

Baxter, Tamara

From: becky_matt fuller <becky_matt@hotmail.com>
Sent: Wednesday, October 11, 2023 6:53 AM
To: Baxter, Tamara
Cc: president@pinecliff-HOA.com; Tassi, Michael
Subject: Pinecliff HOA comments - Point of the Pines Villas

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Hi Tamara -

I live within the notification distance and received a postcard regarding this application. Our President did not, which is disappointing based upon prior agreements that this notification would occur on any application that required notification sent to a Pinecliff property. This is probably something for Michael to address to respond to with the City's plan to make sure this error is corrected.

With regard to the proposal.

The Pinecliff HOA Board of Directors met on 10/9/23 and as part of our regular meeting discussed this application. It was voted on unanimously to provide the following feedback.

Point of the Pines Assisted Living has been a good neighbor with a nicely maintained property and no notable negative impacts to our neighborhood including traffic. We support allowing an additional building to be constructed including the change in zoning to make this a possibility per the documents we reviewed.

Our only concern, which we believe the hillside overlay zoning will protect, is loss of any integrity to the hill that supports Point of the Pines Drive, one of two access roads to our neighborhood.

We have noted what appears to be remedial foundation support in the Mission Ridge Townhome development to the immediate north of this project on the southernmost townhouses closest to Point of the Pines Road. This work was done (and re-done) within the past year. Although the work is unrelated to this project, it is an indicator of possible slope instability.

Thank you for accepting our comments.

Becky Fuller
Pinecliff HOA

P.S. Matt and I (owners of 4910 Sunbird Cliffs Dr.) share the same opinion as our HOA.

Baxter, Tamara

From: Jennifer Russell <business98@gmail.com>
Sent: Thursday, November 16, 2023 4:35 PM
To: Baxter, Tamara
Subject: Elkton and Rusina

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Please please no more development. The intersection is already dangerous and once the Amazon station is open, it will be unbearable. Please use common sense. And we DO NOT need another stop light. PLEASE!

Thank you,

Jennifer Russell
4945 Cliff Point Circle E.
COS 80919
719-313-8899

Baxter, Tamara

From: Dorothy Macnak <dottt1@comcast.net>
Sent: Friday, December 8, 2023 1:15 PM
To: All Council - DL
Cc: Baxter, Tamara
Subject: ZONE 23-0023 public comments (zone change -- Point of the Pines Gardens)

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Dear City Councilmembers:

For over 35 years, I have lived in Pinecliff on the city's westside. Pinecliff is a Wildland Urban Interface (WUI) neighborhood uniquely situated on a bluff. The neighborhood was evacuated during the Waldo Canyon Fire when flames jumped Centennial Boulevard into Ute Valley Park. The police pounded on our door and told us we had 30 minutes to get out. With approximately 800 homes, at that time, and with only the two single-lane ways out **on one side** of the neighborhood, it took awhile to get off the bluff, and it took even longer once we got to Elkton.

Point of the Pines Gardens was not occupied at the time of the WCF nor was the event center replacing the Sunbird Restaurant approved. That event center, that will sit above Point of the Pines Gardens, will have capacity for 350 people at a single event. That traffic will make it's way down one lane to Elkton where Point of the Pines Gardens is located. Elkton is also a single-lane in each direction. Currently, Elkton to Rusina to Tech Center Drive is, at certain times of the day, a dangerous, high-speed bi-pass for people trying to avoid the daily backed up traffic on Garden of the Gods Road.

Sooner or later, there's going to be another fire. Maybe an illegal campfire in UVP or a lightening strike. And if the winds are right, and conditions are dry, Pinecliff will again have to evacuate. If the fire moves fast from UVP going south, we might lose Popes Valley Drive and have only Point of the Pines as a way out. Nothing should be zoned in any way that would promote more traffic on Point of the Pines, Elkton or Rusina Roads. These roads cannot be widened. Granted the residents of Point of the Pines Gardens are not going to produce much additional traffic, but ambulances and fire department vehicles going to this assisted-care facility as well as employees must be taken into consideration. Public safety should be the priority in your decisions related to zoning and development in this area.

Once again, city planning did not go out of its way to notify the neighborhood -- all the residents of which are affected by anything that will bring more traffic to this area. The notification sign for the planning commission hearing was placed at the entrance to Point of the Pines Gardens' parking lot rather than at the intersection of Elkton and Point of the Pines where residents would have been certain to notice it. I only saw it when a deer crossed in front of my car forcing me to stop in front of the sign and view it as I made sure that deer was all the way out of the street before I drove on.

For all the right reasons, please vote no on this zone change and any other that will allow for further development in this area that is arguably the most evacuation- challenged area in the city. Also, Point of the Pines Gardens needs to supply grounds for their residents not pack in another building! I

see residents sometimes walking along Elkton with the aid of walkers. That's just sad for them, and quite possibly unsafe as well if they are crossing the intersection.

Sincerely,

Dorothy Macnak