

Van Nimwegen, Hannah

From: Jim Tiedemann <jtceeds@comcast.net>
Sent: Saturday, February 22, 2020 2:15 PM
To: Van Nimwegen, Hannah
Subject: Another access street out of the proposed Flying Horse Palermo Subdivisions

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Hannah Van Nimwegen, AICP
Senior Planner, Planning & Community Development, Land Use Review
City of Colorado Springs

Dear Hannah,

I am writing to you again, this time to express my and my Deer Creek neighbors' desire to open a road from the Palermo subdivision (the latter 3 phases of Flying Horse) to Highway 83, as is being considered by the City Council on March 19, 2020. I hope the City Council will see the necessity of this access road in spite of the resistance of CDOT, and urge CDOT to proceed with it.

I was at the Neighborhood Meeting Oct. 9th, 2019 for Flying Horse Palermo 3, 4 & 5. I am a Deer Creek resident and was the first to build in Deer Creek, a Classic "Rosewood" model. I am a Real Estate Appraiser and have been for 43 years. I am also an Associate R.E. Broker.

As I did in my previous letter to you, I want to thank you and John Maynard for listening diligently to our concerns. I as well as many other Deer Creek residents brought up to you and John the necessity of having another outlet street from these three proposed phases of Palermo to be built to the east and south of Deer Creek. Many Deer Creek residents have expressed this concern, as the expected traffic flow on Snowflake Drive and Silver Creek Drive will be too much for our existing quiet residential neighborhood. Traffic is already backed up at the traffic light from Snowflake to Ridgeline because of Flying Horse residents coming from the north. With the addition of more traffic from Palermo, it will be overwhelming. There has been no updated traffic study, and the expected increased traffic flow going from 150 to 1500 cars per day on Snowflake and Silver Creek exceeds the count that any residential feeder street should bear. As the city guidelines stipulate, no more than 1500 vehicles as an "average daily traffic" should be allowed on residential streets.

Snowflake and Silver Creek were not designed to have that much traffic flow. Although this route was established at the time of the original Master Plan of Northgate, there have been 15 amendments to the Northgate Master Plan since 2002 to accommodate changes, and I gather there will be more before this area is completely built-out.

With the proposed development and associated traffic flow, it poses a danger to our children. This is similar to what residents on Fieldcrest Drive in Deer Creek expressed at the October, 2019 meeting: the north Flying Horse residents using Ridgeline Drive to access Voyager Pkwy. There is associated speeding along Ridgeline Drive. One resident cornering Ridgeline and Fieldcrest Drive expressed the concern that he now has a very difficult time accessing Ridgeline due to the build-up of cars.

To summarize, a lot of the complaints you heard the night of the October, 2019 meeting would be alleviated if another access road were available to Palermo residents other than through the Deer Creek neighborhood. If the Preble mouse habitat is a concern by a bridge fording Black Squirrel Creek to the south in order to access New Life Drive (or Hwy. 83), the proposed build-out of 150+ homes in these three new phases is more of an environmental concern.

Drew Balsick of Classic Homes at the October , 2019 meeting said that he had tried to establish some time ago another access street out of Palermo but was met with a brick wall. Even a Vice President of Classic Homes, the major builder in Palermo, foresaw the necessity of this some time ago. What must it take for this to happen—several accidents and/or deaths due to the swarming of traffic on residential streets--for the city planners to consider this concept?

For the sake of our established residential subdivision which was here before Flying Horse was formulated, I implore the City Council to consider the above, and to urge cooperation with CDOT. Thank you.

Respectfully,
Jim Tiedemann
2005 Silver Creek Drive

Van Nimwegen, Hannah

From: VINCE GRECO <vincegreco0043@msn.com>
Sent: Wednesday, February 12, 2020 3:24 PM
To: Van Nimwegen, Hannah; Purcell, Erin
Subject: Deer Creek/Palermo/Ridgeline
Attachments: Ridgeline.jpg

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Good afternoon Ms. VanNimwegen and Mr. Purcell,

I appreciate you taking a moment to read this email. I am sure you have been inundated with complaints and concerns from longtime residents who have called Deer Creek home for many years.

First and foremost I understand this area is exploding with new businesses, single family homes and apartments. This is great for Colorado Springs and eventually I am sure it will bring value to our homes and community. My concern right now is that someone in the Deer Creek Neighborhood, Flying Horse or the Farm is going to be gravely injured or killed? We already have had a fatality a few months ago at Ridgeline and Voyager. The memorial to the deceased is visible to all who drive by?

Since Ridgeline was extended into Flying Horse, Ridgeline has been turned into a Grand Prix Track! I believe Mr. Purcell you have personally observed speeding on this road, let me assure you at least 90% of the vehicles are not coming close to observing the 25 & 30 MPH posted limits. My question is why can't you do something now (control measures)?

Please take a look at the attached picture, this is how much traffic has increased on Ridgeline since extending it into Flying Horse. We all know it is going to get worse as the development continues to fill up. It takes at least two light cycles and sometimes three to make a left turn onto Voyager. It is a mess and will continue to be so unless the City steps up and helps.

Thank you for listening, I would be happy to buy you all a cup of coffee some morning at Mission Coffee (corner of Voyager and Ridgeline) and we can observe the mess together.

Please let me know if you have any questions or if I could somehow be of assistance.

All the best,

Vince Greco
719-433-0230



FIGURE 4