FW: Proposed Pine Creek apartments

This was submitted to the Mayor's Office and I'm forwarding your way. You've likely received this as well.

Thank you,
Corina

Corina Clemons
City of Colorado Springs
Senior Office Specialist
Office of the Mayor
corina.clemons@coloradosprings.gov

-----Original Message-----

From: Amy Bulik <amybulik@gmail.com>
Sent: Tuesday, June 27, 2023 3:09 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Proposed Pine Creek apartments

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Mayor Mobolade,

We have great concern regarding the proposed Pine Creek Apartments on the corner of Union and Royal Pine. We built our home in Pine Creek in 2005. One of the reasons we chose this area is because of the small community feel, safety and schools. Every citizen has a right to these attributes.

My confusion comes with the location of this proposed housing. Why would anyone be in support of squeezing this many apartment units into such a small area? The north side of town has a lot of undeveloped land available for a housing project of this type.

This proposed site will cause unnecessary traffic congestion due to the lack of major roadway connection to these lots. Funneling that many families and guests from an apartment community of that size, along with existing residents and patrons of surrounding businesses will create significant traffic delays during peak commuting hours causing working families and families with school children major headaches. What are the requirements for roadways to evacuate this many people in the event of a fire or other disaster? Additionally, this community enjoys outdoor activity with a lot of people walking, usually with pets and cycling. Over 200 extra cars means more potential accidents, not only with other vehicles but with pedestrians and cyclists, as well. The parking on the proposal map is nowhere near enough to accommodate the residents and guests of a community of this size. Would they take over the parking at the nearby businesses? Park on the streets near the neighboring homes? HOA rules prohibit this.

There is also a wildlife refuge near this proposed site. I cannot imagine adding this many people adjacent to this area with the added noise and pollution will contribute to the health and well being of the animal population living in this area, including our little endangered mouse.

The schools zoned for Pine Creek are already at capacity. We have children living in the neighborhood unable to attend their designated neighborhood schools, due to over choicing into them. Pine Creek High School is one of the biggest schools in the city now. Adding more students does not contribute to a balanced learning environment and does not uphold the reputation of excellence established at the school.

The proposal suggests housing for lower income families. While all families, regardless of income, deserve a safe community to live in, lower income communities can attract higher than average crime. Safety is a major concern. Many lower income families rely on childcare and public transportation. These services are not readily available in this area.

Frankly, I am also frustrated with the lack of transparency. Rules and regulations being changed to accommodate this project, including parking requirements and building height requirements. Has a traffic study been done? Postcards only being sent to neighbors located right next to the site (because that is all that was required), even though the whole community will be negatively impacted by this proposal. Our Governor has been quoted saying we need to “embrace density”. My fear is Colorado Springs may be embracing this dangerous slogan. We used to live in a suburb of Denver and chose to move because we do not want to live in a community that is modeling itself after Denver.

We take time to carefully vote for representatives that will take the quality of the lives of their citizens into consideration. This proposal feels to be one that is only considering financial gain, not the well being of the community. I hope for reconsideration of the location of this housing project. One that would take into consideration the well being the residents of the proposed housing, as well as, the surrounding community.

Frustrated resident,
Amy Bulik
Pine Creek Homeowner

Hubble, Logan K

From: Clemons, Corina
Sent: Wednesday, June 28, 2023 2:20 PM
To: Hubble, Logan K
Subject: FW: No to Royal Pine Apartments

This was submitted to the Mayor's Office and I'm forwarding your way. You've likely received this as well.

Thank you,
Corina

Corina Clemons

City of Colorado Springs
Senior Office Specialist
Office of the Mayor

corina.clemons@coloradosprings.gov



From: Tracy C <tracy.s.collier@gmail.com>
Sent: Tuesday, June 27, 2023 7:56 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: No to Royal Pine Apartments

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Please do not ruin our neighborhood and home values. Doesn't make sense - we aren't near anything. Prepared to support lawyers in blocking this!

R/
Tracy Collier
Pine Creek Resident

Hubble, Logan K

From: Colleen L <cplboiler@gmail.com>
Sent: Wednesday, June 28, 2023 1:23 PM
To: Hubble, Logan K
Subject: Multi Family Housing Bonds

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Logan:

I want to provide my input on the proposed apartments at Royal Pine and Union. The resolution on June 13th was for multifamily revenue bonds specific to the developer DBG at the specific location at 4150 Royal Pine. I have so many thoughts about this project and affordable income projects. I'd love the city to start considering alternatives to building more and more apartments; options for lower income residents to CHOOSE where they live, not be forced into a few selected buildings, have services like childcare and education available close by, good affordable food (King Sooper's is not affordable in my opinion), good education (although I firmly believe a lower income school district can provide quality education and I am passionate about education and consider my children as an amazing example of what can result from parental involvement), and without a glass ceiling. I'm not against affordable housing but offer a plea for responsible decisions to provide the best outcome for affordable housing. However, since this resolution has been approved and applies to the location at ROYAL PINE ONLY, I am listing my top reasons against this resolution. These apartments, built on other lots in the area including the lot by Lowes on Royal Pine (so just a short distance away), would avoid my main concerns but not my counterpoints.

My children attended elementary school where Title 1 services were offered, to provide an idea of the neighborhood surrounding the school they attended in Ohio. I clearly remember using a calculator when I shopped to ensure the grocery bill would be in budget and having to put items back on the shelf – no chips and soda for our household, shopping at Aldi's and bagging my own groceries, planning by the month to get the best deals, working multiple jobs, going to school while working, being on my own without extended family and having my husband away for business, so I think I can understand some of the difficulties and know what services would have been crucial to me as our family moved for better jobs and affordability, always having to start over. And yes, now I live near the proposed project but at 'the bottom' in the most affordable stretch of the area.

This email is lengthy but **please read it in its entirety**; my husband and I agreed to send one lengthy email about this resolution instead of one from each of us, so this counts for our household even though it's written in my voice. (Note: you can expect more emails in general but only this one for now about this proposal.) It is important to me that my voice be heard and hopefully understood. This took some research to validate the counterpoints and I hope it all makes sense to you.

CONCERNS

SAFETY- It is good to hear at the meeting on June 20 that the developers are concerned with the safety of the children at the planned apartments. I would love for Colorado Springs leaders and the developers to be concerned about our residents in Pine Creek as well. The traffic is a concern in the neighborhood already and it is incorrect to state (Tim at DBG) that apartments will bring in less traffic than a commercial development, which was to operate during daylight hours only per covenants. Before I lived in Pine Creek, I only knew to approach the current businesses via Union to Royal Pine, never entering the neighborhood further. It was one trip a few times per year. Residents of the apartments will most likely use Royal Pine and Pine Manor multiple times a day multiplied by the number of cars -- a vast increase in traffic. Have you viewed and driven down Pine Manor? Pine Manor has a significant incline that makes speeding easy and almost inevitable; it runs behind homes and through the neighborhood. There is a private park at Pine Manor & Sycamore Glen and a school bus stop too, without fencing, as there will be at the apartment playscapes, to make it safe

for our children and residents. Royal Pine has bike lanes so that should be considered as well. I ride my bike and that is a main road that connects different neighborhoods and the only one with a bike lane. I think apartments should have egress onto main roads like Briargate Parkway, Research, Union, or Powers, not through a neighborhood.

GREEN SPACE - the park in the neighborhood is private. Built with funds from residents, maintained and repaired by residents, and insured by residents. It has some porta-pots which Pine Creek residents pay for with playground equipment, green space and picnic tables. It is already marked private already for use by Pine Creek residents within the HOA only. This is a space for residents to come together, for children to play, and residents to walk and recreate. Increased traffic and noise will decrease the ability to access and use the park safely and increase resident's cost to maintain. And - Pine Creek is an area built to respect, maintain, and preserve open space. It is crucial to not disturb that balance between development and nature.

STORMWATER - The city, due to its own inability to require adequate stormwater prevention, was in our neighborhood constantly for two summers in a row. There were two projects, both at the low point near Briargate Parkway. One was at the golf course but the trucks barreled down our street all summer causing an increase in damage to these streets which hasn't been addressed yet. The other project was at Stoneglen and Hollycrest (my street). The second summer, they were at Stoneglen and Hollycrest to fix what they had already fixed the summer before :) Last week when there was a huge hail storm and the area flooded, our street flowed with water like I've never seen in the past, so be aware that our neighborhood will have concerns about that as well. My house is at the bottom of the hill; the apartments are at the highest point.

I have many other comments as I disagree with almost all of the support statements provided at the council meeting. I think nonprofits and leaders who have no first-hand knowledge of the Briargate area do care and want to feel good about thinking the city is helping lower income residents without actually reviewing and understanding the specific resolution and without viewing the entire Briargate community.

COUNTERPOINTS

AFFORDABILITY

'Beth Diana, a spokeswoman for La Plata Communities, which developed the Briargate Master Plan, said the company supported the Royal Pines Apartments and issuing bonds to finance the project, because homes in that area typically sell above the citywide average home price.' Quoted from *The Gazette*

Briargate is not the 'real' unaffordable area; it is an aging area. And most areas are seeing an increase in price. La Plata may not want to admit that the areas in Briargate are deteriorating due to age. I am also concerned about La Plata's statements since the company is trying to have Amara annexed by the city; are the opinions expressed unbiased? I hope so but know the comments do not tell the whole story of Briargate. I have seen the Briargate neighborhoods age, starting at Woodmen and working north. I've seen and lived through the changes – watching the Chapel Hills mall deteriorate (do you know that people actually grab armfuls of clothing from racks and walk out the stores there? Apparently, it is a liability issue to challenge the theft. It was a surprise to me as I worked at a mall in high school and actually helped to stop theft and counterfeit checks. Way back then, security actually prevented theft.) Briargate is actually the only area my husband and I could afford that met our needs and we looked everywhere causing a lot of work for our real estate agents. 😊 Here are some home sale figures from the web, mostly from Neighborhood Scout (but the issue of this site: it breaks Briargate into multiple sub-areas like Briargate, Briargate West, Gatehouse, Summerfield so I used another website for Briargate).

Briargate - \$509K, Wolf Ranch (east of Briargate) \$671K, Cordera (east and north of Briargate) \$630,419, Kettle Creek (north of Briargate) \$773,155, Flying Horse (north of Briargate) \$787K. The newest hottest growing area, with plentiful employment, is near Interquest and Voyager and is the most expensive, not Briargate.

After hearing for so long from the city that more apartments will equal lower rents, I am extremely distressed that more apartments with different funding is all that the city can offer. The city and council are not taking into account all the apartments still being built (on Union on the former Checks Unlimited lot) and at the Chapel Hills mall (former Sears

area) to mention two of the developments which supposedly will reduce rents in the area when they are complete. The city has always stated that more apartment supply equals lower rent so why not rely on that? If the city knows this was a false statement then we're owed an apology and a 'fix' like creating a supply of lower income rentals in each and every apartment building that has been previously approved.

EMPLOYMENT CENTER

'Briargate is an employment center, they said. The units will allow teachers, nurses, firefighters, medical assistants and other members of the "missing middle" to afford to live near their places of work. "Missing middle" earners are workers making 60%-150% of the area's median income but who struggle to qualify for market-rate housing.' Quoted from *The Gazette*

If you want to build affordable housing units in an area that is a 'work hotspot' then the Royal Pines apartments location is NOT the correct place. Two work 'hot' spots are:

1. Powers
2. Area around Interquest and Voyager

As you should know, area #2 has many features available, including Ent headquarters (Ent 'banked' on this location as a hotspot, moving their headquarters from Briargate to Interquest and leaving empty commercial buildings which is not good for Briargate), the new Centura hospital and medical centers (employees of the jobs mentioned at the meeting that this bond will support), restaurants, and medical offices. Yes, Briargate has those too. But #2 has many features that Briargate does not have and more of the features that Briargate does have. Unique features of area #2: Pikes Peak State College; Top Golf; upcoming new outdoor theater to compete with Red Rocks; Great Wolf Lodge; new construction (not aging construction as Briargate has); huge sporting stores like Scheels & Bass Pro Shops; family activities including Air City 360 Trampoline, Overdrive Raceway, Summit Interquest, New Life Church & Compassion International; technology centers like Novva Data Centers, Oracle, & Kratos RT Logic; Outdoor Sports Complex and new fire station (employees of the jobs mentioned at the meeting that this bond will support) coming soon and the Mining Museum. Area #2 is very unaffordable and could use some affordable housing - see counterpoint above.

Just because bond funds are available and DBG has chosen this lot, doesn't mean this project will provide the best outcome overall for the city and residents when using the bond money. And should all the money be used for one project at one location?

*Sincerely,
Colleen Lester*

Hubble, Logan K

From: Friedman, Samuel
Sent: Wednesday, June 28, 2023 11:42 AM
To: amybulik@gmail.com
Cc: Hubble, Logan K; Helms, Randy
Subject: RE: Proposed Pine Creek Apartments

Hi Amy,

Thank you for the email to Councilmember Helms, he asked me to connect with you as this item is now Quasi-Judicial and may come before the Council for a Public Hearing and Councilmember Helms does not wish to recuse himself from any future votes by engaging in Ex-Parte communication. I have CC'ed Logan Hubble to this email, as he is the Planner assigned to this project and he will be able to include your comments in the record currently being compiled during the Administrative Review Process.

While my position here precludes me from debating the merits or demerits of specific proposals, I am more than happy to chat with you on some of the process questions you have raised below regarding the City's Land Use Review Process. Residents often have concerns and or feel confused regarding the nuances involved and I certainly understand because if your not living and breathing this stuff, it can feel opaque!

My phone number is below, feel free to call anytime.

Warmest regards,

Sam Friedman

Constituent and Outreach Program Coordinator
Legislative Services, City of Colorado Springs
(719) 385-5480 office



-----Original Message-----

From: Amy Bulik <amybulik@gmail.com>
Sent: Tuesday, June 27, 2023 3:08 PM
To: Helms, Randy <Randy.Helms@coloradosprings.gov>
Subject: Proposed Pine Creek Apartments

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Mr Helms,

We have great concern regarding the proposed Pine Creek Apartments on the corner of Union and Royal Pine. We built our home in Pine Creek in 2005. One of the reasons we chose this area is because of the small community feel, safety and schools. Every citizen has a right to these attributes.

My confusion comes with the location of this proposed housing. Why would anyone be in support of squeezing this many apartment units into such a small area? The north side of town has a lot of undeveloped land available for a housing project of this type.

This proposed site will cause unnecessary traffic congestion due to the lack of major roadway connection to these lots. Funneling that many families and guests from an apartment community of that size, along with existing residents and patrons of surrounding businesses will create significant traffic delays during peak commuting hours causing working families and families with school children major headaches. What are the requirements for roadways to evacuate this many people in the event of a fire or other disaster? Additionally, this community enjoys outdoor activity with a lot of people walking, usually with pets and cycling. Over 200 extra cars means more potential accidents, not only with other vehicles but with pedestrians and cyclists, as well. The parking on the proposal map is nowhere near enough to accommodate the residents and guests of a community of this size. Would they take over the parking at the nearby businesses? Park on the streets near the neighboring homes? HOA rules prohibit this.

There is also a wildlife refuge near this proposed site. I cannot imagine adding this many people adjacent to this area with the added noise and pollution will contribute to the health and well being of the animal population living in this area, including our little endangered mouse.

The schools zoned for Pine Creek are already at capacity. We have children living in the neighborhood unable to attend their designated neighborhood schools, due to over choosing into them. Pine Creek High School is one of the biggest schools in the city now. Adding more students does not contribute to a balanced learning environment and does not uphold the reputation of excellence established at the school.

The proposal suggests housing for lower income families. While all families, regardless of income, deserve a safe community to live in, lower income communities can attract higher than average crime. Safety is a major concern. Many lower income families rely on childcare and public transportation. These services are not readily available in this area.

Frankly, I am also frustrated with the lack of transparency. Rules and regulations being changed to accommodate this project, including parking requirements and building height requirements. Has a traffic study been done? Postcards only being sent to neighbors located right next to the site (because that is all that was required), even though the whole community will be negatively impacted by this proposal. Our Governor has been quoted saying we need to “embrace density”. My fear is Colorado Springs may be embracing this dangerous slogan. We used to live in a suburb of Denver and chose to move because we do not want to live in a community that is modeling itself after Denver.

We take time to carefully vote for representatives that will take the quality of the lives of their citizens into consideration. This proposal feels to be one that is only considering financial gain, not the well being of the community. I hope for reconsideration of the location of this housing project. One that would take into consideration the well being the residents of the proposed housing, as well as, the surrounding community.

Frustrated resident,
Amy Bulik
Pine Creek Homeowner

Hubble, Logan K

From: mail2srv@aol.com
Sent: Wednesday, June 28, 2023 9:01 AM
To: Hubble, Logan K
Subject: Re: Royal Pines Apartments Objection

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Mr. Hubble:

Thank you for your response.

I hope the Planning Department is aware that communities are disgusted with its practices. Personally, I think a leadership change is necessary and that every committee member needs to be replaced. Clearly, you're in the pocket of developers. It needs to stop,

Regards,

Sandra Vicksta

-----Original Message-----

From: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
To: mail2srv@aol.com <mail2srv@aol.com>
Cc: Helms, Randy <Randy.Helms@coloradosprings.gov>
Sent: Wed, Jun 28, 2023 8:53 am
Subject: RE: Royal Pines Apartments Objection

Sandra,

Thank you for your comments. The city will be taking them into consideration, and I will be adding them to a list to which the applicant will be required to respond. I will also be adding your email to a list of neighbors to which I will be sending update emails throughout the process. If you would like to ask me any questions about the application or the process, including my role in the process, please call me at the number below. I would love to have an opportunity to discuss the project at length.

Thank you,

Logan Hubble

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

Logan.Hubble@ColoradoSprings.gov



From: mail2srv@aol.com <mail2srv@aol.com>
Sent: Tuesday, June 27, 2023 10:05 PM
To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Cc: Helms, Randy <Randy.Helms@coloradosprings.gov>; allcouncil@springsgov.com
Subject: Royal Pines Apartments Objection

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Dear Mr. Hubble:

I am writing to voice my strong objection to the City of Colorado Springs' issuance of \$40M in private activity bonds (federal dollars) to developer (DBG Properties, Portland, OR) to build 232 affordable multi-family units to be known as the Royal Pines Apartments located between the OB/GYN Clinic and Dental Office on Royal Pine and Union Boulevard.

It appears that a "planned" destruction of our neighborhoods is underway by an all too powerful and out of control Planning Department along with its committee of "sheep" that vote in agreement with Director Posey. Due process is a sham. The Mountain Shadows protest, the neighborhood appeal against the youth homeless shelter, The Place, the Windjammer Community left duped by the size of an apartment complex developed in their area, and now the Royal Pines Low-Income Apartments. The nightly news is full of angry homeowners who feel the City is on a mission to destroy neighborhoods with unwanted development.

Regarding the Royal Pines Apartments, why is the City not looking for more affordable land? Why not redevelop a vacant or low-occupancy shopping mall and actually improve the area? Or, tear down an existing outdated apartment complex and rebuild? The \$40M needs to be directed to a more appropriate site for low-income housing.

Stop destroying our neighborhoods. Back out of the land purchase and look elsewhere.

Sincerely,

Sandra R, Vicksta

Hubble, Logan K

From: Medical Marketing 411 <seotoleads@gmail.com>
Sent: Wednesday, June 28, 2023 6:05 AM
To: Yemi Mobolade
Cc: Hubble, Logan K; pinecreekvillageneighbors@gmail.com; Helms, Randy; Posey, Steve
Subject: Deeply Oppose The Apartments

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My husband and I just moved here during the worst economy any generation has ever seen, and now you're building low income apartments that'll quickly decrease the value of our home to the point where we won't recuperate in our lifetime.

Why low income and not luxury? Wtf?

I wish I was paid enough by development companies to not care at all about the well-being of others. How do I become a politician so I can line my pockets too?

Hubble, Logan K

From: Tracy C <tracy.s.collier@gmail.com>
Sent: Tuesday, June 27, 2023 7:54 PM
To: Hubble, Logan K
Subject: NO TO ROYAL PINE APARMENTS

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PLEASE DO NOT RUIN OUR NEIGHBORHOOD AND HOME VALUES. DOESN'T MAKE SENSE - WE AREN'T NEAR ANYTHING. PREPARED TO SUPPORT LAWYERS IN BLOCKING THIS!

R/
Tracy Collier
Pine Creek Resident

Hubble, Logan K

From: Joshua Majors <jlmajors@yahoo.com>
Sent: Tuesday, June 27, 2023 7:13 PM
To: Hubble, Logan K
Subject: Re: Opposition to the proposed Royal Pines Apartment Development

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Hi Logan,

Thank you for considering my comments and for including me on the update emails. I will be sure to reach out with further questions.

Best,

Josh Majors

Sent from my iPhone

On Jun 27, 2023, at 3:49 PM, Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

Joshua,

Thank you for your comments. The city will be taking them into consideration, and I will be adding them to a list to which the applicant will be required to respond. I will also be adding your email to a list of neighbors to which I will be sending update emails throughout the process. If you would like to ask me any questions about the application or the process, including my role in the process, please call me at the number below. I would love to have an opportunity to discuss the project at length.

Thank you,
Logan Hubble
Planner II
30 S Nevada Ave. Suite 701
Colorado Springs, CO 80903
(719) 385-5099
Logan.Hubble@ColoradoSprings.gov
<image001.jpg>

From: Joshua Majors <jlmajors@yahoo.com>
Sent: Tuesday, June 27, 2023 2:09 PM
To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>; Posey, Steve <Steve.Posey@coloradosprings.gov>; Helms, Randy <Randy.Helms@coloradosprings.gov>

Cc: jlmajors@yahoo.com

Subject: Opposition to the proposed Royal Pines Apartment Development

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Mr. Hubble, Mr. Posey, and Mr. Helms,

I own the home at 9661 Sycamore Glen Trail, Colorado Springs, CO 80920, which is located within the Pine Creek neighborhood. This email outlines concerns I have with the proposed Royal Pines Apartment Development. I request the City of Colorado Springs Planning Office halt the process for this development because it is not in the best interests of the the habitat of the Preble's Meadow Jumping Mouse, our neighbors in the Pine Creek Neighborhood, nor the citizens of the city of Colorado Springs.

Urban Sprawl is defined as "the spreading of urban developments (such as houses and shopping centers) on undeveloped land near a city." (Merriam Webster Dictionary ([Definition of URBAN SPRAWL](#))). Urban Sprawl takes on many forms that negatively impact cities, towns, and populations. Six characteristics of sprawl include: 1) low-density, single-family dwellings, 2) automobile dependency even for short trips, 3) Spiraling growth outward from existing urban centers, 4) leapfrogging patterns of development, 5) strip development, and 6) undefined edge between urban and rural areas. ("The Characteristics, Causes, and Consequences of Sprawling Development Patterns in the United States" 2013, <https://www.nature.com/scitable/knowledge/library/the-characteristics-causes-and-consequences-of-sprawling-103014747/>). Numerous research articles are available that unequivocally show the consequences of urban sprawl and the growth of population away from urban centers. The proposed Royal Pines Apartment development clearly possesses four of the six characteristics outlined by the Nature.com article.

- *Potential residents will require extensive use of personal automobiles.* Only bus Route 38 serves the Northeastern quadrant of the City of Colorado Springs. (Colorado Springs Metro website, <https://coloradosprings.gov/document/2022fallsystemmap-webinteractive.pdf>) Furthermore, access to schools, daycares, jobs, grocery stores, and medical appointments will require residents to travel by personal vehicle.
- *Spiraling growth outward from existing urban centers:* The proposed Royal Pines Apartment development is in the far northeast corner of Colorado Springs. The development is approximately 13 miles (18 minutes by vehicle) from downtown Colorado Springs, the city's urban center. Colorado Springs has long suffered from growth away from our urban areas.
- *Leapfrogging patterns of development:* Urban sprawl typically results in dispersed development, favoring the development of parcels situated further away from urban centers over vacant lands or abandoned properties. This is clearly the case for the proposed Royal Pines Apartment development as vacant land or abandoned properties, ripe for demolition and development, exist throughout Colorado Springs to include along Platte Avenue, Nevada Avenue, and Academy Boulevard.
- *Undefined edge between urban and rural areas:* Sprawling tends to blur the lines between urban and rural domains. This is occurring in the northeastern portion of Colorado Springs as development, to include the Royal Pines Apartment development, is occurring up to and into Black Forest, as well as rural land. And likely most importantly, the proposed Royal Pines Apartment development is only about 400 feet from protected habitat for the Preble's Meadow Jumping Mouse (Preble's or PMJM).

As highlighted above, the proposed Royal Pines Apartment development clearly possess a majority of characteristics representative of urban sprawl, thus it is acceptable to characterize the development as urban sprawl and apply the negative consequences of this type of development. Extensive research has been completed and a multitude of literature exists that highlight the consequences of urban sprawl. "Science shows urban sprawl creates negative impacts including water and air pollution, increased infrastructure costs, inequality (Ewing 1997; Squires 2002), the loss or disruption of environmentally sensitive areas, such as critical natural habitats (e.g., wetlands, wildlife corridors), and overall reductions in quality of life (Kenworthy & Laube, 1999; Hirschhorn, 2001; Kahn, 2000). ("The

Characteristics, Causes, and Consequences of Sprawling Development Patterns in the United States” 2013, [The Characteristics, Causes, and Consequences of Sprawling Development Patterns in the United States | Learn Science at Scitable](#)). Urban sprawl also increases public expenditure. (<https://www.conserve-energy-future.com/causes-and-effects-of-urban-sprawl.php>) The proposed Royal Pines Apartment development will realize all of these negative impacts, with the following highlighted as critical:

- *The loss or disruption of environmentally sensitive areas:* The Preble’s Meadow Jumping Mouse has been an endangered species since 2003, with the main factor endangering the PMJM being the extent and quality of habitat. (US Fish and Wildlife, [Preble’s Meadow Jumping Mouse \(Zapus hudsonius preblei\) | U.S. Fish & Wildlife Service](#)) The proposed Royal Pines Apartment development is located roughly 400 feet from protected habitat for the PMJM. The habitat is protected to the extent that the Colorado Springs Police are to be called if an individual intrudes onto the land. The apartment complex will introduce an extensive increase in population and automobiles, which will negatively impact the PMJM habitat. The increase in nearby residents increases the likelihood of individuals illegally entering the protected areas and increases the possibility of litter and damage. Furthermore, the development is located without available public transportation, specifically Route 38 is the only bus route serving northeastern Colorado Springs and it does not reach the location of the development. This will result in the need for all residents to own at least one vehicle. The extensive number of vehicles will require a large parking lot comprised of impervious asphalt and concrete. The increase in vehicles will contribute to air pollution, as well as leaking oil and pollutants that are sure to runoff into the PMJM habitat from the development’s parking lots. Beyond the chemicals and contaminants that will run into the habitat, the volume of runoff will increase leading to further habitat damage. Finally, the likelihood of on-street parking and overall traffic will increase dramatically, all of which will immediately impact the protected habitat of the PMJM.
- *Transportation:* The location of the proposed Royal Pines Apartment development will result in increased air pollution, traffic congestion, and decrease traffic safety. The development is located without available public transportation, specifically Route 38 is the only bus route serving northeastern Colorado Springs and it does not reach the location of the development. This will result in the need for all residents to own at least one vehicle. The job density in northeastern Colorado Springs is lower compared to areas near downtown. Furthermore, the location of the development is not within walking distance of any of the elementary, middle, and high schools. Academy School District 20 is struggling to hire bus drivers; thus, the development will further stress the struggling school bus system, which is sure to increase the number of vehicles traveling to and from the schools in the area. This negatively impacts the safety of the children and parents in vehicles, children walking or riding their bikes, and the children, parents, teachers, and administrators at the schools. Childcare near the development is limited in both availability and location. This will necessitate families commuting regularly. Finally, the low job density in northeastern Colorado Springs will require residents of the development to commute. This will negatively impact air pollution and the safety of our roads, while also increasing congestion and traffic jams. This ultimately decreases the quality of life for our citizens. Finally, the entrance/exit of the proposed complex is serviced by a two-lane road that enters a one-lane roundabout to access Royal Pine Drive. These roads are incapable of supporting the residents of the 232 apartment units, as well as the 1,400+ residences of Pine Creek, especially during an emergency situation.
- *Increased Public Expenditure:* The ever-expanding population away from urban centers increases public costs as the burden to improve and maintain infrastructure and provide emergency services (police and fire) will not fall to the developer, but rather to the tax paying citizens. Beyond dollars and cents, the response times of the Colorado Springs Police Department have increased for all priority calls in the last two years. (<https://krdo.com/news/2023/02/20/cspd-response-times-increase-for-all-priority-calls-in-the-last-two-years/>) The proposed Royal Pines Apartment development will only worsen these issues as population density is disbursed to the fringes of the city vice the urban hub. These costs are real, and they will be borne by the citizens. (https://www.ezview.wa.gov/Portals/1995/Documents/Documents/Exhibit%20%23J1%20-%20Futurewise_UrbanSprawl.pdf)

At the end of the day, the only entity benefiting from the proposed Royal Pines Apartment development is DBG Properties, which happens to be an out of state developer. They are attempting to develop the land with the sole intent of making a profit without consideration of the environmental, traffic, social, and cost impacts to our citizens and our city. High-density development provides value, but the value is realized when the housing is in urban settings. The proposed Royal Pine Apartment development continues to

exacerbate the urban sprawl issues that have plagued the city for decades, where the interests of developers are put ahead of our citizens. Every member of the Colorado Springs City Planning office should oppose this development, pushing to build this complex nearer to our urban center or in a location that allows for refurbishment of a neighborhood in desperate need of investment and transformation. The proposed Royal Pine Apartment development is not good for the habitat of the Preble's Meadow Jumping Mouse, it is not good for our neighbors in the Pine Creek Neighborhood, and it is not good for the citizens of the city of Colorado Springs.

Respectfully,

Joshua Majors
719-492-8072
jlmajors@yahoo.com

9661 Sycamore Glen Trail
Colorado Springs, CO 80920

Hubble, Logan K

From: Richard Brown <cicrkb@aol.com>
Sent: Tuesday, June 27, 2023 6:52 PM
To: Hubble, Logan K
Subject: HOW CAN SUCH MISTAKES OCCUR

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SHAME !!!!

RICHARD KING BROWN

Hubble, Logan K

From: Roderic Rau <rsquared5285@gmail.com>
Sent: Tuesday, June 27, 2023 4:33 PM
To: Hubble, Logan K

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Mr. Hubble,

I am concerned about the impact on the local schools. This development may lead to severe overcrowding in the class rooms.

Thank you,

Roderic M. (Rod) Rau

MOΛΩN ΛABE

Hubble, Logan K

From: Les Krohnfeldt <les@dynamicsindevelopment.com>
Sent: Tuesday, June 27, 2023 4:16 PM
To: Hubble, Logan K
Subject: Re: Royal Pine Apartments

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Thank you. For clarification, I spoke with you briefly before the May 5 Neighborhood meeting. I am in favor of this project and have been communicating with Eric Grodahl. However, rather than get on the wrong side of all the opposition, I'm just trying to stay on top of the facts and processes and educate the neighbors when they will listen. I think it's going to continue to be a bit chaotic until you are able to host the City's Neighborhood meeting. That can't happen too soon. Appreciate all you are doing to serve our community.

Les

On Jun 27, 2023, at 4:06 PM, Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

The CP and DP applications can be processed concurrently; however, the DP cannot be approved before the CP is approved.

Logan

From: Les Krohnfeldt <les@dynamicsindevelopment.com>
Sent: Tuesday, June 27, 2023 3:58 PM
To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Subject: Re: Royal Pine Apartments

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Logan,

Much appreciated. When does the CP get approved relative to the DP formal application?

Les

On Jun 27, 2023, at 3:47 PM, Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

No problem, Les. I'm sorry the site was causing you problems. Here are the concept plan and the project statement.

Logan Hubble

Planner II
30 S Nevada Ave. Suite 701
Colorado Springs, CO 80903
(719) 385-5099
Logan.Hubble@ColoradoSprings.gov
<image001.jpg>

From: Les Krohnfeldt <les@dynamicdevelopment.com>
Sent: Tuesday, June 27, 2023 1:57 PM
To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Subject: Royal Pine Apartments

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Logan,

Sorry to be a further nuisance. I know you are being bombarded on this issue.

I'm not having success accessing the project Record Number: COPN-23-0015. Can you send me a pdf of the Concept Plan under review and any other pertinent docs or a link to the files?

Thanks,
LK

<image002.jpg>

<CP_V1_06-08-23.pdf><Project Statement_V1_06-08-23.pdf>

Hubble, Logan K

From: SUSAN FORGET <smforget614@gmail.com>
Sent: Tuesday, June 27, 2023 4:07 PM
To: Hubble, Logan K
Subject: Re: Objections to changes in the concept plan #COPN-23-0015

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Perfect. Thanks.

On Tue, Jun 27, 2023 at 3:43 PM Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

The new date is July 17th.

Logan

From: SUSAN FORGET <smforget614@gmail.com>
Sent: Tuesday, June 27, 2023 3:43 PM
To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Subject: Re: Objections to changes in the concept plan #COPN-23-0015

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Thanks for sending the document.

Could you please confirm the new date to submit concerns regarding the concept plan amendment?

Thanks,

Susan

On Tue, Jun 27, 2023, 3:08 PM Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

Here's the checklist we discussed!

Logan Hubble

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

Logan.Hubble@ColoradoSprings.gov

From: SUSAN FORGET <smforget614@gmail.com>

Sent: Monday, June 26, 2023 10:31 PM

To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>; Posey, Steve <Steve.Posey@coloradosprings.gov>

Cc: PineCreek VillageNeighbors <pinecreekvillageneighbors@gmail.com>; Helms, Randy <Randy.Helms@coloradosprings.gov>

Subject: Objections to changes in the concept plan #COPN-23-0015

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Hello Logan,

After reviewing the "Concept Plan Major Amendment Project Statement", submitted 02 June 23 by Drexel, Barrel & Co., I have concerns about the information provided. Below, is what was submitted in the statement and my concerns in red.

Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?

No. The proposed development will serve to increase the general health, welfare, safety and convenience of the neighborhood. By providing for a mix of multi-family workforce housing and commercial uses, this amendment to the concept plan will not only help potentially diversify the housing options in Colorado Springs, but will also help to synergize and solidify the adjacent neighborhoods.

I totally disagree with the last sentence about "synergize and solidify the adjacent neighborhoods". This potential project has caused extreme unrest and action in opposition to the development. A multifamily housing project of this **size and height** is not a beneficial addition to the neighborhood. Additionally, one of the major objections is safety and the adverse effect of large-scale development.

Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?

The Concept Plan amendment preserves and maintains existing properties and adjacent areas and will actually reduce impacts in critical areas such as traffic generation.

When was the traffic study completed? Did it take into account the traffic circle or high traffic times during the school year? Since there is only one egress point, I'm very concerned about traffic congestion.

Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?

The Concept Plan amendment will provide more of a buffer and transition from the nearby single-family residential to the existing and proposed commercial in the area with the allowance for multi-family development.

The single-family homes that back to Royal Pine and the proposed development are concerned about the 4-story height of the apartments. The apartment dwellers would have a direct view into their backyards and homes.

Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

The proposed amendment to the Concept Plan will reduce the impact to existing streets with reduced trip generation produced by the proposed multi-family residential. Open space and amenities will be provided on-site. Some additional students will be anticipated for local schools but school and park fees will be paid as part of the development approval process

What about amenities for the families on-site such as a playground or pool? With concerns over the lack of adequate parking, the plan may require a reduction in the proposed open space for recreation. How will that be mitigated? Within walking distance from the proposed apartments, there is a privately built and maintained playground owned by the PCV HOA. Will fees be paid to the PCV HOA to help with the maintenance of that park as well?

Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?

Yes. This amendment to the concept plan is consistent with City Zoning and Subdivision Code, and the applicable elements of the Comprehensive Plan in a number of ways, not limited to:

Adding to the diversity of housing stock provided within the City, while promoting a vibrant neighborhood with strong ties to the surrounding area.

How will a "vibrant neighborhood with strong ties to the surrounding area" be demonstrated? Sounds good, but other than being close to employment opportunities, how will this development promote a vibrant neighborhood?

My concern is that the benefit of this proposed change in the concept plan seems one-sided. It appears to benefit the future apartment residents and the developer (from a profit standpoint) at the cost of the adjacent homeowners and the neighborhood. The original concept plan was created to be in harmony with the residential and commercial properties. The proposed change in the concept plan will create a rift. City planning needs to consider the impact of a major development of this size on all the property owners.

Sincerely,

Susan Forget

Hubble, Logan K

From: Amy Bulik <amybulik@gmail.com>
Sent: Tuesday, June 27, 2023 3:07 PM
To: Hubble, Logan K
Subject: Proposed Pine Creek Apartments

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Mr Hubble,

We have great concern regarding the proposed Pine Creek Apartments on the corner of Union and Royal Pine. We built our home in Pine Creek in 2005. One of the reasons we chose this area is because of the small community feel, safety and schools. Every citizen has a right to these attributes.

My confusion comes with the location of this proposed housing. Why would anyone be in support of squeezing this many apartment units into such a small area? The north side of town has a lot of undeveloped land available for a housing project of this type.

This proposed site will cause unnecessary traffic congestion due to the lack of major roadway connection to these lots. Funneling that many families and guests from an apartment community of that size, along with existing residents and patrons of surrounding businesses will create significant traffic delays during peak commuting hours causing working families and families with school children major headaches. What are the requirements for roadways to evacuate this many people in the event of a fire or other disaster? Additionally, this community enjoys outdoor activity with a lot of people walking, usually with pets and cycling. Over 200 extra cars means more potential accidents, not only with other vehicles but with pedestrians and cyclists, as well. The parking on the proposal map is nowhere near enough to accommodate the residents and guests of a community of this size. Would they take over the parking at the nearby businesses? Park on the streets near the neighboring homes? HOA rules prohibit this.

There is also a wildlife refuge near this proposed site. I cannot imagine adding this many people adjacent to this area with the added noise and pollution will contribute to the health and well being of the animal population living in this area, including our little endangered mouse.

The schools zoned for Pine Creek are already at capacity. We have children living in the neighborhood unable to attend their designated neighborhood schools, due to over choosing into them. Pine Creek High School is one of the biggest schools in the city now. Adding more students does not contribute to a balanced learning environment and does not uphold the reputation of excellence established at the school.

The proposal suggests housing for lower income families. While all families, regardless of income, deserve a safe community to live in, lower income communities can attract higher than average crime. Safety is a major concern. Many lower income families rely on childcare and public transportation. These services are not readily available in this area.

Frankly, I am also frustrated with the lack of transparency. Rules and regulations being changed to accommodate this project, including parking requirements and building height requirements. Has a traffic study been done? Postcards only being sent to neighbors located right next to the site (because that is all that was required), even though the whole community will be negatively impacted by this proposal. Our Governor has been quoted saying we need to "embrace density". My fear is Colorado Springs may be embracing this dangerous slogan. We used to live in a suburb of Denver and chose to move because we do not want to live in a community that is modeling itself after Denver.

We take time to carefully vote for representatives that will take the quality of the lives of their citizens into consideration. This proposal feels to be one that is only considering financial gain, not the well being of the community. I hope for reconsideration of the location of this housing project. One that would take into consideration the well being the residents of the proposed housing, as well as, the surrounding community.

Frustrated resident,
Amy Bulik
Pine Creek Homeowner

Hubble, Logan K

From: Jonathan Schultz <jschultzy1@gmail.com>
Sent: Tuesday, June 27, 2023 1:01 PM
To: Hubble, Logan K
Subject: Pine Creek Apartment Project

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Mr. Hubble,

I am writing to briefly register my concern over the apartment project that is being considered off of Royal Pine in Pine Creek. I am a huge fan of affordable housing, so my concern is not based on property values or anything like that. I am concerned about over-congestion in that area, transportation issues as there are not public services available in this area, and the lack of entrances and exits in a very busy section of our community. I have lived a quarter mile from the proposed location for 14 years and have seen the congestion and am deeply concerned about this project. I think a location that has city busing and less traffic issues would make much more sense.

Thanks,

Jonathan

Hubble, Logan K

From: Eric Newman <ericnewman111@gmail.com>
Sent: Tuesday, June 27, 2023 12:45 PM
To: Posey, Steve; Hubble, Logan K; Helms, Randy; Yemi Mobolade
Subject: Proposed Royal Pine Apartments

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Gentlemen ... I hope you are enjoying the sun we're finally getting this week. Although the rain sure has made the area beautiful. All the green reminds me of Portland, Oregon, which is where I moved to COS from in 2020.

The purpose of this email is to voice my OPPOSITION to the proposed Royal Pine Apartments ... adjacent to the Pine Creek neighborhood.

My wife and I purchased our home in Pine Creek after a lengthy search of the area. We were looking for an upscale area that would offer security and high quality of life ... which we could eventually retire in. Pine Creek offers that.

In the 10yrs in Portland metro area prior to moving here (ironic developers are from there) we witnessed quite a few "affordable" housing projects pop up in various areas. Some were very urban locations and others were moving out towards the suburbs. We saw a number of issues that came with it and I want to address a few of those here and how it will negatively impact Pine Creek as a whole.

- 1) TRAFFIC – The access in and out of the site would be on Royal Pine. This is a single lane street each way that cannot handle the large amount of cars brought by the development. I believe the developers said there would be approximately 300 parking spaces, which will not be enough for a 240 unit complex. I would expect that over half the residents will have more than one vehicle, and some more than 2 if they have teen drivers. There will be absolute gridlock from Royal Pine Dr to Union that will also spill into small residential streets like Pine Manor Drive, Purple Plum Way, Cherry Plum Dr, and then out the north direction towards Chapel Hill Drive. These other streets are heavy foot trafficked, which can lead to accidents with too many cars driving through and who knows what speeds. Commercial development (stores & businesses) would only bring a fraction of the traffic that apartments will bring ... and that should have been the use for those lots.
- 2) CRIME – there is already an increase in crime around Pine Creek ... car prowls, burglaries, etc ... in the past year. But this will pale in comparison to what will be brought to our quieter neighborhood with low-income housing. Crime stats will show that the bulk of crimes are committed by those in lower income brackets, not higher income brackets. We do not want or need that here.
- 3) HOME VALUES – We paid a lot for our home, to live in a quiet neighborhood with values appreciating. With a project like this, it will affect values of homeowners that paid upwards of \$600k to over 1million for their homes. We are in the latter group and don't want to see the value dip because of what is nearby.
- 4) ACCESS – as a follow up to point #1 ... Royal Pine & Union is a major access point for the neighborhood to get to Lowes, King Soopers, Target, etc. Having extra cars parked on the street along it, plus the extra traffic will be a huge inconvenience for those of us that paid significantly to live here.
- 5) PUBLIC SAFETY – COS is short around 70 police officers ... I believe I heard this during the recent mayoral race. We rarely see police cars up in our area – sometimes I go months without seeing one outside of I-25. If police are that strained on resources, and need more presence in the mid to south part of town ... then how are they going to handle and increase in issues surrounding this project. Trust me ... issues will come.

These are just a few of the concerns of our resident neighbors. There are plenty of other locations around COS that is better suited, including access to public transportation, more central to job areas.

I'm not against, nor do I despise or hate people that simply don't earn as much income. I have a lot of friends both here and Portland in that category. My problem is with the location. We saw too many neighborhoods in Portland go downhill fast when a low income development was nearby. And also other access roads become unsafe even to drive on, let alone walk on due to traffic and some types of individuals these locations attract.

Yes there is a housing need in this city ... but please reconsider the location and preserve the quality of life and area that Pine Creek is for so many.

Thank you for listening.

ERIC NEWMAN

Hubble, Logan K

From: Shawn Brennan <clanbrennan4@gmail.com>
Sent: Tuesday, June 27, 2023 11:24 AM
To: Hubble, Logan K
Subject: Re: COPN-23-0015

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thanks

On Tue, Jun 27, 2023 at 11:18 AM Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

Shawn,

Quick responses:

1. We are sending out corrected postcards. I'll be letting all of the neighbors on my email list know about this very soon.
2. CONO (Colorado Springs Council of Neighbors & Organizations) lets HOAs know about developments. I believe they did in this case.

Thank you very much for your comments. The city will take them into consideration, and I'll be sending them to the applicant at the end of the commenting period. I'll also be adding you to my email list for this project. Please let me know if you have any additional questions.

Logan Hubble

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

Logan.Hubble@ColoradoSprings.gov



From: Shawn Brennan <clanbrennan4@gmail.com>
Sent: Tuesday, June 27, 2023 10:56 AM
To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Subject: COPN-23-0015

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Sir,

Two quick questions that I would appreciate a quick response on:

- 1) I'm assuming you are aware that the postcards you sent out had a misleading lot location; are you re-sending the postcards to the owners within 1,000' of the actual project lots? (Your planning website also implies a different lot -- why?)
- 2) Did you send a notice to the PCVA HOA?

A few comments on the Concept Plan Major Amendment and the proposed project as I understand it:

- a) The Trip Generation memo may be incomplete. Without seeing the original data that led to a budget of 8,441 weekday trips, it is impossible to tell whether or not the applicant is properly accounting for or comparing the potential trips coming from future developments on the 3.99 acres listed as "LOT 2, THE MARKET AT PINE CREEK FILING NO. 3" since they only listed their project and the 3 other existing businesses.
- b) The city should consider an additional egress from "LOT 2, THE MARKET AT PINE CREEK FILING NO. 6" onto Union Blvd to ease the amount of traffic that needs to flow around the traffic circle at Royal Pine Drive and Purple Plum Way.
- c) In order to better support this project, (and the apartments near Target on the other side of Powers), the city should consider extending bus route 38 in the next few years.

I am generally supportive of this project because I agree that COS needs more workforce housing and I think this area is well suited based on schools, shops, transportation, etc. I will follow the city's processes as best I can and submit any additional concerns when/if appropriate.

Respectfully,

Shawn Brennan

3564 Cherry Plum Drive

Colorado Springs, CO 80920

(720)244-3103

clanbrennan4@gmail.com

Hubble, Logan K

From: Sunshine Group LLC <sunshinegroupcos@gmail.com>
Sent: Tuesday, June 27, 2023 11:11 AM
To: Hubble, Logan K
Subject: Re: Development Proposal (COPN-23-0015)
Attachments: image001.jpg

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Logan,
Thanks!
Best,
Allison McGrath

On Tue, Jun 27, 2023, 11:08 AM Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

Allison,

I wanted to let you know that we will be issuing a corrected notice that shows the correct vicinity map and contains the correct address. Thank you for letting us know about this. It was totally missed by planning staff. I'll be sending an update to all of the neighbors on my email list to let them know that an amended notice is going out.

Logan Hubble

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

Logan.Hubble@ColoradoSprings.gov



From: Sunshine Group LLC <sunshinegroupcos@gmail.com>
Sent: Friday, June 16, 2023 10:06 AM
To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Subject: Development Proposal (COPN-23-0015)

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Logan,

Good morning. The owners of the medical office building located at 4194 Royal Pine and were surprised to receive a notice in the mail stating that their property was the subject of a concept plan.

They would like the notice corrected and resent, as 4194 Royal Pine will not be a part of the project and we do not want to be perceived as being a part of this project.

Furthermore, Sunshine Group LLC is opposed to purely residential development and hopes to see concept plans for mixed-use spaces to support local small, veteran- and women-owned businesses such as ourselves.

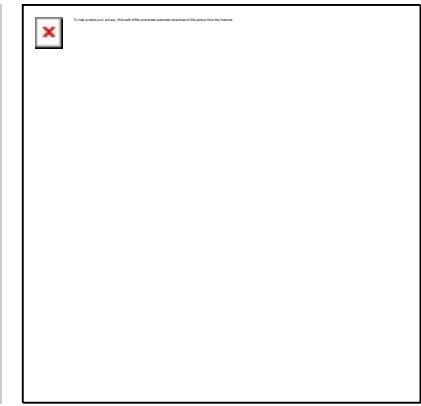
Please reach out if you have any questions.

Best,

Allison M. McGrath, MHS, MBA

Property Manager

Cell: (719) 822 - 1766



Hubble, Logan K

From: Bob King <evking1@comcast.net>
Sent: Monday, June 26, 2023 4:18 PM
To: Hubble, Logan K
Subject: Royal Pine Apartments Complaint

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Hi Logan. The City should not approve this project on City owned property because of increased crime which reduces the Pine Creek subdivision property values. And this proposed project should not be approved due to increased traffic.

It would be a big mistake if the City allows apartment development on the site. The site is more suited for a park which the Pine Creek area is in need of.

Sincerely, Bob and Joni King 10162 Palisade Ridge Drive, Colorado Springs, co 80920

Please acknowledge receipt of this email.

Hubble, Logan K

From: Wintz, Katelynn A
Sent: Monday, June 26, 2023 3:25 PM
To: allen@wildatheart.org
Cc: Fenner, Kyle; Hubble, Logan K
Subject: Phone call follow up from 6/22

Hi Allen –

Thanks so much for meeting with me last week! As I mentioned last week I wanted to connect you via email to two planners on my team who are staffing applications you have expressed interest in.

Kyle & Logan – Please add Allen to your email list of interested residents for the below applications.

First – Kyle Fenner is the reassigned project planner for the Old Ranch Storage project proposed at the intersection of Old Ranch Road and Rhinestone. She has recently taken this application over from a planner that no longer works in our office but is an excellent resource.

Next – Logan Hubble is the planner working on the multi-family residential project south of your neighborhood at the Market at Pine Creek (near the medical office at Pine Creek and Union Blvd). He is currently processing a concept plan amendment to allow residential uses in this project area and will likely continue to be the planner for any future development applications that are proposed.

Please reach out to them separately to provide any specific questions, comments or concerns about their respective applications.

Kate



Katelynn Wintz, AICP (she/her)
Planning Supervisor
Land Use Review Division
City of Colorado Springs
Office: (719) 385-5192
Email: katelynn.wintz@coloradosprings.gov
[Why Pronouns?](#)

Links:

[Planning & Community Development Home](#)
[Look at Applications Online \(LDRS\)](#)
[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

Hubble, Logan K

From: Patty Baer <theirishbaer@gmail.com>
Sent: Monday, June 26, 2023 11:46 AM
To: Hubble, Logan K
Subject: Apartments

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Hello,

We all understand the need for affordable housing, but at whose expense? We already have existing apartments in the area that are vacant. Our Briargate community already is overcrowded. We don't need any more traffic and more people at our grocery stores, parks, etc.

Our quality of life is being threatened. Perhaps the City could help folks looking for affordable housing with a little monetary assistance. Maybe asking the existing apartment owners to help out.

Also what about the existing water problems. Let's not follow California. They are seriously worried about water after overusing the allocation for their water for decades.

Please find a better location for these apartments.

Thank you,

Patricia and Charles Baer
Theirishbaer@gmail.com

Hubble, Logan K

From: pjstrait@aol.com
Sent: Saturday, June 24, 2023 10:38 PM
To: Hubble, Logan K
Cc: Congressman Doug Lamborn
Subject: The Market at Pine Creek

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Dear Mr. Hubble:

I am writing to you so that you understand exactly how I feel about this Project!!!! I know that you are saying its good for our community, but lets be honest, its only

good for the builder and city council to look like they are concern about our citizens. Well let me give you some cold hard facts: I was a single mom for over 14 years and

I had 2 very small kids, that I had a hard time to feed. I apply for food stamps, oh but was told I made too much money, so my kids went hungry and nobody care!!!! I worked

2 jobs to make sure my kids had a roof over their heads and clothes and the bare essentials that they needed. I did whatever I could to make sure my kids felt like they

belong in the school that I put them in. I also want you to know that I was also a domestic violence victim which you can imagine was very hard at that time! I had called the

police over 100 times to report this man, but nobody care. I have a permanent restraining order on this person that I will never release, but the fact is he came to our home every

week to kill me and our kids and when I would call the police they would say if he gets in call us back, I said if he gets in I will be dead!!!! Again nobody cares.....Also when my

kids went to college I thought I would get some kind of break being single mom!!!! ha ha thats funny....Katrina hit Louisana so those kids got free tuition to go to our college

while our tuition got raised 20% oh yea!!!! So now I finally have raised my beautiful kids and finally have a home I am proud of and I have worked hard for what I have only to

find that people like you can rip all this away by pretending to be so concerned for our community. Now I know this Project is going to bring people a lot of money otherwise you

wouldn't be doing this, and I get it, but this area was zoned for 2 story businesses. I would of NEVER bought my home which is going to be backing up to these apartments.

If I wanted to live in a non safe apartment filled neighborhood I would of brought there!!!! And please don't tell me that this is for Essential Workers, (nurses, firefighters, and

doctors) because these people don't start at 19,400 a year!!!! give me a break, I know this is for the homeless, or Immigrants coming over our border!!!! Or the low income

people that don't want to work or better themselves. Either way its not fair to us to have worked so hard to have our safe homes destroyed. So now you say I am mean I don't

want to help people, no I always try to help. But this is the same as giving social security to people who haven't worked for it... And look its going away in 2034!!!! So you

again wanted to help people with my money and leave me nothing!!!! So going forward I wish you would reconsider this site because I will have to move to find a safe

neighborhood again, and its not fair to me knowing I am ready to retire but will have to work longer to be able to live in a safe neighborhood.... I would also asked that you give

me your address and let me see the apartment building with low income housing right next to you and all the city council members that way I can see your really are trying to

help the homeless and immigrants also the people that don't ever want to work just take handouts. I do know that this is funded by tax payer dollars and only 3 people in all of

Pine Creek are for this, and as far as the builder please Portland OR is one of the worst cities in the USA why don't he fixed his own before coming to ruin our city!!!!!!!!!!!!!!!!!!!!

Sincerely

Patty Ray

Hubble, Logan K

From: Crystal Shields <southcountygirl1@yahoo.com>
Sent: Saturday, June 24, 2023 3:29 PM
To: Hubble, Logan K
Subject: Royal Pine Apartments

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Mr. Hubble,

My name is Christina Shields and I live in Pine Creek in Colorado Springs . I was told to contact the Colorado Springs City Planner, Logan Hubble.

It was brought to my attention that the city rezoned a commercial area for apartments that sits just outside of Pine Creek, which is close to my house.

Now the city wants to place affordable housing apartments called "Royal Pine Apartments", see map below. My husband and I are not happy with this decision. By placing the apartment in this desired location it will bring much more traffic, noise, crime, over crowded schools and lower my property value. I feel like I have been lied to by the city. That piece of land was zoned for commercial use only. It took us a long time to save our money to be able to afford our house in Pine Creek. I would like for you to stop this proposal at once. The city already has too many apartment complexes that are empty.

I would advise the money be used to subsidize the already built apartments with low income opportunities.

Thank You,

Christina Shields

The Record # COPN-23-0015



Hubble, Logan K

From: CLAUD KNIGHT <ck_knight@msn.com>
Sent: Friday, June 23, 2023 8:04 PM
To: Yemi Mobolade
Cc: Hubble, Logan K; Helms, Randy
Subject: Proposed Apartment Complex - Royal Pine and Union

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Dear Mr Mobolade,

Congratualtions on your recent election.

I will make this a relatively succinct e-mail. Since you have been copied on many of the communications regarding this proposed development of the apartment complex at Royal Pine and Union, I will not go into the details of those previous communications.

I, as do many of my neighbors in the Pine Creek neighborhood, have important reservations regarding this development. Much of that has to do with the character of the development and the expected impact on our community. Many of us worked long and hard for many decades to finally be able to afford to live in this neighborhood, and we find ourselves wondering why, at a stroke of the pen by city government at the inclination of developers, why the character of our neighborhood should be changed. On the surface, this would appear to be something that could be simply characterized as social engineering at the expense of those who have already made investments, be they residential or commercial (in the case of those businesses who have already established offices directly in that previously zoned commercial area). Are our interests not equally important? Who will pay the difference between "fair market value" for this housing, and what will be "affordable housing"? Certainly, my guess is the tax payers of this city, who we are among them. It would be simple to say, "well those who do not want this project in their neighborhood, simply do not care for those who may be disadvantaged ". That would be a mistake, as those among us, do care, and contribute to many local charities to try and provide a "hand up", not a "hand out".

So since I have already voiced my concerns in an earlier e-mail to our representative - Mr. Helms, and not having recieved an acceptable response from his communications director, I ask you - just who is the city government working for - only the percieved disadvantaged, or all of us?

If you would like to discuss this further, you may contact me at the following, as I would be happy to meet with you to.

Sincerely,

Claud Knight
Cp - 719-244-8060
Ck_knight@msn.com

Hubble, Logan K

From: Joel Kane <jorokane@yahoo.com>
Sent: Thursday, June 22, 2023 3:22 PM
To: Hubble, Logan K
Subject: Protest of plans for Royal Pines multifamily development

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Hello Mr. Hubble:

Below are my comments from the meeting with the developer for the Royal Pine multifamily project:

Why has the zoning been changed to allow low-cost housing in an area by the new Memorial hospital near Briargate Parkway and Royal Pine? This is way too large a project for this area and would cause all kinds of issues. Why does this zoning committee instigate this kind of zoning change when people have purchased homes around this area, when it was zoned for commercial businesses. It infuriates the residents. This should be a medical campus development and not a housing project. Colorado Springs zoning also rezoned the area by Chapel Hills mall when they demolished Sears and let housing go in there. It looks terrible as it doesn't fit among commercial buildings and business zones should not be made into multifamily housing units. Anyway, the Pine Creek residents were very angry at the developer meeting this week and I've heard there will be multiple lawsuits filed. The rezoning needs to be reversed because it is simply unfair to change the rules now when Briargate is almost all built out. This decision doesn't make sense to any of the Briargate residents and is a waste of taxpayer money to fight legal battles for bad decisions.

Also, when do the people's objections get listened to, not just heard. I'm not aware of one time in the last 4 years that the objections of the people weren't overruled by the planning department and it seems like the desires of the developers is all that matters. This project should be stopped and please look for a medical building to be built next to the hospital, something like that would make the most sense. Has Memorial Hospital been given the chance to purchase the property? A medical building or two would look nice and keep the values up for the homeowners. I know who from the city council has voted for these zoning changes and I know for sure they will not get many Briargate residential votes in the next election.

Not sure what your role is and don't mean any disrespect, but hope you can help.

Thank you for listening,

Joel

Hubble, Logan K

From: Jack Krayniak <jack.krayniak@realfloors.com>
Sent: Thursday, June 22, 2023 9:05 AM
To: Hubble, Logan K
Subject: Royal Pines Proposed Apartment Complex

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Good Morning Mr. Hubble,

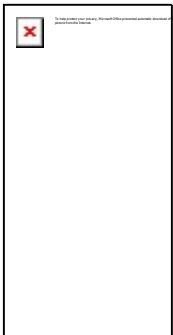
I am sending this email to contest the proposed Royal Pines Apartment Complex. I feel bringing this type of density and community will do nothing but cause problems for the neighborhood we have all worked so hard to live in. The added traffic on our already busy roads, the value of our properties dropping and not to be stereotypical but the crime that low income housing tends to bring with it.

Please consider denying this project for these few and many other reasons. If you have any question for me please feel free to reach out to me at any time.

Thank you for your time.

Jack Krayniak
3415 Limber Pine Ct
Colorado Springs, Co 80920
719-694-4422

--



Jack Krayniak

Account Executive

719-694-4422 mobile

303-307-8050 office

jack.krayniak@realfloors.com

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Hubble, Logan K

From: Joseph O'Keefe <jokeefe@mcleodbrunger.com>
Sent: Thursday, June 22, 2023 8:46 AM
To: Hubble, Logan K; Brey Murray; Keri Roberts
Subject: In re CON-23-0015

Importance: High

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Logan,

I write regarding the above project to ask if there are any other deadlines or hearings set other than the Posted 7.3.23 Comment deadline.

Also, to the extent review comments, etc. are not posted at the cited link, may I have the Courtesy of copies?

Best

J

Joseph A. O'Keefe, Esq.
M^cLeod|Brunger PLLC
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www.mcleodbrunger.com

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Hubble, Logan K

From: Niebauer, Christina
Sent: Wednesday, June 21, 2023 3:19 PM
To: Hubble, Logan K
Subject: FW: Sustainability, Transparency, and Too Many Apartments

From: PineCreek VillageNeighbors <pinecreekvillageneighbors@gmail.com>
Sent: Wednesday, June 14, 2023 3:11 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>; armydad1972@yahoo.com; stevelisa777@yahoo.com
Subject: Sustainability, Transparency, and Too Many Apartments

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Mayor Yemi,

Congratulations on your election to Mayor. I voted for you specifically because you had a coherent plan and a clear vision for the City.

My wife Lisa and I are highly concerned by what we are seeing in COS. The overbuilding is not sustainable, there seems to be a significant lack of transparency by our city officials, and we have a surplus of apartments that does not meet a need.

At the 13 June City Council meeting, the City Council passed item 11a, which approves an intent to commit private activity bonds to a development at the corner of Royal Pine and Union BLVDs. This passed even though a good number (City Council acknowledged they had never seen so much opposition so early) of Pine Creek residents expressed their concerns about this large project in such a small space. Only two council members heard us and offered to hold the decision for two weeks. That amendment failed.

I am not sure if you watch or get notes from City Council meetings, but I wanted to include what I spoke about, so you know what my concerns are. I DO NOT believe City Council addressed any of my concerns or answered any of my questions. I have included all of what I intended to speak on, although I had to cut out much of it due to time limitations. Those portions in italics are what I cut. I will point out that the City called several proponents of this project to speak in favor of it at the outset (all of which are part of the "system) and ended the "opposed to" comments with a developer actually not opposed to the development. Mr. Steve Posey then ended session with more "in favor" comments .

The City set up a Teams Meeting on 20 June to discuss the process and will have the developer on to address concerns. One final point is the City is committing \$40M to one project, using funds left over from 2022 and what they have in 2023. As pointed out by Mr. Posey, this project is by far the most expensive and largest of its kind using these funds.

Finally, I have spoken to several persons involved in these types of developments and many are fearful of speaking due to perceived likelihood of reprisal.

Below is what I said. If you read any of it, please read the last paragraph.

May God keep His hand of protection and love over you while you serve this great City.

Thanks!

V/r

Steve Parrish

Colonel, US Army, Retired

719-464-4220

armydad1972@yahoo.com

GOOD AFTERNOON COUNCIL PRESIDENT HELMS, CITY COUNCIL MEMBERS, AND STAFF.

THANK YOU FOR THE OPPORTUNITY TO SPEAK TODAY. I AM STEVE PARRISH, RECENT MILITARY RETIREE, AND RESIDENT OF PINE CREEK.

I AM A RESIDENT OF PINE CREEK WHICH HAS OVER 1,400 HOMES AND OVER 2,000 RESIDENTS. ALTHOUGH I AM SPEAKING ON MY OWN BEHALF, THERE ARE OTHERS IN MY COMMUNITY THAT SHARE MY CONCERNS. I OPPOSE THE INDUCEMENT RESOLUTION FOR THE ISSUANCE OF PRIVATE ACTIVITY BONDS RELATED TO THE DEVELOPMENT OF THE “ROYAL PINES APARTMENTS” AT POWERS AND UNION BOULEVARDS, FOR THE FOLLOWING REASONS: LACK OF SUSTAINABILITY AND TRANSPARENCY, AND AN APARTMENT SURPLUS, NOT BECAUSE THEY ARE AFFORDABLE.

1) DEVELOPMENT IN COLORADO SPRINGS APPEARS TO FOCUS ON DEVELOPERS’ AND NOT ON ITS RESIDENTS’ CONCERNS, ESPECIALLY OVER THE PAST TEN YEARS.

I GREW UP HERE AND I HAVE SEEN THE SPRINGS EXPAND *THROUGH GOOD PLANNING. POWERS, WOODMEN, BRIARGATE ARE ALL GREAT EXAMPLES.*

- *WE UNDERSTAND THAT COLORADO SPRINGS IS GROWING; HOWEVER, RECENT EXPANSION SEEMS TO CARE LITTLE FOR RESIDENTS’ CONCERNS OR INFRASTRUCTURE SUSTAINABILITY.*

- *THERE ARE MULTIPLE AREAS OF THE CITY WITH TWO LANE CHOKE POINTS SURROUNDED BY THOUSANDS OF HOMES AND APARTMENTS, CREATING SIGNIFICANT TRAFFIC CONGESTION AND SAFETY CONCERNS. THE LIMITED INFRASTRUCTURE AT THE PROPOSED LOCATION DOES NOT SUPPORT DEVELOPMENT OF APARTMENTS.*

- ALTHOUGH HOMECOS SEEKS TO ACHIEVE “ATTAINABLE AND AFFORDABLE HOUSING,” THE WORD SUSTAIN IS FOUND ONLY THREE TIMES, TWO OF WHICH REFER TO ECONOMICS, NOT INFRASTRUCTURE.^[1] INFRASTRUCTURE CHANGES SHOULD BE PROACTIVE IN THEIR DESIGN, NOT REACTIVE TO DEVELOPMENTS.

- THE MOST IMPORTANT SUSTAINABILITY ASPECT THAT THIS CITY MUST NOT IGNORE IS WATER. A WET YEAR SHOULD NOT CAUSE AMNESIA.
- ARE WATER SUPPLY CONCERNS POLITICAL RHETORIC OR IS OUR WATER SUPPLY TRULY A CONCERN?^[2]
- IF SO, WHY DO WE HAVE UNFETTERED DEVELOPMENT?
- IF WE ARE TO GROW SMARTLY, SUSTAINABILITY MUST BE THE FOUNDATION.

2) TRANSPARENCY IN THE CITY'S DEVELOPMENT PROCESS SEEMS OPAQUE AT BEST. A FEW EXAMPLES OF THIS ARE:

- THE DEVELOPER PURCHASED THE LAND ON 13 FEBRUARY, COINCIDENTALLY, THE DAY BEFORE THE CITY'S NEW ZONING WENT INTO EFFECT.
- IN EARLY MAY, THE BUSINESSES ADJACENT TO THIS PROPERTY LEARNED OF THE PROPOSED DEVELOPMENT FROM THE NEW PLOT OWNER, WHO ASKED THEM TO SIGN-OFF ON A CHANGE TO THEIR CONVENANTS.
- THE RESIDENTS OF PINE CREEK LEARNED OF THIS PROJECT VIA FACEBOOK, NOT THE CITY. THE GAZETTE LATER PUBLISHED AN ARTICLE ABOUT IT.
- IN THE FUTURE, CITY OFFICIALS WILL SEND A POST CARD TO ALL HOMES WITHIN 1000 FEET OF THE SITE. THAT NOTICE WILL GO TO LESS THAN 10% OF THE 1,424 HOMES IN PINE CREEK AFFECTED BY THIS PROJECT.
- WE HAVE BEEN ENCOURAGED TO WAIT UNTIL LATER IN THIS PROCESS TO EXPRESS OUR OPPOSITION, YET THE CITY HAS ASKED OTHERS TO SPEAK IN FAVOR OF IT.
- WHY DOES HOMECOS HAVE A STRATEGY TO "ADDRESS NEIGHBORHOOD OPPOSITION (2H)"^[3] WITHOUT HEARING WHAT THAT OPPOSITION IS?
- CAN YOU EXPLAIN ANY OF THIS, BECAUSE TO US, WE ARE SKEPTICAL THAT RESIDENT CONCERNS MATTER AT ALL?

3) DO MORE APARTMENTS IN COLORADO SPRINGS MEET A CITY NEED?

- IN THE CITY'S HOMECOS DOCUMENT, YOU CITE SURVEY RESULTS WHERE 72% OF THOSE SURVEYED ARE NOT HAPPY IN THEIR CURRENT LIVING CONDITIONS, 81% WANT TO OWN THEIR OWN HOME, AND 91% WANT TO OWN A SINGLE-FAMILY HOME.^[4] HOW DO MORE APARTMENTS MEET THIS NEED?
- A RECENT COLORADO SPRINGS BUSINESS JOURNAL ARTICLE PONDERES IF THE SPRINGS SHOULD STOP APARTMENT CONSTRUCTION. ACCORDING TO A STATE REPORT, THERE ARE 55,000 APARTMENTS IN COLORADO SPRINGS, WITH PLANS FOR 20,000 MORE OVER THE NEXT TWO YEARS, 11,900 OF WHICH ARE ALREADY UNDER CONSTRUCTION.^[5]
- CURRENTLY, THERE ARE APPROXIMATELY 5,500 VACANT APARTMENTS, AND OVER 2,200 VACANCIES FOR APARTMENTS THAT ARE LESS THAN \$1,400/MONTH.^[6] THE ARTICLE SUGGESTS VACANCIES COULD RISE DRAMATICALLY OVER THE NEXT TWO-TO-THREE YEARS.
- DO WE REALLY NEED MORE APARTMENTS THAT CROWD THE CITY, AREN'T MEETING A NEED, AND STRAIN VALUABLE RESOURCES?

I ASK THE CITY OF COLORADO SPRINGS TO LET OPPOSITION TO THIS PROJECT BE THE START OF A CITY-WIDE PAUSE TO DEVELOPMENT UNTIL IT CREATES A REALISTIC AND SUSTAINABLE PLAN THAT CONSIDERS INFRASTRUCTURE, RESIDENT CONCERNS, AND MOST IMPORTANTLY, WATER.

- WE CANNOT CONTINUE ON THIS MADDENING PATH. WE CONTROL OUR FUTURE, NOT FEDERAL OR STATE POLITICAL AGENDAS. I AM TIRED OF SHAKING MY HEAD AND COMPLAINING UNDER MY BREATH.

- THE CITIES OF FOUNTAIN^[7] AND PHOENIX^[8] WERE BOLD ENOUGH TO PAUSE DEVELOPMENT. I AM ASKING YOU TO DO THE SAME.

I DO NOT WANT TO END WITHOUT OFFERING AN ALTERNATE SOLUTION TO ROYAL PINES APARTMENTS. ACCORDING TO HOMECOS, THE TWO FASTEST GROWING DEMOGRAPHICS ARE AGES 20-34 AND THOSE OVER 65.^[9] OBJECTIVE #4 IN HOMECOS IS "HOUSING FOR THE AGING

AND DISABLED POPULATION,” WHICH IS PROJECTED TO MORE THAN DOUBLE BY 2040.^[10] AN APARTMENT SEARCH FOR 65 AND OLDER APARTMENTS SHOWS ONLY 100 AVAILABE AND NONE IN THE BRIARGATE AREA.^[11] WITH AN AGING POPULATION AND A LARGE MILITARY RETIREMENT COMMUNITY, WE ASK THAT IF YOU **INSIST** ON AN APARTMENT PROJECT AT THIS LOCATION, THAT YOU TAKE ANOTHER BOLD STEP - ONE FOR OUR SENIORS – THOSE TRULY ON FIXED INCOMES WHO ALSO NEED AFFORDABLE HOUSING. WITH THE MEDICAL OFFICES AND MEMORIAL HOSPITAL NEARBY, THIS MAKES SENSE TO US AND WE HOPE TO YOU TOO.

IN CLOSING, WE CALL ON OUR MAYOR, YEMI MOBALADE, TO GUIDE THIS CITY TOWARDS SMART GROWTH AND SUSTAINABILITY WITH INCREASED TRANSPARENCY. WE VOTED FOR YOU BECAUSE YOU HAD A COHERENT PLAN AND A CLEAR VISION.^[12] WE ARE TIRED OF SEEING OUR CITY PROMOTE AND RUBBER STAMP DEVELOPMENT. WE ARE COUNTING ON YOU TO MAKE A POSITIVE CHANGE IN HOW COLORADO SPRINGS GROWS. IT IS A GREAT CITY AND WE MUST KEEP IT THAT WAY.

THANK YOU!

Stephen M. Parrish Sr.,
Colonel, US Army, Retired

^[1] “HomeCOS: Housing our future,” City of Colorado Springs (pg 21, 30, 34), <https://coloradosprings.gov/homeecos>

^[2] Bedsole, Bart, December 9, 2022, KRDO, “Water supply uncertainty could slow growth in Colorado Springs,” <https://krdo.com/news/2022/12/08/water-supply-uncertainty-could-slow-growth-in-colorado-springs/>

^[3] “HomeCOS: Housing our future,” City of Colorado Springs (pg 32), <https://coloradosprings.gov/homeecos>

^[4] “HomeCOS: Housing our future,” City of Colorado Springs (pg 12), <https://coloradosprings.gov/homeecos>

^[5] Luciano, Amanda, May 16, 2023, Colorado Springs Business Journal, “Colorado Springs apartment market likely to be overbuilt: Pull the Plug?” https://www.csbj.com/news/colorado-springs-apartment-market-likely-to-be-overbuilt/article_2d377372-f346-11ed-924d-abb6039b19e8.html

^[6] Apartments.com, <https://www.apartments.com/colorado-springs-co/under-1450/>

^[7] Zubeck, Pam, May 17, 2021, Colorado Springs Indy, “Fountain puts brakes on development, cites lack of water supply,” https://www.csindy.com/news/local/fountain-puts-brakes-on-development-cites-lack-of-water-supply/article_c0030750-b4de-11eb-9117-6756931c142b.html

^[8] Flavelle, Christopher, and Healy, Jack, June 01, 2023, The New York Times, “Arizona Limits Construction Around Phoenix as Its Water Supply Dwindles,” <https://www.nytimes.com/2023/06/01/climate/arizona-phoenix-permits-housing-water.html>

^[9] “HomeCOS: Housing our future,” City of Colorado Springs (pg 6), <https://coloradosprings.gov/homeecos>

^[10] “HomeCOS: Housing our future,” City of Colorado Springs (pg 36), <https://coloradosprings.gov/homeecos>

^[11] <https://www.apartments.com/colorado-springs-co/senior-housing/>

^[12] Yemi For Mayor, “Vision: Blueprint to Mayor-Elect Yemi’s First 100 Days,” <https://www.yemiformayor.com/vision>

Hubble, Logan K

From: Niebauer, Christina
Sent: Wednesday, June 21, 2023 3:15 PM
To: Hubble, Logan K
Subject: FW: MR MAYOR

From: Richard Brown <cicrkb@aol.com>
Sent: Tuesday, June 20, 2023 9:55 AM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Cc: RICHARD K. BROWN <cicrkb@aol.com>; VANCE BROWN <vancebrown@thrivers.com>
Subject: MR MAYOR

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WELCOME TO YOUR NEW OFFICE -

DESERVING INDEED, AS OUR MUTUAL FRIEND VANCE BROWN WOULD SAY

BEYOND CONGRATULATIONS - DID WANT TO SHARE THE ROYAL PINES APARTMENT PROJECT

IF YOU COULD DRIVE TO THE SITE YOU WILL NOTICE FEW THINGS - THE TRAFFIC PATTERN WILL NOT HANDLE ANOTHER 100 CARS - ACTUAL THE INTERSECTION OF ROYAL PINES AND UNION IS IN THE TOP TEN ACCIDENT INTERSECTION IN YOUR CITY

ADDITIONAL THE GROUND WAS ZONED FOR COMMERCIAL AND THERE ARE FOUR COMMERCIAL BUILDING ALREADY BUILT - AND THE PROPOSED APARTMENTS WOULD BE FOUR STORIES TWICE WHAT ALREADY EXIST

WOULD ASK YOUR LEADERSHIP TEAM REVIEW WHAT HAVE SHARED AND ALWAYS WELCOME TO VISIT WITH YOU TO DISCUSS FURTHER MR MAYOR

BLESSINGS ON YOUR NEW POSITION

RICHARD KING BROWN

Hubble, Logan K

From: Niebauer, Christina
Sent: Wednesday, June 21, 2023 3:12 PM
To: Hubble, Logan K
Subject: FW: Proposed Affordable Housing Apartments- Royal Pine and North Union

From: Jim Wilkerson <jimgolfer4@icloud.com>
Sent: Monday, June 19, 2023 5:40 PM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Proposed Affordable Housing Apartments- Royal Pine and North Union

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Dear Mayor Mobolade-

I am writing to you, our newly elected mayor, in regard to the affordable housing project proposed at the intersection of Royal Pine and Union Blvd. I have three objections to this project going forward: traffic congestion, proximity to the adjacent protected Wildlife Area, and impact on the current businesses on that parcel: a veterinarian clinic/hospital, a dental office and a medical office building.

My first objection to this proposed housing project is the increase in traffic in the area that it will cause. It is a particularly poor location for this number of units/families because of the limited ingress/egress into that parcel. The streets and round-about there were designed for light commercial, not an additional 240 families. The traffic in that area is already congested especially during commute and school hours; it is the main thoroughfare for residents of the Pine Creek neighborhood to access Powers Road. This limited egress should certainly be considered hazardous in the case of an emergency evacuation of the area.

Secondly, the project is in close close proximity to a Restricted Wildlife Area. The Wildlife Area connects up to the Black Forest and is teeming with wildlife. My home backs up to a part of the wildlife area and we have seen weasels, bobcats, coyotes, deer, owls and hawks to name a few. In fact, I took this photo of two deer bedded down in the wildlife area just 3 days ago. Even if you are able to keep trespassers out of the area, the activity, noise and traffic associated with an apartment complex are not favorable to wildlife habitats.



My third objection is the impact this apartment complex will have on the existing businesses, especially with the increased traffic. My family members are patients of Alligator Allergy and Asthma in the medical building and of Dr. Jordeth at Classic Dental. In addition, I have many friends and neighbors who are clients of the Pine Creek Veterinarian Hospital. These businesses have been there for years and because of the current zoning expected their neighbors to be medical offices and light commercial, not an apartment complex.

The RetoolCOS: Unified Development Code Project states that it's purpose was to revise the Zoning and Subdivision Ordinance (Chapter 7 of the City Code) to help accommodate future growth and change and to establish a new, modern and more user-friendly Unified Development Code (UDC). From reading that document, it would seem that the parcel for this proposed apartment complex needs a "site-specific rezoning" to allow residential to be built there and as such I hope you and the Planning Commission will fully evaluate the "context and potential impacts of this rezoning" (Part 6 of RetoolCOS), including those mentioned above. RetoolCOS also states that the previous system of variances should be eliminated because it often "causes unexpected use being approved in a location or zone district where citizens and neighboring property owners had no reason to think the use could exist" (Part 8 Variances of RetoolCOS). In my opinion the building of this proposed apartment complex is exactly what the new UDC code is trying to prevent.

I agree that there is a need for affordable housing in Colorado Springs, but I don't think the solution is to "shoe-horn" housing onto a parcel that is not suitable. Wouldn't we be better off to prioritize affordable housing by including it in the planning whenever a developer wants to put in a new apartment complex? Many mountain communities have mandated a certain percentage of new developments include affordable housing because of the need for housing for their workers. When I see the thousands of apartments currently being built in Colorado Springs, I can't help but think we missed a great opportunity to include affordable housing in the plan. Developers, many who are not local, want to build in Colorado Springs because we offer a wonderful quality of life here and they see an opportunity to make a great amount of money. When we approve their plans let's also make it an opportunity to better our community by requiring a percentage of the development to include affordable housing.

Sincerely,

Christine Wilkerson
3662 Tuscanna Grove
Colorado Springs, CO 80920

Hubble, Logan K

From: Niebauer, Christina
Sent: Wednesday, June 21, 2023 2:43 PM
To: Hubble, Logan K
Subject: FW: Logan.Hubble@coloradosprings.gov
Attachments: Royal Pine Apts notification.pdf

From: Robert Raedeke <robertraedeke@gmail.com>
Sent: Tuesday, June 20, 2023 7:02 AM
To: Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>
Subject: Re: Logan.Hubble@coloradosprings.gov

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My apologies Mayor Yemi, Please now see the attached showing the June 13th postmark and the site map. City Council voted to move forward on this June 13th (item 11A) giving us no 'notice' and voice in this project prior to approving the \$40million PAB for 232 Royal Pine Apts. Also you'll notice the site map they circled the OBG/YM not the proposed building site calling this a 'market'. Very thankful for you and your interest in leading the COS to increase our Affordable Housing that IS needed but this gross lack of detail, lack of due process, and misinformation make us distrust the City altogether. In Gratitude~ Robert Raedeke 4064 Cherry Plum Dr. 816-401-7777

On Mon, Jun 19, 2023 at 11:13 PM Robert Raedeke <robertraedeke@gmail.com> wrote:

Dear Mayor Yemi, please see the attached pictures, this is an example of the lack of transparency with the \$40 million PAB project "Royal Pine Apartments".

Besides the fact that \$40 million PAB is being spent on ONE project the community has been left in the dark with this project. What should have been weeks of communication and clear descriptions regarding scope, plan, and size of the project, has been miserably communicated, is misleading and deceptive.

Please notice the first postcard picture (attached/below) is for 4194 Royal Pine Dr. (received on 6/15) that is missing the details of their intent to build PAB affordable multi-unit apartments. The second picture is of the 2424 Garden of the Gods notice with details and a date for a "community meeting." The Royal Pine Apartment (AKA The Market at Pine Creek) postcard lacks both of those things. It's misleading and deceptive as most of my neighbors would have tossed it, assuming it was for the OB/GYN office that they circle as the site and that they were building a "market". No way was this unintentional.

Additionally, only a fraction (I'm guessing less than 10%) of our 1424 PVC neighbors received this 'notification' as only homes within 1,000 feet of this project receive postcards.

I am doing my best to make sure all of our neighbors know about the plan and we are trying to get our neighbors to respond by July 3rd which is the deadline to let Mr. Hubble know if they have any questions or concerns.

This postcard 'notification' was mailed (notice the postage stamped/mailed on 6/13, and I recieved it on 6/15), 2 days AFTER the city council moved to approve the \$40million in PAB for this

project: https://www.coloradopolitics.com/news/colorado-springs-plans-to-issue-40-million-in-bonds-for-over-200-new-affordable-rental/article_699dace9-9aad-5b2c-8418-03a9b0e89f59.html

Again this postcard is completely misleading, inaccurate and deceptive about this project that moved forward in City Council BEFORE this postcard was in people's mailboxes.

I am urging you to review this project and I would love to have you challenge the City Planning notification process to include more notice to the neighbors and more details. I have cc'd Logan Hubble on this email too for his awareness.

Thank you,
Robert Raedeke
4064 Cherry Plum Dr.
Colorado Springs, CO 80920



Hubble, Logan K

From: Mike Knipp <knipp.mike@gmail.com>
Sent: Wednesday, June 21, 2023 11:40 AM
To: egrodahl@dbgpropertiesll.com; Posey, Steve; Hubble, Logan K
Subject: 4194 Royal Pine drive

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Hi Eric,

Wanted to thank you for zoom call yesterday. I still have a lot of unanswered questions about concept plan for this property.

I would like to start with the project that is similar and you can just completed.

Academy Heights Airport rd. And E. Fountain Blvd. Some of the information I'm looking for.

1. Concept plan submitted
2. Development plan applications.
3. Land use review
4. Major modifications to development plan.
5. Name of GC for this project.

These documents may be available online. If you can direct me to websites.

Thank you for your time and consideration.

Mike Knipp

Sent from my iPhone

Hubble, Logan K

From: Tricia Del Guercio <tricia@nonprofitadvisor.org>
Sent: Wednesday, June 21, 2023 11:28 AM
To: Hubble, Logan K
Subject: RE: Regarding: Concept plan to allow for commercial or residential uses. (Royal Pine Apartments) Record Number: COPN -23-0015

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Logan,

Thank you for your prompt response to my concerns.

I appreciate that you are taking the time to consider our objections and plan to keep us updated.

Kindly,

Patricia Del Guercio

From: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Sent: Wednesday, June 21, 2023 11:05 AM
To: Tricia Del Guercio <tricia@nonprofitadvisor.org>
Subject: RE: Regarding: Concept plan to allow for commercial or residential uses. (Royal Pine Apartments) Record Number: COPN -23-0015

Patricia,

Thank you for your comments. The city will be taking them into consideration, and I will be adding them to a list to which the applicant will be required to respond. I will also be adding your email to a list of neighbors to which I will be sending update emails throughout the process. If you would like to ask me any questions about the application or the process, including my role in the process, please call me at the number below.

Thank you,

Logan Hubble

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

Logan.Hubble@ColoradoSprings.gov



From: Tricia Del Guercio <tricia@nonprofitadvisor.org>

Sent: Tuesday, June 20, 2023 10:22 AM

To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>

Subject: Regarding: Concept plan to allow for commercial or residential uses. (Royal Pine Apartments) Record Number: COPN -23-0015

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June 20, 2023

To: Logan Hubble - Planner II at the City of Colorado Springs, 30 S. Nevada Ave., Suite 701, Colorado Springs, CO 80903

Colorado Springs Planning and Community Development (Land Use Review Division)

Regarding: Concept plan to allow for commercial or residential uses.

Record Number: COPN -23-0015

Dear Logan Hubble,

I am writing to express my strong opposition to the City's intent to build multi-family apartments at the intersection of North Powers, North Union Boulevards and Royal Pine.

I asked City Council President Helms to oppose and reject the City's rezoning efforts and intent to authorize Private Activity Bonds for multifamily housing on this site to allow DBG Properties of Portland, Oregon to build 230+ apartments. Unfortunately, Mr. Helms and a majority of the city council voted for the bonds without fully understanding the impact on the Pine Creek community. A large contingent of Pine Creek residents attended the meeting to express their opposition to the project. **It was clear at the meeting there was a lack of transparency by government officials.** Incredibly, the intent to issue the Private Activity Bonds was approved even though city council members and city planners admitted a site plan has NOT been formally submitted. The proposed developer is not local or even from Colorado and is based in Portland, Oregon. Portland, a once beautiful and thriving city, is widely viewed as a failure of public policy and planning with rampant drug use, crime, garbage covered streets and homelessness. According to the nonprofit Heritage Foundation, Portland has the worst homeless problem in the U.S. While the proposed developer is not the cause of the problems in Portland, (that falls on the policies and decisions of elected and appointed officials), ***I question why the City of Colorado Springs could not find a local developer to build affordable housing?***

This proposed development is out of character and scale with the Pine Creek master plan community. While the local community may not be able to prevent development that will be detrimental to the area, **nearly all residents in the Pine Creek neighborhoods are opposed to the addition of multi-family housing that will cause traffic and safety issues, create even more problems with schools that are already overcapacity, possibly destroy the local wildlife habitat, and potentially lower the property values of the existing communities.** A low-rise apartment or multi-family development on this site has no place in a part of the community where it has no direct access to a major roadway or public transportation. Access to public transportation is a critical need for low-income families. The Pine Creek area is severely lacking in public transportation services.

I urge you Logan Hubble, to make the right decision that respects the harmony, character, and architecture of the Pine Creek neighborhood and oppose this rezoning being considered by you and the Colorado Springs City Council.

In the Mayor Yemi Mobolade's recent blueprint to the City of Colorado Springs, he shared the top three priorities as Mayor:

1. **Building support with government officials**

2. **Engaging the community**
3. **Building public confidence**

In addition, Mayor Mobolade addressed Colorado Springs' emerging and most pressing issues including outlines with tangible and strategic steps his Administration will take in the first 100 days:

- a. **Public safety**
- b. Housing and infrastructure
- c. Economic vitality

Traffic and the safety of pedestrians are major areas of concern. Traffic jams on North Powers, North Union and Royal Pine already span the distance between the intersections, and the intersection is routinely blocked by extensive road work and repairs with traffic turning onto Royal Pine during the day and night. The city roads in Pine Creek are in very poor condition, with multiple potholes, uneven surfaces, and substantial cracks. Additional traffic will only exacerbate the situation.

The neighborhood access traffic will disproportionately surge during morning and evening rush hours, causing issues during critical times for the existing Pine Creek neighborhoods. The traffic surge during rush hours will also negatively impact the safety of pedestrians and children walking to school in the mornings and afternoons.

Traffic in the area is continuing to increase, and heavy traffic is already common at times from North Powers, North Union to Royal Pine.

Additionally,

- Schools in the area are already reported at overcapacity, and the Mayor, City Council and City Planners should **not** approve multi-family dwellings that create or exacerbate the situation.
- Abundant wildlife resides in the protected habitat. Any planned development of the property should consider the long-term impact on the wildlife habitat.
- Property values are likely to go down in the area if multi-family apartments are built. Multifamily dwellings are inconsistent with the single family homes in Pine Creek.

Thank you for your continued service and support of our community.

Sincerely,

Patricia Del Guercio
Pine Creek Resident

Hubble, Logan K

From: Mike Knipp <knipp.mike@gmail.com>
Sent: Wednesday, June 21, 2023 10:32 AM
To: Hubble, Logan K; Wysocki, Peter
Subject: Fwd: DEVELOPMENT PROPASAL - THE MARKET AT PINE CREEK 4194 ROYAL PINE DRIVE COPN-23-0015
Attachments: DEVELOPMENT PROPOSAL NOTICE- COMMENTS 6.21.23.docx

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Hi Logan,
Can you respond to concerns about this concept plan

From: Mike Knipp <MikeK@eco-
Subject: DEVELOPMENT PROPASAL - THE MARKET AT PINE CREEK 4194 ROYAL PINE DRIVE COPN-23-0015

Hubble, Logan K

From: kend7737 <kend7737@gmail.com>
Sent: Tuesday, June 20, 2023 9:03 PM
To: Hubble, Logan K
Subject: COPN-23-0015

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Hello Logan,

I do not understand why housing of this nature is being built so far away from social services and mass transit that the population would need. This does not seem a good fit as the tax structure here also would burden residents unfairly. I do not understand why this is being proposed for this area and who truly stands to benefit.

I am requesting that you do not approve this development for this area.

Sent from my Verizon, Samsung Galaxy smartphone

Hubble, Logan K

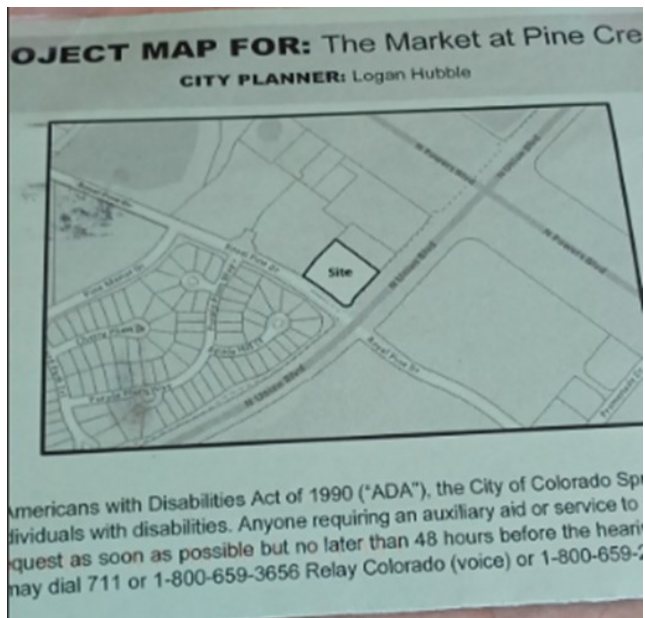
From: Ed Perkett <itmatterz@msn.com>
Sent: Tuesday, June 20, 2023 10:09 AM
To: Hubble, Logan K
Subject: The Market At Pine Creek

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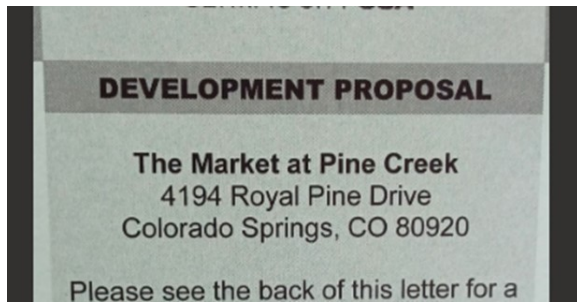
Mr Hubble

Last week I received a green flyer highlighting the "Market at Pine Creek" I have never seen such a deceitful flyer as this in my life.

1 the location is not accurate - the **site** shown on the flyer is actually an OBGYN clinic



2 Labeling it **The Market** is not accurate, everyone knows its going to be apartments



3 All the land to the north of the building site is protected wild life area, you cant even walk through it, where will the children have room to play?

4 The lack of emergency access in and out of the area

5 One single lane in and out - with a small round about thats already crowded

Please deny this request the area is already over crowded we can not support an apartment complex in this small area

Edward Perkett

Retired USAF - 719 659 2293

Hubble, Logan K

From: Dale Brocklehurst <dbrock35@comcast.net>
Sent: Tuesday, June 20, 2023 9:44 AM
To: Hubble, Logan K; Yemi Mobolade; Helms, Randy
Subject: Proposed Royal Pines Apartments

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Dear Sirs,

I wanted to express my opposition to the proposed Royal Pines Apartment project. I have two main reasons for opposing these apartments.

1. The building of affordable housing should be done in an area that produces the most benefit. Please read this Stanford Graduate School of Business study on the topic. The conclusion I draw is that the project would be better suited in an area of the city that could benefit from some re-vitalization.

<https://www.gsb.stanford.edu/insights/affordable-housing-good-neighborhood>

2. The proposed location will allow a single ingress and egress point for all traffic. This point is a traffic circle that currently services many households in the area. The additional traffic will create congestion and lead to traffic accidents.

Respectfully,
Dale Brocklehurst

Hubble, Logan K

From: Brian Livie <blivie78@gmail.com>
Sent: Tuesday, June 20, 2023 7:59 AM
To: Hubble, Logan K
Cc: Yemi Mobolade; Helms, Randy
Subject: Opposition to Royal Pine Apartments
Attachments: Letter to COS Planning w cc to Mayor Mobolade 19 June 2023.pdf

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Dear Sir,

Please find attached a letter expressing our opposition to the COS Planning Department's project known as Royal Pine Apartments. I attended the City Council meeting on 13 June 2023 and was very displeased and frustrated by what I witnessed there. This letter expresses my opinion regarding that meeting and this project, and requests senior Colorado Springs leadership involvement to stop the building of these apartments on the currently targeted plot of land in our Pine Creek neighborhood.

Thank you for your consideration in this matter.

Respectfully,

Brian & Roberta Livie
3663 Tuscanna Grove
Colorado Springs, CO 80920

Hubble, Logan K

From: RICHARD W GONSER <gons1@msn.com>
Sent: Monday, June 19, 2023 3:49 PM
To: Hubble, Logan K
Subject: Development proposal for 4194 Royal Pine Drive

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I am commenting on the development proposal at 4194 Royal Pine Drive, Colorado Springs 80920.

I am a resident living at 4211 Purple Plum Way. We received this proposal, but the project description was not accurate. It did not mention that the project was for the development of 232 apartments referred to as the Royal Pine Apartments. The project map only showed the medical building that is currently there and not the entire area of the project. This is misleading, and the lack of transparency is concerning!

We oppose this development for the following reasons.

1. The high density it would create with 232 apartments in three apartment buildings that would be 4 stories high.
2. The amount of traffic it would create, especially because there is not an entrance to the apartments on Union. The only entrance would be on Royal Pine Drive at the roundabout. Royal Pine drive is the main entrance to Pine Creek subdivision for residents, school buses, etc. The addition of so many residents to this already busy roundabout would create a safety issue.
3. The Prebbles Jumping Mouse habitat is next to the site. Has there been an environmental study done? Also would this affect our water availability in our area, and can we expect further water restrictions?

Thank you for your time.

Willis Gonser
Home Owner.

Sent from my iPad

Hubble, Logan K

From: Al Peterson <ackflyer@gmail.com>
Sent: Monday, June 19, 2023 10:37 AM
To: Hubble, Logan K
Subject: Pine Manor Apartments

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I attended the City Councils hearing on the approval of bonds to be used in the funding of the development for these apartments located at Royal Pine and Union. A large number of citizens turned out for the hearing and almost all opposed the plan. City staff appeared to be selling the project rather than just introducing facts. However, the vote was to approve going ahead with the support of the project bonds.

It is amazing what "low cost affordable housing" does to prohibit good decisions. Who can oppose it?

The location was commercial business but somehow became also multifamily without hearings or open discussions. There is only one way in and out of the development which feeds into a rotary on Royal Pine.. All traffic will bottleneck through that rotary. Construction traffic will restrict movement further and create a nightmare. Daily traffic of over 230 cars in and out will also ruin a residential development that is currently a walkable community.

The development of this project was not publicly discussed and the failure off City Council to appear to automatically approve the bonding without any real knowledge of the actual physical location and its limitations was terribly disappointing,

I oppose the further progress of this poorly conceived plan.

Al Peterson
3725 Palazzo Grove
719-722-4497

Hubble, Logan K

From: Jim Wilkerson <jimgolfer4@gmail.com>
Sent: Sunday, June 18, 2023 8:10 PM
To: Hubble, Logan K
Subject: Proposed Apartment Complex- Royal Pine and Union

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Dear Mr. Hubble-

I am writing to you in regard to the affordable housing project proposed at the Northeast corner of Royal Pine and Union Blvd. I have three concerns with that parcel being used for the proposed apartment complex: traffic congestion, proximity to the adjacent protected Wildlife Area, and impact on the current businesses on that parcel: a veterinarian clinic/hospital, a dental office and a medical office building.

My main objection to this proposed housing project is the increase in traffic that it will cause. It is a particularly poor location for this number of units/families because of the limited ingress/egress into that parcel. The streets and roundabout there were designed for light commercial, not an additional 240 families. The traffic in that area is already congested especially during commute and school hours; it is the main thoroughfare for residents of the Pine Creek neighborhood to access Powers Road. The limited egress would certainly be considered hazardous in the case of an emergency evacuation of the area.

My second objection is the close proximity to the Restricted Wildlife Area. The Wildlife Area connects up to the Black Forest and is teeming with wildlife. My home backs up to part of the wildlife area and we have seen weasels, bobcats, coyotes, deer, owls and hawks to name a few. In fact, I took this photo of two deer bedded down in the wildlife area just 2 days ago.



My third objection is the impact these apartment complexes will have on the existing businesses, especially with the increased traffic. My family members are patients of Alligator Allergy and Asthma in the medical building and of Dr. Jordeth at Classic Dental. In addition, I have many friends and neighbors who are clients of the Pine Creek Veterinarian Hospital. These businesses have been there for years and because of the current zoning expected their neighbors to be medical offices and light commercial, not apartment complexes.

It is my understanding that RetoolCOS: Unified Development Code Project's purpose was to revise the Zoning and Subdivision Ordinance (Chapter 7 of the City Code) to help accommodate future growth and change and to establish a new, modern and more user-friendly Unified Development Code (UDC). From reading that document, it would seem that the proposed apartment complex parcel needs a "site-specific rezoning" to allow residential to be built there and as such I hope you and the Planning Commission will fully evaluate the "context and potential impacts of this rezoning" (Part 6 of RetoolCOS) including those mentioned above. Apartment complexes on this site is "an unexpected use being approved in a location or zone district where citizens and neighboring property owners had no reason to think the use could exist" (Part 8 Variances of RetoolCOS).

I agree that there is a need for affordable housing in Colorado Springs, but I don't think the solution is to "shoe-horn" housing into a parcel that is not suitable. Wouldn't we be better off to prioritize affordable housing by including it in the planning whenever a developer wants to put in a new apartment complex? Many mountain communities have mandated a certain percentage of new developments include affordable housing because of the need for housing for their workers. When I see the thousands of apartments currently being built in Colorado Springs, I can't help but think we missed a great opportunity to include affordable housing in the plan. Developers, many who are not local, want to build in Colorado Springs because we offer a wonderful quality of life here and they see an opportunity to make a great amount of money. When we approve their plans let's also make it an opportunity to better our community by requiring a percentage of the development to include affordable housing.

Sincerely,

Christine Wilkerson
3662 Tuscanna Grove
Colorado Springs, CO 80920

Hubble, Logan K

From: Kathy Gorabohl <kathygorabohl@yahoo.com>
Sent: Saturday, June 17, 2023 12:00 PM
To: Hubble, Logan K
Subject: Union & Royal Pine Government assisted low cost living

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Mr Hubble,

I am a long time resident of Pine Creek. My husband and I have worked hard, without government or family financial assistance, to keep our family in a home on Red Sage Drive. I have attended meetings to discuss the "potential" government assisted housing that touches boundaries with my street. I have heard, with my own ears and not hearsay, that this development has been proposed but without a committed build to the city community of Colorado Springs. It appears that, without Pine Creek Resident input, this government paid complex is going to proceed. When my husband and I purchased our home in 2006, we had a legally binding contract with the city stating the plot of land on the corner of Union and Powers was city designated as commercial. At this time, I will express strong opposition of an unregulated persons community allowing for a fractional income to the seated residents. This is an egregious move which financially benefits developers. I am strongly opposed to this development which financially benefits an elite few and which leaves hard working, dual income, Pine Creek residents open to hazardous traffic, unfair living conditions, potential crime increase based upon earned income disparities, and potential resident entitlements.

It is my fervent feeling that we, residents of Pine Creek, are being targeted under perceived higher and underserving income. I strongly oppose this government assisted build and I assert we are being maliciously targeted for our income.

Kathy ohl

Hubble, Logan K

From: Stevo P <armydad1972@yahoo.com>
Sent: Saturday, June 17, 2023 11:47 AM
To: Hubble, Logan K
Cc: PineCreek VillageNeighbors
Subject: Record: COPN-23-0015

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Logan,

I am concerned this proposal will negatively impact the existing residences and businesses and does not have adequate infrastructure for those this project claims to support.

- The streets are not big enough.
- Parking is inadequate and will impact customer parking for businesses.
- The closest bus stop is more than 1/4 mile away.
- There are no walk in clinics within walking distance for children.
- There is no room for children to play.
- Union BLVD is a high speed and busy street creating a dangerous environment for children and families as well as ingress and egress for vehicles and bicycles.
- The Powers/Union off-ramp creates safety concerns if you add an entry or exit prior to Royal Pine.
- The existing roads of Royal Pine and Pine Manor do not support the significant increase in traffic.
- Increased noise and pollution will impact the wildlife habitat area and the residents close by.
- Additional vehicles will create safety and environmental concerns.
- More people means more crime. Show me a study that counters this.
- whether federal or state, those bonds are from tax payers, and we should have a say in how they are used.

This is a poorly chosen location and the City should reconsider it.

As I stated at the 13 JUN City Council meeting, there is not enough infrastructure to support city-wide, unfettered development, the communications related to this project (and others) makes this process seem to lack transparency, and there are TOO MANY apartments now and planned in COS. This is not only my opinion but also that of Scott Rathburn, President of Apartment Appraisers & Consultants (https://www.csbj.com/news/colorado-springs-apartment-market-likely-to-be-overbuilt/article_2d377372-f346-11ed-924d-abb6039b19e8.html). People do not want apartments per your city survey (91%) in HomeCOS, so why are you promoting development of them?

Regarding transparency, your post card went to less than 10% of Pine Creek residents, you list the project name as "The Market at Pine Creek," and you circle the existing medical office building. You have known for weeks that this project is referred to as "Royal Pines Apartments" and it creates an L shape between existing offices. Lastly, the fact that this is postmarked for the same day the City voted on its intent to issue bonds leads me to believe the decision was already made before the council vote.

Vr
Steve Parrish
719-464-4220

Sent from my iPhone

Hubble, Logan K

From: Eric Grodahl <egrodahl@dbgpropertiesllc.com>
Sent: Friday, June 16, 2023 6:25 PM
To: Posey, Steve; SUSAN FORGET; Hubble, Logan K
Cc: PineCreek VillageNeighbors; Robertson, Holly L
Subject: RE: Comparison of affordable housing development 1609 Zebulon Dr. vs the new proposed development 4180 Royal Pine Dr.

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Hi Susan – thank you for sending, and I also am happy to speak to this report and your comment regarding parking on Tuesday. Have a great weekend!

Eric Grodahl
DBG Properties LLC
(503) 860-3298

From: Posey, Steve <Steve.Posey@coloradosprings.gov>
Sent: Friday, June 16, 2023 1:18 PM
To: SUSAN FORGET <smforget614@gmail.com>; Hubble, Logan K <Logan.Hubble@coloradosprings.gov>; Eric Grodahl <egrodahl@dbgpropertiesllc.com>
Cc: PineCreek VillageNeighbors <pinecreekvillageneighbors@gmail.com>; Robertson, Holly L <Holly.Robertson@coloradosprings.gov>
Subject: Re: Comparison of affordable housing development 1609 Zebulon Dr. vs the new proposed development 4180 Royal Pine Dr.

Hi, Susan.

Thanks for sending me this info. Community Development is also providing financing for the project on Zebulon Dr. I am happy to provide some insights into the way that Community Development evaluates project locations at the meeting on Tuesday night if there is interest.

Best,

Steve Posey
Community Development Manager
City of Colorado Springs, CO
719-385-6880

From: SUSAN FORGET <smforget614@gmail.com>
Sent: Friday, June 16, 2023 11:39 AM
To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>; Posey, Steve <Steve.Posey@coloradosprings.gov>; egrodahl@dbgpropertiesllc.com <egrodahl@dbgpropertiesllc.com>
Cc: PineCreek VillageNeighbors <pinecreekvillageneighbors@gmail.com>
Subject: Comparison of affordable housing development 1609 Zebulon Dr. vs the new proposed development 4180 Royal Pine Dr.

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Hello,

The attached document was sent to me this morning by one of my neighbors. He brings up some valid points. It also captures concerns brought by many of the Pine Creek residents regarding why this particular site was chosen for potential development. Additionally, it leads to the question of adequate parking due to the need for residents to have a vehicle to access resources.

Please advise.

Thank you,

Susan Forget

Hubble, Logan K

From: SUSAN FORGET <smforget614@gmail.com>
Sent: Friday, June 16, 2023 5:53 PM
To: Wysocki, Peter
Cc: Helms, Randy; Hubble, Logan K; Carleo, Katie
Subject: Re: Notification of Potential Development #COPN-23-0015
Attachments: Royal Pine Drive CC Work Session_05222023_Updated 4-25-23.pdf

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Thank you for your timely response. Yes, I received the text page but it was the map image that drew immediate attention and concern. I'm still not clear as to why that individual piece of property on the notification map was identified as the "Site" vs. the surrounding plots that were identified (Royal Pine Drive CC Work Session_05222023_Updated 4-25-23) as the property for the apartments.

I understand the name changes based on filings. Your explanation of the required concept plan amendment would be beneficial for the neighborhood. Logan's further explanation of how this change could impact future development beyond the Royal Pines Apartments would also be important.

Thank you,

Susan Forget

On Fri, Jun 16, 2023 at 5:29 PM Wysocki, Peter <Peter.Wysocki@coloradosprings.gov> wrote:

Ms. Forget - thank you for your comments. It appears Logan Hubble received your comments as well.

It appears the pdf you attached is missing a page. There is typically a description of the project and an explanation of why the notice was sent. Please see the pdf attached to this email which was sent out by the city and should have been the notice you received.

I do agree that the description of the application should have contained more details. The site has been zoned for commercial and multi-family residential development since its original development; however, the original concept plan of how the property was envisioned to be developed (which is required when the city zones a property) did not list multi-family. Therefore, a concept plan amendment is required. The names of commercial centers sometimes differ from the official city records of when applications were initially filed. For example, Victory Ridge (where the In and Out Burger is located) was originally called Colorado Crossing.

I am sure Logan can further explain the reason for the concept plan amendment and the next steps in the review process.

Sincerely,

PETER WYSOCKI, AICP

Director of Planning and Community Development

City of Colorado Springs, Colorado

30 South Nevada Street

PO BOX 1575, Zip Code 80901-1575

Land Line: 719.385.5347

OLYMPIC CITY USA

www.coloradosprings.gov

From: SUSAN FORGET <smforget614@gmail.com>
Sent: Friday, June 16, 2023 4:41 PM
To: Wysocki, Peter <Peter.Wysocki@coloradosprings.gov>
Subject: Fwd: Notification of Potential Development #COPN-23-0015

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Hello Peter,

Please see the email below regarding my concerns about the Notification of Potential Development #COPN-23-0015. Councilmember Helms gave me your email address and thought it important to forward it to you.

Thank you,

Susan Forget

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

From: **SUSAN FORGET** <smforget614@gmail.com>

Date: Fri, Jun 16, 2023 at 3:04 PM

Subject: Notification of Potential Development #COPN-23-0015

To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>, Posey, Steve <Steve.Posey@coloradosprings.gov>

Cc: PineCreek VillageNeighbors <pinecreekvillageneighbors@gmail.com>, <johnny.malpica@coloradosprings.gov>,

Helms, Randy <randy.helms@coloradosprings.gov>

Hello Logan,

I received the Notification of Potential Development in the mail. The description and map are confusing and cause multiple questions from myself and others in the neighborhood.

- The title of the project is "The Market at Pine Creek". I thought it was "Briargate Crossings".
- The highlighted site on the project map is the location of the current medical office/OB/Gyn clinic. Is that building being torn down? I believe it's the adjacent property that is seeking the change. This is causing confusion.
- If I weren't aware of the potentially proposed Royal Pines Apartments, I wouldn't understand the need for the change from commercial to include residential.
- What does this mean for the remaining surrounding properties? Could multiple developers build apartments? There needs to be clarification and greater specificity about the scope of the proposal.

The way the notification is currently represented on the postcard notification is misleading and further erodes trust in City Planning and the process.

I believe a clarification of this notification needs to be sent out to the neighbors. As it stands right now, it only furthers the angst towards the project.

Thank you,

Susan Forget

Hubble, Logan K

From: cbratt1@aol.com
Sent: Friday, June 16, 2023 4:12 PM
To: All Council - DL; Hubble, Logan K; Posey, Steve
Subject: June 13th Meeting on Royal Pines Apartments

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City Council Members and City Planning Officials,

I am a resident of Pine Creek who attended the June 13th meeting where City Council members voted their intent to authorize Private Activity Bonds for the proposed Royal Pines Apartment complex. Not only am I disappointed in the outcome of this vote, I am also upset by the way this meeting was conducted. It appeared city bureaucrats structured the meeting to favor outside individuals advocating for poor, homeless, and low-income earners over the concerns of local residents and business owners who will be adversely impacted by this development. By lining up so many individuals from outside our community and letting them speak first, when energy was at its highest during this overly long 3-1/2 hour meeting, they were able to set the tone for the afternoon. In fact, they took up so much meeting time that many of the local residents scheduled to speak had to leave before they were called to the podium. I am suspicious that city bureaucrats, like those who spoke and clearly favored proceeding with this development, planned it that way.

I often found Council members and advocates for this project to be insensitive to affected homeowners. They attempted to “guilt” them for their concerns. I was also very disappointed to witness that Council members were willing to vote on this issue without being better informed. One member even stated he only heard about the project two weeks earlier. All Council members and city planners should thoroughly understand the impact this multi-family apartment complex will have on traffic safety, parking, infrastructure (roads, water use, etc.), schools, noise, the environment, the medical businesses currently occupying the small, dense area targeted for this building site, and the surrounding residential community, before any further decisions are made.

Although the point was repeatedly made that the June 13th vote was only the first step in the review and approval process and there will be other opportunities for those opposed to express their opinions, I’m afraid that future hearings and discussions with residents will be strictly perfunctory. I sincerely hope you will prove me wrong by honestly listening to the concerns of local Pine Creek residents with an open mind, not just patronizing them when you have already made up your mind to proceed with this project. To do less would be a disservice to Pine Creek residents and the surrounding community.

Sincerely,

Cliff (and Renate) Bratten

3670 Tuscan Grove

719-360-0279

Hubble, Logan K

From: Ben Ekberg <benekberg@comcast.net>
Sent: Tuesday, June 13, 2023 8:42 PM
To: Hubble, Logan K
Subject: Pine Creek Apartment City Council Feedback
Attachments: PAB allocation slide.PNG

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To whom it may concern,

My name is Ben Ekberg and I am a current resident and homeowner in the Pine Creek neighborhood. I was unable to attend and speak at the meeting today in person due to work conflicts but wanted to continue to voice concerns regarding this Pine Creek Low Income proposal. During today's session, there was one single individual who supported this motion that lives in this neighborhood that will be the most affected. There was not a single reason given for why this particular plot of land was picked from the side that supports this land use application or the release of bonds for the research into this land use application. Not a single member of the council has seen the plot of land or the immediate neighborhood on which it resides. There are environmental concerns regarding our wildlife area as well as endangered species that the Pine Creek Neighborhood has preserved for years, safety concerns regarding our crime rates, traffic and noise ordinance concerns, lack of effective parking strategies for an already congested community, and covenants between private businesses that have long been in place in this immediate lot. Nobody on the side of opposition has claimed that Colorado Springs doesn't need affordable housing, they are saying that this particular area is not sufficient for this scale of project. We are not simply intending to be heard and listened to and then disregarded because the voting members of this council do not live in the affected area. There has not been sufficient evidence why this plot of land is the best use of the financial dollars for this type of project. Based on PAB allocations that the council shared on June 13th, the Royal Pine project would be the most expensive project to this date for this type of allocation within Colorado Springs. The average of every other project to date (since 2018 based on the PAB allocations provided by the council on June 13th) was \$14.5024 million dollars (see attached slide). The Royal Pine project is sitting at \$40 million dollars. That is almost 3 times the cost of the average project. If it is the goal of this council to increase the amount of affordable housing, why are they picking one of the most expensive areas in Colorado Springs and the most expensive project when there could be 3 other projects completed with the same money and ideally triple the affordable homes in other locations? I do not want to hear that housing is not affordable in Colorado Springs, it is in fact why many people move to Colorado Springs. Because of its affordability in comparison with other parts of the state. I personally have known 5 other people in the last 2 years to move from Denver, Greeley, Parker, or Aurora to Colorado Springs based entirely on the affordability of a single-family home.

On another note, I did not buy my first home in Pine Creek, I bought my first home on the south side of Colorado Springs near Airport and Powers and my wife and I commuted to our places of work. I'll be the first person to admit that this was not the best property on the market nor in the precise location that we desired, but it was what we could afford at the time. We had to make sacrifices. A 15-30 minute drive to work is not unreasonable and it should not be a given right that you live right on top of where you work. Between the 2 of us, we work 4 jobs and have saved our money in a way to allow us to move to a location that maintains high community standards as well as a larger, nicer home. We

also saved up money while living in our first home and made difficult financial decisions as well as investigated different neighborhoods around the Springs for over a year and a half for where we wanted to live and chose Pine Creek for all the reasons you heard today. The noise ordinance, the wildlife preserve, safety (<https://communitycrimemap.com/>), the culture within the community, and many more. I would wager that a significant portion of the residents within this neighborhood have all gone through rigorous house hunting where they saved money and in many cases, spent their life savings in order to live in such a beautiful, well-kept, safe, and hardworking community. I guarantee that nobody in our neighborhood started their lives in this beautiful and amazing community and that we all uphold the standards therein. What this council and the supporting parties would have you believe, is that everybody in Pine Creek and the immediate surrounding areas, can't afford to live there. If that is the case, why are properties so difficult to find in this area? Anybody buying a house currently will tell you that it is still a seller's market and that people want to and can afford to live here. Especially in the Pine Creek area, otherwise the median days on market would not be so low and housing prices would be dropping with such low demand. That has not been the case at all and I would be happy to include housing market trends and history in Colorado Springs as well as locally within the Pine Creek neighborhood.

In a different manner, the occupations that we were constantly hearing about not being able to afford housing are police officers, teachers, and nurses. According to indeed.com and other sources, the median entry-level salary for a police officer with less than 1-year experience in Colorado Springs is \$64,715. The median entry-level salary of a teacher is \$18.50 an hour (32,000 a year) with benefits and without working a Summer job. The median entry-level salary of a nurse in Colorado Springs (less than 1-year experience) is \$31.12 an hour or \$64,750 a year. At 60% AMI from what I understand, a 2-person or single-person household according to the HUD AMI table for El Paso County would be a maximum of \$39,000 annually for a single-person household and \$44,200 for a 2-person household. When calculating that out, that means a single individual household would need to make less than \$18.75 an hour and work a 40-hour job all year long while a 2 person household would have to make less than \$21.25 an hour combined between the two adults or each of them making \$10.13 an hour or less in order to live there. The supporting parties say that working people can't afford to live. Colorado Springs minimum wage is \$13.65. That means anybody working a full-time job at minimum wage would be precluded from living in these homes assuming they are living with a roommate. I don't know any nurses, police officers, or teachers that make less than the minimum wage. The only individuals that would be living here would be individuals that don't work the minimum 40 hours a week and especially not those in occupations meant to tug at your heartstrings. Does the city of Colorado Springs want people who don't work 40 hours a week to get a free pass when everybody else puts in the time and effort? I can assure you that everybody that lives in Pine Creek at the start of their careers was making significantly less money than they are now, and had to live with roommates or family, or not in the exact location that they desired. You could argue that living in a house and not on the street is a right, but living in the specific area where you desire is not. That is a privilege, and it takes hard work and financial dedication to reach certain areas. I heard a voice in support of this project claim they looked at other cities (Seattle, Portland, Chicago) and decide on Colorado Springs because they could afford a home. They did not live in affordable housing, they lived in a home. Conflating affordable homes or single-family residence values with affordable high-density apartment buildings is a mistake and one that I hope the council can see right through. Furthermore, I believe that it is unwise to follow in the footsteps of cities like Seattle, San Francisco, Portland, etc. in regard to controlling the homeless population by simply providing low-income housing all over the city instead of addressing the root of their problems in homelessness, and not simply the symptoms.

It was also brought to the attention of the council that this was the most opposition to a project of land use at the bond issuance stage of a project in Colorado Springs. This is not by mistake. Not a single

member of the opposition argued that affordable housing shouldn't be in Colorado Springs, they argued that it shouldn't be crammed into this particular small plot of land that was already designated for private commercial use similar to the other properties already existing on that lot. If Colorado Springs wants to increase affordable living, nobody in opposition to this project has claimed that shouldn't happen. They want to hold our city government responsible for doing so in a smart and efficient manner. Spending a total of 3 average projects (\$40 million) on a single project in an already congested area right now does not appear to be smart or efficient.

Best regards,

Ben Ekberg
Data Architect
Prominence Advisors

Hubble, Logan K

From: Eric Grodahl <egrodahl@dbgpropertiesllc.com>
Sent: Tuesday, June 13, 2023 7:03 PM
To: SUSAN FORGET
Cc: Posey, Steve; Hubble, Logan K; Tim McConnell (tmconnell@drexelbarrell.com)
Subject: RE: Royal Pine - Neighborhood Meetings

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Hi Susan – I am sorry again that I was not able to attend in person at the meeting this afternoon. I just wanted to let you know that we are organizing a virtual meeting next week that will be an open invitation. This is an unofficial meeting and there will be several more as I indicated, but I wanted to do it ASAP given my travel schedule. Please be on the lookout, and I look forward to continuing the discussion. Thanks

Eric Grodahl
DBG Properties LLC
(503) 860-3298

From: Eric Grodahl
Sent: Wednesday, June 7, 2023 9:46 AM
To: SUSAN FORGET <smforget614@gmail.com>
Cc: Posey, Steve <Steve.Posey@coloradosprings.gov>; 'Hubble, Logan K' <Logan.Hubble@coloradosprings.gov>; Tim McConnell (tmconnell@drexelbarrell.com) <tmconnell@drexelbarrell.com>
Subject: Royal Pine - Neighborhood Meetings

Ms. Forget –

It was a pleasure talking to you yesterday. As discussed, I circled up with our team and the City about your request for additional neighborhood engagement, and everyone agrees with your suggestion. I wanted to assure you in writing that we are very committed to being a good neighbor and thus gathering input from the community. We will be holding at least two neighborhood meetings to ensure comments are incorporated into the design as feasible. I mentioned that I have some personal travel overseas, I am actually leaving today for Sweden. Sounds like you might have some fun travel to wine country as well! You can expect to hear from us on timing and location. I look forward to meeting you in person and working through this.

Thanks,
Eric

Eric Grodahl
DBG Properties LLC
(503) 860-3298

Hubble, Logan K

From: Sandy Garlie <melsangar@yahoo.com>
Sent: Tuesday, June 13, 2023 11:05 AM
To: Posey, Steve; Hubble, Logan K; Helms, Randy
Subject: Royal Pines Apartments Community

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Dear City Council Members,

I ask you to please stop this complex planning from going forward. I live one block west of the proposed development, and have many concerns:

- . 232 apartments - this raises the possible number of vehicles to more than 460 vehicles. Royal Pine Dr. is a 2 lane road which has been repaved and handicap access to sidewalks redone this past spring. This cannot support that many additional vehicles.
- . It was said that there are bus lines accessible for this area. The closest bus line ends at the Childrens Hospital, which is not exactly at this location.
- . I am concerned about the utilities, especially water. We already are restricted to watering our lawns only 3 days a week to conserve water. What will these apartments do to our water availability.
- . Internet - I do some volunteer work 1-2 mornings a week from home. I already am seeing slow-downs and interruptions. What will happen with these added apartments.
- . Parking - will there be enough parking spaces for 2 vehicles per apartment. We already have cars and campers parking on our streets. Being this close to the complex, I'm sure people that do not have enough parking will flow over onto our streets.
- . I am concerned that our taxes will rise as there will also be a park and playground for children needed.
- . Finally - there are concerns regarding property values, safety and drug and gang issues.

There are many more concerns our residents in Pine Creek have, so I ask again, please do not let this complex go forward.

Thank you,

Sandra Garlie
Pine Creek Resident

Hubble, Logan K

From: Jacque Rindgen-DeCecco <jrindgendececco@gmail.com>
Sent: Tuesday, June 13, 2023 10:07 AM
To: Hubble, Logan K
Subject: Express my non-support for housing project bond for Royal Pine dr (Pine Creek Neighborhood)

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Express my non-support for housing project bond for Royal Pine dr (Pine Creek Neighborhood)

City Council members,

I am writing to you this morning to express that I am **not supportive** of the housing project that is being voted on today (agenda item 11a). I do not believe this is in the best interest of the residents of our area nor in the city in general. I believe this proposal will decrease the property values of the existing residents of our area. In addition, the financial gap between the existing community and the proposed low income project has very real potential to create an environment that is not conducive to a healthy, cohesive community. This financial gap has a high probability of creating animosity and open hostility within the communities forever changing the dynamics of our existing community. I also believe the use of that space should not change from its original zoning. I do wish that you consider my and all of the residents of our area and our non-support in how you vote or whether you support the project or not.

I look forward to hearing from you.

Jacqueline Rindgen-DeCecco
Resident of Purple Plum Way
Colorado Springs, CO 80920

Jacqueline Rindgen-DeCecco

Hubble, Logan K

From: John and Kristi <2kjm@comcast.net>
Sent: Tuesday, June 13, 2023 9:09 AM
To: Helms, Randy; Crow-Iverson, Lynette; Donelson, Dave; Talarico, Michelle; Avila, Yolanda; Henjum, Nancy; OMalley, Mike (Council Member); Leinweber, David; Risley, Brian
Cc: Friedman, Samuel; Hubble, Logan K; Posey, Steve
Subject: Opposition to the Royal Pines Apartments

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City Council Members,

We oppose the proposed Royal Pines Apartments. This once again seems that the developers are running the city. Building on this property makes no sense for many reasons. We have listed a few of them below.

1. Road safety: There will be most likely over 232+ cars in this complex. There are accidents all the time at the intersection of Union and Royal Pine. Increasing 200+ cars coming and 200+ going every day will increase the accidents. This entire intersection would need to be reworked before a high density apartment complex would be built. The current intersection is designed for the current traffic flow – not an increased amount of cars daily. You need to create a safe environment for citizens.
2. Parking: If we counted right you want 232 apartments and have only 71 parking spots. Where will these other cars park? Down our streets. We understand the cost of parking is big for the developer, but a developer needs to provide proper parking for the tenants.
3. There is a total lack of public transportation in the area. Seems that adding busses up here will be a cost to the city. Again roads would need to be reworked for busses to safely transit the area. Please don't say this \$40 million is no cost to the city.
4. Fire evacuation and emergency evacuation: A dense complex will make evacuations harder and put lives at risk.
5. Water: How can you support this new complex and add to our water woes. Every new resident takes precious water from everyone else. More taps means more water used.
6. Property values in areas with high density housing suffer. While a concern for homeowners it should also be a concern for council members as well as the city gets money from every single high priced house in PC. Please don't say this \$40 million is no cost to the city.
7. Lack of services for daily living: The grocery stores are not really walkable. The King Soopers is almost a mile away. Walking that in February is no way to build a good apartment for the low income. After all the plan only has 71 parking spots! The pharmacy is not convenient. The Walgreens and King Soopers are maxed out all day every day. 300+ new residents will only exacerbate the long lines at the pharmacy and grocery store.
8. Ascetics: We certainly hope you will make sure the ascetics are proper to the Pine Creek (established Suburban neighborhood) are in line with the area.
9. Schools: Our schools are maxed out in the area. Are we going to create more densely packed classrooms? Have you studied this issue? This will only make our students suffer more in their education pursuits. We need a lower teacher to student ratio, not a higher teacher to student ratio.
10. Wildlife: The proposed high density is right near a wildlife sanctuary. We have many deer and other animals that make this their home. We even get elk at times. Probably not the best to have high density traffic in the area. Are there any species at risk in the area where the apartments are proposed to be built?
11. Is this even a good fit for the community, or is this only a plot of land that a developer has looked at? We think you should be concerned about the current citizens of the city.

We think that you have not properly taken many factors into account before you would even consider a bond approval vote. We recommend you thoroughly study the above and the other factors citizens bring up before you consider a bond vote.

Regards,
John and Kristin Barto
Pine Creek Residents
and Voters

Hubble, Logan K

From: Friedman, Samuel
Sent: Tuesday, June 13, 2023 8:41 AM
To: Hubble, Logan K; Nathalie Ingram
Subject: RE: Permission to speak during Proposed Apartment Complex discussion

Hi Nathalie,

Thanks for the email. I have you on the opposition list to provide comments to the Council today. We expect this item to kick off around 1pm today per Council President Helms. When your name is called, you will be able to approach the podium and address the Council for three minutes.

Warmest regards,

Sam Friedman

Constituent and Outreach Program Coordinator
Legislative Services, City of Colorado Springs
(719) 385-5480 office



From: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Sent: Tuesday, June 13, 2023 8:22 AM
To: Nathalie Ingram <natoly96@gmail.com>
Cc: Friedman, Samuel <Samuel.Friedman@coloradosprings.gov>
Subject: RE: Permission to speak during Proposed Apartment Complex discussion

Hi Nathalie,

I'm actually not involved with the process the applicant is going through at City Council. Sam Friedman, who I've cc'd here, would be best able to answer any questions you have about that process.

Logan Hubble

Planner II
30 S Nevada Ave. Suite 701
Colorado Springs, CO 80903
(719) 385-5099
Logan.Hubble@ColoradoSprings.gov



From: Nathalie Ingram <natoly96@gmail.com>
Sent: Monday, June 12, 2023 6:59 PM
To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Subject: Permission to speak during Proposed Apartment Complex discussion

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Hello My Hubble,

I am a concerned homeowner in the Pine Creek Village Neighborhood and will be attending the City Council Meeting tomorrow, Tuesday, June 13th at 1pm and I would like permission to speak on the matter. I've lived in Pine Creek since 2007, have owned two homes here and moved to Colorado Springs for two reasons, 1) as an Olympic Gold Medalist, I know that Olympic City USA is where I could live and work around the Olympic spirit and 2) to be in a close knit community with a small town environment yet the offerings of a cosmopolitan city.

I know many of the residents in Pine Creek, who have shared their specific concerns about the proposed apartment complex and I believe I will be able to articulate our concerns, questions and proposed solutions which will help the City Council take actions that can create a "win-win" project for all affected/involved. Thank you and I'll see you tomorrow.

Sincerely, Nathalie Ingram

Hubble, Logan K

From: MARK M-M <markmesitimiller@gmail.com>
Sent: Tuesday, June 13, 2023 7:48 AM
To: Posey, Steve; Helms, Randy; Hubble, Logan K; Friedman, Samuel
Subject: Royal Pines Apartments

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Greetings,

I own a home at 3775 Cherry Plum Dr in the Pine Creek subdivision of Colorado Springs and wanted to express my enthusiastic support for the affordable housing apartment project known as the Royal Pines Apartments.

I understand the project will be built at Union and Royal Pine. I further understand current plans are for 232 apartment with a unit mix of (144) 1 bedroom units, (44) 2 bedroom units, and (44) 3 bedroom units and that some of these units will be available to individuals and families earning as low as 30% of the AMI.

I further understand the next step is to approve \$40M in Private Activity Bonds for the construction of the Royal Pines Apartment community.

Affordable housing is so needed by so many, especially right here in Colorado Springs.

Accordingly, **I urge the City Council to approve these Private Activity Bonds and move this project forward ASAP.**

Please forward this email to the City Council for their consideration.

Thank you,

Mark

Mark Mesiti-Miller

Hubble, Logan K

From: Chase Vendl <cvendl@outlook.com>
Sent: Thursday, June 8, 2023 8:44 AM
To: Helms, Randy
Cc: Posey, Steve; Hubble, Logan K
Subject: Royal Pines Apartments

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Hello Mr. Helms,

I live in your District and have a comment regarding the proposed Royal Pines Apartment complex in Pine Creek.

At the risk of joining the NIMBY ranks, an upscale neighborhood with adjoining golf course seems like a very odd location for a low income affordable housing project. The houses in Pine Creek are literally \$700,000+ properties (at the low end) and this is as close as right across the street from the proposed location. It just seems incredibly out of place.

I don't know all the financial factors in play, but if you look at the apartment complex currently going up at Union and Lexington, it seems that area would be a much better fit. It's adjacent to Ford Frick Park and across from Rampart High School. Obviously it's too late to designate that complex as affordable housing, but you see my point.

A low income affordable housing complex in upscale Pine Creek just makes no sense and will negatively impact the neighborhood.

Thank you.

Chase Vendl
10142 Pine Glade Drive
Colorado Springs, CO 80920
cvendl@outlook.com

Hubble, Logan K

From: jeff osborne <OZMT@msn.com>
Sent: Wednesday, June 7, 2023 10:55 AM
To: Hubble, Logan K
Subject: Re: Royal pines apt

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Thank you. I look forward to hearing from you.

From: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Sent: Wednesday, June 7, 2023 10:14:44 AM
To: jeff osborne <ozmt@msn.com>
Subject: RE: Royal pines apt

Jeff,

Thank you for your comments. Part of the application has now been submitted, so I will be sending you and all other interested parties an email soon to discuss the process. Please let me know if you have any questions in the meantime.

Logan Hubble

Planner II

30 S Nevada Ave. Suite 701
Colorado Springs, CO 80903
(719) 385-5099

Logan.Hubble@ColoradoSprings.gov



From: jeff osborne <ozmt@msn.com>
Sent: Tuesday, June 6, 2023 9:07 PM
To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Subject: Royal pines apt

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Sirs,
I am writing to you to express my strong disappointment with your offices to even consider low income housing in the briargate/ wolf ranch/ cordera area. I understand that affordable housing must be built. However, you need to please understand that the city and county have raised my property taxes twice in the three years I've lived here. As of today, my taxes have nearly doubled asking with the doubling of my utilities costs. I'm on a fixed income and you should not,

on one hand, tell me my property value has increased drastically (even though thy increase is very small since covid is over) then on the other hand attempt to make my property even less saleable by placing huge quantities of apartments and now low income apartments near me. You can't have it both ways! Your forcing this disabled veteran and government retiree out of my home!

Please reconsider the application for royal pines apartments and stop adding other apartments to this single family housing area. Not only are you affecting my resale opportunities, but you are lowering my quality of life. If you don't believe so, please have a look at the brairgate ring videos. You'll find that break ins, thieves checking car doors almost every night and day, and porch pirates every day. This has only been happening since the amount of apartments in the area have increased to a traffic nightmare amount.

I'd be happy to speak with any of you at your convenience. I'm usually home except the days I'm at the VA or doctor's office.

Thank you
Jeffrey A Osborne

Hubble, Logan K

From: SUSAN FORGET <smforget614@gmail.com>
Sent: Monday, June 5, 2023 4:48 PM
To: Hubble, Logan K
Cc: Stevo Parrish
Subject: Royal Pines Apts concerns

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Hello Logan,

Thank you for your phone call today. I appreciate your transparency in explaining the process and potential recourse for the neighborhood.

As a property owner adjacent to the potential new development, I have multiple concerns. This list is not exhaustive as I'm certain more issues will arise.

1. Currently, there is only one entry to the development via a small traffic circle. What accommodations will be made to ensure the safety of egress for the apartment dwellers and current Pine Creek Village, PCV, residents to the main roads- Union and Briargate Pkwy?
2. La Plata and PCV ensured the quality of build and maintenance of landscaping and homeowner responsibility through extensive HOA policy. What, if any, accountability will be placed on the developers and property managers to ensure the maintenance of high-quality property standards and adherence to neighborhood HOA policy?
3. Will the developer be financially responsible for contributing to PCV for continued maintenance and upgrades to the landscaping and roadways?
4. Two key developer qualities, dedication to quality, and open communication, help facilitate collaboration and consensus as well as understanding and trust with neighborhoods. What is DBG Properties planning to do to help facilitate those qualities?
5. There is no proximity to consistent public transportation. The closest stop is at UCHealth Memorial North Hospital. Access to public transportation is key to helping low-income families. How will this be provided?

Thank you for helping with these concerns.

Susan Forget
4054 Cherry Plum Dr.

Hubble, Logan K

From: Britta Emenecker <britta_hamberg@yahoo.com>
Sent: Saturday, June 3, 2023 11:52 AM
To: Hubble, Logan K
Cc: Friedman, Samuel
Subject: Proposed Low Income Housing Project

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Hi Logan,

Good morning. I learned recently of the potential low income housing project that is being proposed at Union and Royal Pine. I am deeply concerned about the increase in number of students/children that would be added to local schools when the schools are already overloaded. Can you please share information about this project and the plan for school development/expansion plans? If you are not the correct person to address this, I trust you will connect me with the correct individual.

I am a mother of two Academy D20 students, I live in Wolf Ranch and I work as a Human Resources professional for a large employer in Colorado Springs. While I personally do support efforts to promote equity and inclusion, I am concerned about the impact of this proposed project to local schools. If there are proposals for new housing developments, should there not also be appropriate educational resource expansion to align with that growth?

Many thanks for your time and follow up regarding this inquiry.

Britta Emenecker
815-978-8552

Hubble, Logan K

From: Caralee Frederic <coclee5@yahoo.com>
Sent: Friday, June 2, 2023 10:38 PM
To: Posey, Steve
Cc: Hubble, Logan K; Helms, Randy
Subject: Royal Pines Apartments Development

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To Whom It May Concern,

As homeowners in the Pinecreek Neighborhood for 19 years, we are very concerned about the proposal to build a 4 story low income apartment building at the corner of Royal Pine and Briargate Parkway. When we purchased our home we were told that area was zoned for commercial buildings, not to exceed 2 stories. Why is this plan changing?

The City of Colorado Springs needs to figure out why it cannot attract and keep businesses here, which has been true all 19 years we've lived her. We do not need to figure out how to attract more people to live here. Why is the city selling bonds for apartment buildings rather than for businesses? Colorado Springs has fallen from the #1 or #2 "best place to live" to #9 this year - likely a reflection of the rising crime rates and crumbling infrastructure.

Our city infrastructure cannot sustain the momentum of high density building that is occurring, to include water, roads, police and fire. Royal Pine is a road that already struggles to be safe to drive upon, with the amount of potholes in it continuously. Adding several hundred more cars in this area would only increase this never ending problem. Adding hundreds more people to that particular corner would create unnecessary traffic back ups on a daily basis, and possibly a dangerous situation to exit the community in an emergency. This is short sighted on the part of City planning. In addition, there is no public transportation that comes this far and there are limited businesses in which to work nearby. So, you create more congested traffic to what end?

We are understandably concerned that low income housing will negatively impact the property values of our neighborhood and homes. I realize you may say this is merely a "NIMBY" attitude. Rather, consider all the factors that will be impacted by building at this location rather than on other sites with access to public transportation, well maintained roads, and jobs nearby.

We were not informed when Children's Hospital installed a helicopter pad practically in our backyard and had zero say in its construction. Please note, every helicopter literally shakes our house (and other nearby homes) as it lands and takes off multiple times a day. How much more will that be true 3 more stories higher than our ranch level home for those dwelling in an apartment? This, plus the increased noise from additional traffic will disturb the peace and again, decrease the value of our homes.

This plan seems very short sighted from many angles. We respectfully ask you to reconsider and either slow down the building craze or at least consider a different location.

Sincerely,

Caralee and Eric Frederic
4225 Apple Hill Ct
Colorado Springs, CO 80920

Hubble, Logan K

From: Stacy Henning <writersblock627@yahoo.com>
Sent: Thursday, June 1, 2023 10:39 AM
To: Posey, Steve; Hubble, Logan K; Helms, Randy
Subject: Pine Creek Development - Proposed Apartments

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Steve, Logan and Randy,

I am a Pine Creek resident and want to express that I do not approve of the proposed development of an apartment complex at Union & Royal Pine. This is a postage stamp-size lot in which to cram hundreds of people and parking.

While I can appreciate the challenge the city faces in building affordable housing to meet demand, this location is not appropriate. This proposal is City infill run amok, with no consideration for the community surrounding the development or how it would be impacted.

This space would be better served by allowing a restaurant, small strip mall or an office building with services our community could use. Please consider these options when reviewing future plans for development of this area.

Please **do not** allow this development to proceed in planning or development.
Thank you for your consideration.

Stacy Henning
3783 Oak Meadow Dr., 80920

Hubble, Logan K

From: Rick Lancaster <richardklancaster@gmail.com>
Sent: Wednesday, May 31, 2023 10:14 AM
To: Hubble, Logan K
Subject: Fwd: Proposed Royal Pine Apartments

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Mr. Hubble:
If you are a better person to answer my questions, please let me know.
Rick Lancaster

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

From: Rick Lancaster <richardklancaster@gmail.com>
Date: Wed, May 31, 2023 at 8:22 AM
Subject: Proposed Royal Pine Apartments
To: <Steve.Posey@coloradosprings.gov>
CC: <Randy.Helms@coloradosprings.gov>

Mr. Posey:
I have been reading about the proposed apartments at Royal Pine near Union. Based on the limited information, the parking allocated to 232 units is far below city code even if each unit is one-bedroom. The proposed parking is 308 spaces while the city requires 348 spaces for 232 one-bedroom units, with the amount of parking increasing with more bedrooms.

The isolated location of the apartments would force additional apartment parking onto nearby residential streets, where Pine Creek Village Association HOA guidelines (1,424 homes) have urged parking in garages and driveways to sustain the attractiveness and property values.

Can you provide details on the 1, 2, and 3-bedroom makeup of the proposed 232 units, or point me to a source?

Needless to say, homeowners are very concerned about the impact of this development to our neighborhood. As a recent president of our HOA Board, I can promise that we have worked hard to maintain our community, its attractiveness, and the value of our homes. We hope the city will support us by ensuring any new construction conforms to city codes and enhances our community.

Rick Lancaster
9783 Pinedale Dr

Hubble, Logan K

From: Phil Moehlenpah <dpm056@gmail.com>
Sent: Wednesday, May 31, 2023 7:41 AM
To: Posey, Steve
Cc: Hubble, Logan K; Helms, Randy; labellezarep@gmail.com
Subject: Re: Royal Pines apartment project

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Steve,

I received a response from Sam and will be following up.

I found an interesting article done by Stanford regarding affordable housing.



Is Affordable Housing Good for the Neighborhood?
gsb.stanford.edu

I think your idea is a good one but you have selected the wrong location for your project according to this Stanford research study.

If you really want to help the community, bring up property values and build diversity it suggests you should do the opposite of what you are planning.

I encourage you and the entire board to consider the broader impact your proposed Royal Pine AH idea will have on our neighborhood. There are other locations that would make a better fit for the community.

Please take a moment to review the link.

Kind regards,

Phil

On May 29, 2023, at 9:57 AM, Phil Moehlenpah <dpm056@gmail.com> wrote:

Steve,

I understand you recently presented to the board for a new development for low income housing project near my home.

Is it possible I can review your presentation of the project? Is that something you can share?

I live in an upscale neighborhood very close to your proposed development and have some obvious concerns about increased crime and my neighborhood's diminished property values with your proposal. I'd like to learn more about your intentions and a better understanding of the proposed impact to our local community.

Regards,

Phil

Hubble, Logan K

From: Bill <leahnbill89@gmail.com>
Sent: Tuesday, May 30, 2023 11:26 AM
To: Hubble, Logan K
Subject: Re: Apartments...

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Thank you.

On May 30, 2023, at 10:49, Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

Bill,

Thank you for your comments. As you may be aware, the Planning Department has not yet received an application for this project. If we do receive an application, your comments will be taken into consideration.

Logan Hubble

Planner II
30 S Nevada Ave. Suite 701
Colorado Springs, CO 80903
(719) 385-5099
Logan.Hubble@ColoradoSprings.gov
<image001.jpg>

From: Bill <leahnbill89@gmail.com>
Sent: Friday, May 26, 2023 5:12 PM
To: Friedman, Samuel <Samuel.Friedman@coloradosprings.gov>; Helms, Randy <Randy.Helms@coloradosprings.gov>; Hubble, Logan K <Logan.Hubble@coloradosprings.gov>; Posey, Steve <Steve.Posey@coloradosprings.gov>
Subject: Apartments...

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No apartments in our neighborhood please. There are plenty of other places to build these things.
Tax Payer

Hubble, Logan K

From: DEBORAH HARNEY <deb.hay@comcast.net>
Sent: Tuesday, May 30, 2023 10:42 AM
To: Hubble, Logan K
Subject: PLANNING -- Multi-Family Apartment Units -- Union & Royal Pine

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I wasn't sure where this was. When I saw the map the first thing that popped out to me was the hospitals!!! PLEASE THINK THIS THROUGH!!!

It is not wise to add more congestion in the area of these hospitals!! Perhaps condos or townhomes or clinics or something of lower density, but please do not significantly increase traffic near such a main artery as Union for people trying to get to hospitals -- let alone ambulances!!!

Traffic congestion in this area is already horrible -- and worsening -- as it is in most area of Colorado Springs!! We do not have a beltway for traffic in Colorado Springs; Union is a main corridor for people trying to connect to East-West routes -- especially for people on the east side of Powers. Adding more high density housing will increase the frustration and anxiety people already experience which shows in our accident and insurance statistics.

Deborah Harney

Hubble, Logan K

From: Phil Moehlenpah <dpm056@gmail.com>
Sent: Monday, May 29, 2023 9:57 AM
To: Posey, Steve
Cc: Hubble, Logan K; Helms, Randy; Phil Moehlenpah
Subject: Royal Pines apartment project

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Steve,

I understand you recently presented to the board for a new development for low income housing project near my home.

Is it possible I can review your presentation of the project? Is that something you can share?

I live in an upscale neighborhood very close to your proposed development and have some obvious concerns about increased crime and my neighborhood's diminished property values with your proposal. I'd like to learn more about your intentions and a better understanding of the proposed impact to our local community.

Regards,

Phil

Hubble, Logan K

From: Julie <allencan.mom@gmail.com>
Sent: Saturday, May 27, 2023 2:05 PM
To: Hubble, Logan K
Subject: Royal Pine apartment complex

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Hello,

I would like to voice my concerns about the proposed Royal Pine apartment project. First of all, it's difficult for the community to get to the only meeting scheduled to hear our feedback when the meeting is scheduled during the middle of the work week, during business hours with very little notice in order for people to request time off to attend.

I have several reasons as to why I oppose the project as listed below... 1. The notification I read indicated that the apartments would be marketed to "working families" which seems to be untrue based on the ratio of single bedroom vs multi bedroom units.

2. Traffic flow. There is one entry/exit point to the property that joins the outlet for Pine Creek neighborhood. There is a constant amount of road and curb damage in that area which will accelerate with an increased traffic load.

The property is situated in a way that traffic flow would naturally increase on Pine Manor which connects Royal Pine to Briargate. Pine Manor has had speeding issues and has a couple of speed bumps installed to help protect the children waiting at bus stops along the length of Pine Manor as well as the neighborhood park. A traffic flow study should be completed in order to assess safety.

3. The "low income" status of the project comes with reasonable expectations of a low or non educated population. There are limited jobs in the nearby vicinity for such a population based on the limited number of businesses in the area that could supply such employment. The area already has several apartment complexes nearby that have residents competing for the few jobs in the area. There are simply not enough businesses nearby to support the number of people in the zip code.

4. Limited public transportation in the area. To be blunt, public transportation in the area sucks. There is a bus stop in front of Memorial North with a limited number of service routes. It's not conducive to people who need to travel for work or other services. There are no county buildings nearby that provide help for recipients of food stamps or Medicaid.

5. VA and military services are not close. There are many low income residents of the county who have veteran or military status and need access to VA care or military bases which are on the opposite side of the county.

6. Low income housing does not serve the area. The population that needs low income housing typically resides in areas of military bases and lower income residential zip codes. The project would better serve the population of northern El Paso county if it were placed near an area that needs it.

7. Lack of affordable food and shopping in the nearby vicinity. The only nearby grocery options are Soopers and Target which are not as budget friendly as Walmart or other grocers. Low income residents would automatically have a disadvantage to access affordable food options based on location. The nearest Walmart and dollar stores are far enough away to require transportation which feeds into the problem of limited public transportation.

8. The property is located within "walk zones" of all area schools. According to the asd20.org website, there is no bus transportation to that property for any school (elementary, middle or high school). Low income students need access to bus transportation services and would be placed at a disadvantage of accessing educational services due to transportation. Student's who live within walk zones can be placed on a waitlist for bus services, but the district has had an extreme shortage of bus drivers for several years and has cut bus services rather than expand them.

9. Residents in the area have seen an increase in crime since the John Venezia park was installed and are fearful of further increases in crime that often accompany low income residential areas.

10. Nearby residents are also fearful of property value decreases. Many people purchased homes in the Pine Creek neighborhood based on the low density, mid to upper class aesthetic of the area. Property values could potentially decrease (in some instances it could be dramatic) based on the location of the proposed project.

Thank you,
Julie Allen

Sent from my iPad

Hubble, Logan K

From: Stephen Swiatek <Stephen@thrivecommercialpartners.com>
Sent: Saturday, May 27, 2023 8:41 AM
To: Hubble, Logan K
Subject: Re: Royal Pine Apartments- opposition
Attachments: El20Paso_2006_187809 (1).pdf; image0.png

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Logan,

Please see the attached protective covenants outlining only office and commercial uses on these parcels. It also references the Briargate Master Plan which also outlines only commercial uses.

I do believe these place the outlined plan of affordable apartments in opposition to what has been designated and communicated to the residents and businesses as the intended use of this area.

Sincerely,

Stephen Swiatek
Thrive Commercial Partners
Cell: 719-650-3884
Main Number: 719-530-4400

On May 25, 2023, at 2:41 PM, Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

Stephen,

Because the code is changing, and I don't know everything about it yet, I can't give you a complete answer on those matters, so I'm checking around. It might be next week before I'm able to get a definite answer, but I wanted to let you know that I'm looking into it.

Logan Hubble

From: Stephen Swiatek <Stephen@thrivecommercialpartners.com>
Sent: Thursday, May 25, 2023 1:13 PM
To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Subject: Re: Royal Pine Apartments- opposition

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Logan,

Thank you for the update on PBC becoming MX-M in early June.

Question...Has this project been run through the Briargate Master Plan and CC&Rs for La Plata and found to be conforming as-is?

Sincerely,

Stephen Swiatek
Thrive Commercial Partners
Cell: 719-650-3884
Main Number: 719-530-4400

On May 25, 2023, at 11:49 AM, Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

Stephen,

Thank you for reaching out. As you may be aware, I've had a pre-application meeting with the applicant, but have not received a formal application. If the project comes forward, all citizens living within 1,000 feet of the site will receive public notice, although of course any interested parties are allowed to comment. One thing I do want to address is regarding the use/zoning. Because the City Council adopted a new unified development code (RetoolCOS) that is going into effect on June 5th, some zoning districts are changing. All PBC areas are becoming MX-M, which stands for Mixed-Use Medium Scale. This zoning district allows for multi-family dwellings to be constructed by right. There is still an administrative review process, during which we will take citizen comments into account and push the developers to create a nice product, but the Planning Department will not be able to completely deny a use of that type, as long as all of our standards are met. Following the administrative process, there is of course the possibility for an appeal to the decision, but I did want to make sure I cleared up what type of process this application would take, if it is indeed submitted. Please let me know if you have any questions for me.

Logan Hubble

Planner II
30 S Nevada Ave. Suite 701
Colorado Springs, CO 80903
(719) 385-5099
Logan.Hubble@ColoradoSprings.gov
<image002.jpg>

From: Stephen Swiatek <Stephen@thrivecommercialpartners.com>
Sent: Thursday, May 25, 2023 10:27 AM

To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>

Subject: Royal Pine Apartments- opposition

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Logan,

It's my understanding you are the planner overseeing the potential development of the Royal Pine Apartments at Union & Royal Pine. I'm a concerned resident of Pine Creek as well as a board member for the Pine Creek Village Association representing over 1,400 homes in the area. I'm strongly opposed to the development of apartments at this location, especially affordable housing. The concern is for the increased traffic to the area, decrease in property values, increased crime (which is already happening), as well as this area not really being well suited for apartments and the aesthetics they bring. I bought in PC 3yrs ago and if I knew a project of this nature would be going in I most likely wouldn't have purchased our current home.

I understand apartments are a conditional use in the PBC zoning so the Planning Department will have a direct say on whether or not this project goes forward. I also understand this project is in its infancy but please log my opposition and keep me informed on the progress and ways the community can speak up and against this project. There will be a notification to all PC residents of this planned project so I'm sure you will be receiving a strong opposition response in the coming days.

Sincerely,

Stephen Swiatek

<image001.jpg>

310 S 14th Street

Colorado Springs, CO 80904

Main: 719-530-4400

Cell: 719-650-3884

stephen@thrivecommercialpartners.com

www.thrivecommercialpartners.com

Hubble, Logan K

From: Stevo P <armydad1972@yahoo.com>
Sent: Thursday, May 25, 2023 12:36 PM
To: Friedman, Samuel
Cc: Hubble, Logan K
Subject: Re: Council Meeting - 13 JUN

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Sam,
Thank you for the information.
Vr
Stephen M. Parrish Sr.

Sent from my iPhone

On May 25, 2023, at 11:36, Friedman, Samuel <Samuel.Friedman@coloradosprings.gov> wrote:

Hi Steve,

Thank you for the email. City Hall is 107 North Nevada Avenue. The Council Meeting begins at 10am, but until the Agenda is published I wont be able to give you a sense of when your item will be heard. If you wish to sign up to provide public comment, let me know and I will just need your last name to do so.

The item on the 13th is a resolution acknowledging the City's intent to authorize Private Activity Bonds for multifamily housing on this site. This resolution is contingent on this projects ability to pass the City's Land Use Review Process and will only be issued after that process is complete and a bond issuing ordinance is also passed by the Council.

So you are aware, This project has not formally entered the City's Land Use Review Process. Assuming they do file an application with the City, the first step in the Land Use Review Process would be an Administrative Review undertaken by the Planning Department. Logan would be the Planner assigned. Feedback from you and your neighbors during that Administrative Review should be sent to Logan. It is during the Administrative Review process that the City undertakes a study of items such as traffic patterns, utility availability and conformity with City Code. Depending upon the application type and potential appeals process, this then may come before both the Planning Commission and the City Council for a Quasi-Judicial Public Hearing. But both of those hearings would be months away, if at all.

If you have any additional questions about the City's Land Use Review Process, your due process rights, or attending a City Council meeting, please feel free to contact me. My phone number is below if need be.

Warmest regards,

Sam Friedman
Constituent and Outreach Program Coordinator
Legislative Services, City of Colorado Springs

(719) 385-5480 office

<image002.png>

<image003.png> <image004.png> <image005.png> <image006.png>

From: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Sent: Thursday, May 25, 2023 10:09 AM
To: Stevo Parrish <armydad1972@yahoo.com>
Cc: Friedman, Samuel <Samuel.Friedman@coloradosprings.gov>
Subject: RE: Council Meeting - 13 JUN

Steve,

Thank you for your email. Sam Friedman, who I've copied here, can provide details for the City Council meeting.

Logan Hubble

Planner II
30 S Nevada Ave. Suite 701
Colorado Springs, CO 80903
(719) 385-5099
Logan.Hubble@ColoradoSprings.gov
<image007.jpg>

From: Stevo Parrish <armydad1972@yahoo.com>
Sent: Thursday, May 25, 2023 10:05 AM
To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Subject: Council Meeting - 13 JUN

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Mr. Hubble,

I would like to attend the council meeting on 13 JUN to address my opposition to the potential development of apartments/subsidized housing on Royal Pine and Union. Can you please provide the location of the meeting, time, and any other details I may need.

Thank you!

V/r

Steve

Hubble, Logan K

From: Friedman, Samuel
Sent: Thursday, May 25, 2023 8:50 AM
To: Christy Azzopardi
Cc: Hubble, Logan K
Subject: RE: June 13 meeting

Hi Christy,

Thank you for the email. I can get you and your husband signed up to speak on that item, I just need his name as well if he attends to speak.

The item on the 13th is a resolution acknowledging the City's intent to authorize Private Activity Bonds for multifamily housing on this site. This resolution is contingent on this projects ability to pass the City's Land Use Review Process and will only be issued after that process is complete and a bond issuing ordinance is also passed by the Council.

So you are aware, This project has not formally entered the City's Land Use Review Process. Assuming they do file an application with the City, the first step in the Land Use Review Process would be an Administrative Review undertaken by the Planning Department. CC'ed to this email is Logan Hubble, who would be the Planner assigned. Feedback from you and your neighbors during that Administrative Review should be sent to Logan. It is during the Administrative Review process that the City undertakes a study of items such as traffic patterns, utility availability and conformity with City Code. Depending upon the application type and potential appeals process, this then may come before both the Planning Commission and the City Council for a Quasi-Judicial Public Hearing. But both of those hearings would be months away, if at all.

If you have any additional questions about the City's Land Use Review Process, your due process rights, or attending a City Council meeting, please feel free to contact me. My phone number is below if need be.

Warmest regards,

Sam Friedman

Constituent and Outreach Program Coordinator
Legislative Services, City of Colorado Springs
(719) 385-5480 office



From: Christy Azzopardi <clazzopardi@yahoo.com>
Sent: Wednesday, May 24, 2023 6:10 PM
To: Friedman, Samuel <Samuel.Friedman@coloradosprings.gov>
Subject: Re: June 13 meeting

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We are interested in attending the meeting about the possibility of the apartments being built at the corner of royal pine and union.

Christy Azzopardi

On May 24, 2023, at 3:39 PM, Friedman, Samuel <Samuel.Friedman@coloradosprings.gov> wrote:

Hi Christy,

Thank you for your email. I am assuming you wish to speak on an item and I would be the one to get you signed up to do that. Which item are you interested in?

Warmest regards,

Sam Friedman

Constituent and Outreach Program Coordinator

Legislative Services, City of Colorado Springs

(719) 385-5480 office

<image001.png>

<image002.png> <image003.png> <image004.png> <image005.png>

From: Christy Azzopardi <clazzopardi@yahoo.com>

Sent: Wednesday, May 24, 2023 1:31 PM

To: All Council - DL <allcouncil@coloradosprings.gov>

Subject: June 13 meeting

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Hello,

My husband and I plan to be in attendance for the meeting on June 13 at 10am.

Thank you,
Christy Azzopardi

Hubble, Logan K

From: Friedman, Samuel
Sent: Wednesday, May 24, 2023 3:37 PM
To: Ben Ekberg
Cc: Hubble, Logan K
Subject: RE: June 13th City Council Meeting - Pine Creek Apartment complex proposal

Hi Ben,

Thank you for your email. I would be the one to get you signed up to speak during the June 13th City Council Meeting. The City Council will be voting on an resolution acknowledging the City's intent to authorize Private Activity Bonds for multifamily housing on this site. This resolution is contingent on this projects ability to pass the City's Land Use Review Process and will only be issued after that process is complete and a bond issuing ordinance is also passed by the Council.

So you are aware, This project has not formally entered the City's Land Use Review Process. Assuming they do file an application with the City, the first step in the Land Use Review Process would be an Administrative Review undertaken by the Planning Department. CC'ed to this email is Logan Hubble, who would be the Planner assigned. Feedback from you and your neighbors during that Administrative Review should be sent to Logan. It is during the Administrative Review process that the City undertakes a study of items such as traffic patterns, utility availability and conformity with City Code. Depending upon the application type and potential appeals process, this then may come before both the Planning Commission and the City Council for a Quasi-Judicial Public Hearing. But both of those hearings would be months away, if at all.

If you would like to sign up to speak on the 13th regarding the resolution of intent to authorize Private Activity Bonds, please do let me know and I will get you signed up.

If you have any additional questions about the City's Land Use Review Process, your due process rights, or attending a City Council meeting, please feel free to contact me. My phone number is below if need be.

Warmest regards,

Sam Friedman

Constituent and Outreach Program Coordinator
Legislative Services, City of Colorado Springs
(719) 385-5480 office



From: Ben Ekberg <benekberg@comcast.net>
Sent: Wednesday, May 24, 2023 1:35 PM

To: All Council - DL <allcouncil@coloradosprings.gov>

Subject: June 13th City Council Meeting - Pine Creek Apartment complex proposal

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Good afternoon,

I am writing in advance of a proposition to create an Apartment complex on the corner of Union and Royal Pine Drive to express my shared opposition to this proposal. I am currently a home owner in the Pine Creek neighborhood and there is great concern for this area developing an apartment complex essentially within the proximity of our neighborhood as Royal Pine Drive is one of the main entrances into our neighborhood. There are many issues that residents within Pine Creek would have with this proposal and there has been much opposition within our HOA facebook page that I would like to forward on as well as planning to attend in person next month. Some of the reasons there has been opposition are as follows:

- Concern over the increased traffic density as well as parking overflow impacting our main roads and roads within the neighborhood that are already having traffic-related issues that our HOA then will have to pay for in order to fix.
- Concern over damage to water or sewer lines that run directly through our neighborhood causes there to be a need for restructuring those lines in the future that our HOA may need to pay for as well as causing increased construction traffic in and out of our neighborhood.
- Concern over our HOA's ability to maintain our private parks as well as privately protected land that is protected due to endangered species of animals that currently reside in the area.
- The high potential danger of decreasing the value of single-family homes within our neighborhood due to the high-density apartment complexes that this project presents. The potential of decreasing any home in the Pine Creek neighborhood without our ability to have a say or vote seems highly unethical as it cannot be regulated by our HOA which is set in place to preserve the home values and standards of living within our community that would not be enforced to any of the residents in the project proposals apartment complex.
- The safety of our residents within our community would also be put at risk as available statistics suggest that placing high-density housing complexes within the vicinity of strictly adhered-to single-family home communities can lead to an increase in different types of crime. Additionally, we are already facing issues with our mailboxes being tampered with by non-residents in our community and this would have great potential to increase that type of risk.
- Decrease in the amount of privacy and noise ordinance enforcement due to the large increase in population density immediately adjacent to our community impacting home values in the future.
- Our neighborhood has strict policies that are adhered to in order to provide an upscale residential community. These policies are what have kept this neighborhood in great condition for our residents and creating a scenario where non-residents would be utilizing our private parks, trails, and streets would lead to an increased financial responsibility that would not be shared by the residents in these multi-family housing units.

There are plenty of other concerns within our neighborhood but there are also concerns of business owners within the commercial lot as well that we have heard opposition from. There is also multi-family housing closer to the Cordera neighborhood already on the other side of Union as well as just

down the road on Briargate and Royal Pine Drive. I look forward to attending this City Council Meeting in person and voicing the concerns of residents within our community regarding this project plan.

Best regards,

Ben Ekberg

Hubble, Logan K

From: Larry Borland <k12cop@gmail.com>
Sent: Monday, May 22, 2023 11:39 AM
To: Friedman, Samuel
Cc: Hubble, Logan K
Subject: Re: Low income housing
Attachments: image004.png

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Thank you for your prompt and informative email. We will follow the process as it unfolds. Best regards

On Mon, May 22, 2023, 11:09 AM Friedman, Samuel <Samuel.Friedman@coloradosprings.gov> wrote:

Hi Larry and Barb,

Thank you for your email. This project has only had an Pre-Application meeting with the Planning Department, and has not formally entered the City's Land Use Review Process. So no, it is not a done deal and it is at the very beginning of the process. Assuming they do file an application with the City, the first step in the Land Use Review Process would be an Administrative Review undertaken by the Planning Department. CC'ed to this email is Logan Hubble, who would be the Planner assigned. Feedback from you and your neighbors during that Administrative Review should be sent to Logan.

If you have any additional questions about the City's Land Use Review Process, feel free to contact either Logan or myself.

Warmest regards,

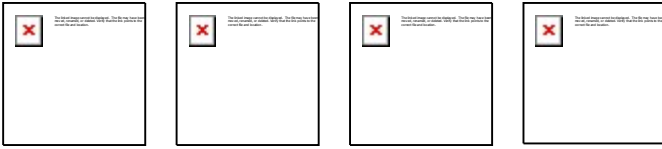
Sam Friedman

Constituent and Outreach Program Coordinator

Legislative Services, City of Colorado Springs

(719) 385-5480 office





From: Larry Borland <k12cop@gmail.com>
Sent: Monday, May 22, 2023 9:05 AM
To: All Council - DL <allcouncil@coloradosprings.gov>
Subject: Low income housing

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My wife and I are quite concerned about the planned low income housing on Royal Pine Drive. We live on Pinebrook Way, just a few blocks away, and are concerned about what impact this may have on our property value. Wasn't this area supposed to be commercial? When did that change? Is this a done deal?

Respectfully,

Larry and Barb Borland