

Ryan Howser

From: roddyr46 <roddyr46@comcast.net>
Sent: Monday, March 25, 2024 7:54 AM
To: Ryan Howser
Subject: Crawford Apartments Project Number 187993

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Dear Mr. Howser,

My name is Rodney Royston. I live at 671 Seawell Drive. I would like to express my strong opposition to the building of the Crawford Apartments near the intersection of Grinnell and Crawford. I believe, at best, 3-4 single family homes would be more suitable for the area. At the most, a 1 story assisted living complex.

The traffic on Grinnell is too unsafe as it is now to increase it by that much. The 50mph speed limit is very seldom observed by traffic with much higher speeds being driven since there is only one traffic light on Grinnell at Crawford. Speeds of 60-80 are more the norm with alot of vehicles being driven much faster.

On Crawford there is a hill just west of the proposed units which would have limited visibility. Although not as bad as on Grinnell, traffic still goes over the posted 30mph speed limit. Combine the hill with low visibility, especially if it's icy, and the speeds driven, I believe would increase traffic accidents enormously.

The selected range for notification was 300 feet. 45 homes were mailed a letter with 2 being returned undeliverable. Within just this filing, Fountain Valley Ranch 6 and 3b, are 475 homes. Granted a lot won't be affected much but more than 45 will be. I believe the selected range should have been 1000 feet at least. The intersection of Fleming and Crawford is one of the few coming into our subdivision. Traffic there will be greatly impacted.

The traffic impact study was done at Kittery and Crawford and Grinnell and Crawford. Fleming intersects Crawford roughly 1/2 block from the proposed apartments. A traffic study should have been done there also since it's so close to the plat.

There are much larger apartment buildings being built within just a couple of miles from here that are not in a residential area and, I believe, will serve any needs.

Lastly I fear an apartment complex this close would lower the property values of my home and of

all the homeowners in the area and would increase crime and drug trafficking since its a complex with no known amenities.

Rodney Royston
671 Seawell Drive
Colorado Springs, CO
719-650-9626

Sent from my Galaxy