

Van Nimwegen, Hannah

From: rwhite3572@gmail.com
Sent: Monday, March 2, 2020 3:53 PM
To: Van Nimwegen, Hannah
Cc: 'Richard White'
Subject: re: Comment on Development - Palermo Filings 3, 4, and 5

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Hannah –

Please forward my comments below to the City Council in advance of the 19 Mar 20 meeting on the Palermo Development in Flying Horse. Thank you.

v/r

Rick White
719.360.3805

Members of the City Council,

Thank you for taking comments on the Palermo Development in Flying Horse. Since Ridgeline Drive was opened into the south entrance of Flying Horse last June, my community has suffered from speeding and flooding coming from that development. We have been working on these problems with City Engineering making little progress since last July. Then with the announcement last September changing the City Master Plan to accommodate Palermo, a community again the size of Deer Creek, we started asking about the traffic impact on our own neighborhood. In January, City Engineering acknowledged that they expect the Average Daily Traffic to exceed 1500 vehicles per day along Silver Creek and Snowflake, in excess of City published guidelines for residential streets. By the same token, they wouldn't consider re-routing Palermo traffic onto Hwy 83 because CDOT "wouldn't talk to them". We, the residents, taxpayers, and voters of Deer Creek are tired of being the doormat for Flying Horse. Before the City makes a big mistake affecting the safety, lives, and property of 155 homes in Deer Creek, I would ask that you squarely address the problem with CDOT and re-route Palermo traffic onto Hwy 83 instead of through our community. I look forward to attending your meeting on March 19th.

v/r

Rick White
Treasurer
Deer Creek at Northgate
rwhite3572@gmail.com
719.360.3805

From: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Sent: Tuesday, January 28, 2020 8:31 AM
To: rwhite3572@gmail.com
Cc: 'Mr. and Mrs. Hendricks' <mrandmrshendricks@yahoo.com>; mnorthorne@gmail.com; stewcrew77@gmail.com;

jacsh126@gmail.com

Subject: RE: Update on Development - Palermo Filings 3, 4, and 5

Good morning Rick,

Yes, thank you for the question. I am always taking public comments, however, to make it into the staff report I need them by March 2nd (deadline for publication). Comments received after this date will still be shared, but will have to be printed and handed out at the hearing.

Formal notice was not published for the last meeting as my notification was only a preemptive “heads up” that the project may be scheduled for February. The project was rescheduled before formal notice was put together for the February agenda.

Thanks,



Hannah E. Van Nimwegen, AICP
Senior Comprehensive Planner

(719) 385-5365

Hannah.VanNimwegen@coloradosprings.gov

AS OF DECEMBER 23RD ALL PLANNING OFFICES WILL BE LOCATED IN SUITE 700

From: rwhite3572@gmail.com <rwhite3572@gmail.com>

Sent: Monday, January 27, 2020 8:16 PM

To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>

Cc: 'Mr. and Mrs. Hendricks' <mrandmrshendricks@yahoo.com>; mnrthorne@gmail.com; stewcrew77@gmail.com; jacsh126@gmail.com; 'Richard White' <rwhite3572@gmail.com>

Subject: RE: Update on Development - Palermo Filings 3, 4, and 5

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Ms. Nimwegen –

Does this mean you’ll be collecting email comments into February? Also, I never saw a published notice for the original meeting. Will one be sent regarding this new date? Thank you.

Rick
719.360.3805

From: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>

Sent: Wednesday, January 22, 2020 9:42 AM

To: Undisclosed recipients:

Subject: Update on Development - Palermo Filings 3, 4, and 5

Hello all,

This is a quick update that the Palermo 3, 4, and 5 project has been moved back from the February City Planning Commission to the March City Planning Commission meeting occurring on 3/19/20. This date is still tentative and could be moved back further if necessary. I will update this group if the date is finalized in addition to formal public notice (poster, postcards). Let me know if you have any questions!

Thanks and hope your week is going well,



Hannah E. Van Nimwegen, AICP

Senior Comprehensive Planner

Phone: (719) 385-5365

Email: Hannah.VanNimwegen@coloradosprings.gov

Comprehensive Planning

City of Colorado Springs

30 South Nevada Ave, Suite 701

Colorado Springs, CO 80901

AS OF DECEMBER 23RD ALL PLANNING OFFICES WILL BE LOCATED IN SUITE 700

Objections to the additional housing for the Palermo Filings:

- From the 10 Jan 2020 email from Ms. VanNimwegen: Traffic Engineering assesses the current average daily traffic for Silver Creek at 150 cars per day. There are 20 homes located on Silver Creek whose only outlet is onto Snowflake Drive. The Traffic Engineering assessment utilizes a 7.5 cars per home number in order to achieve the 150 cars per day ($150/20=7.5$). It is obvious from this that Traffic Engineering is accounting for additional traffic from home owners making multiple trips per day, deliveries, mail, visitors etc.

- There has not been an average daily traffic assessment provided to the Deer Creek homeowners for Snowflake Dr. Using the same math as above, there are 17 homes on Snowflake Dr., 20 homes from Silver Creek and 12 homes from Cloudy Creek who are required to use Snowflake Dr. for a total of 49 homes. Therefore, utilizing Traffic Engineering's process, $49 \times 7.5 = 367.5$ cars per day on Snowflake Dr. Add this to the estimated traffic from Palermo of 1300 cars per day (Ms. VanNimwegen email on 10 Jan 20) yields 1667 cars per day. This exceeds the City's Traffic Criteria Manual of 1500 cars per day for a "Residential (Local)" road. The 367 number is starting point. Homeowners living on Laurel Creek (14 homes), Blue Ridge Drive (10 homes) and Coldstone Way (24 homes) using Snowflake Dr. will increase this total even more. If only 50 percent of these homes use Snowflake Dr., then there would be an additional 180 cars per day ($48 / 2 = 24$; $24 \times 7.5 = 180$) or a total of 1847 cars per day.

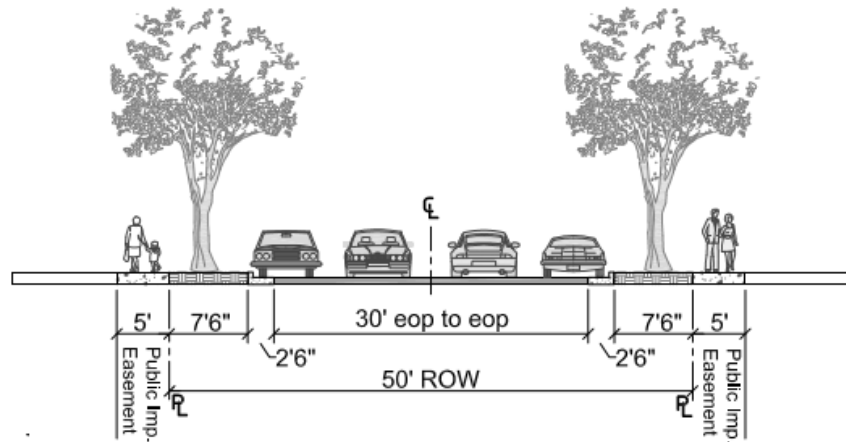
- Traffic Engineering Division did a traffic study of Ridgeline Dr. on 19 Sep 19. The results showed there is consistent speeding on Ridgeline, both east bound and west bound: between 70 and 90 percent of the traffic with 15 percent exceeding 10 mph over the posted speed. The Deer Creek Community has expressed concerns about speeding and provided the City Planner with an option of putting in a stop sign at Ridgeline and North Fieldcrest as a traffic calming measure, one of several options the City's Traffic and Transportation Engineering department has at their disposal, per their website. From the 10 Jan 2020 email from Ms. Van Nimwegen, the city's response is they will not impose traffic calming measures until construction is complete in the Flying Horse subdivision adjacent to Deer Creek. The city being retro active on this problem versus proactive to ensure public safety is a pattern that must be reversed.

- Given the information above, there can be only one conclusion. The city must be proactive and hold the Palermo developer accountable by **revising the Palermo filing to ensure traffic on Silver Creek AND Snowflake Dr. does not exceed the city's own standards in their Traffic Criteria Manual**. I will offer a potential solution to minimize Palermo traffic through Deer Creek. An additional access to Powers from Palermo. This was discussed with the City Planners office but rejected because of the Colorado Department of Transportation's resistance. City and local legislative representatives should work with CDOT which would likely resolve our concerns.

- Snowflake and Silver Creek: It is legal and often the case for people to park on the streets vs. driveways. When both sides of these streets have cars parked, then there is very little room for vehicles to pass, especially trucks (e.g. 350/3500 trucks, delivery trucks, RVs and over the next few years construction vehicles), buses and garbage trucks. The Traffic Manual indicates there will be enough room, but they use smaller passenger cars in their examples (see graphic below) to provide the perception that the road is wide enough.

Figure 15

Residential (Local) Streets (Detached Sidewalk)



Reference: https://coloradosprings.gov/sites/default/files/images/traffic_criteria_manual.pdf

- Garbage Trucks: Deer Creek has worked hard to maintain a single service provider to minimize the number of garbage trucks entering the neighborhood. Not knowing what the Palermo residents will do could cause garbage trucks to drive through Deer Creek on a daily basis.

Van Nimwegen, Hannah

From: Kyle Santarelli <nerdyexplorer@gmail.com>
Sent: Monday, September 30, 2019 6:07 PM
To: Van Nimwegen, Hannah
Subject: Flying Horse Palermo 3,4,5 Zoning Proposal

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Ms. Van Nimegen,

I am writing in regard to the proposed re-zoning from (A) Agricultural to (PUD) Planned Unit Development of CPC PUZ 19-00095 and CPC PUD 19-00096.

I have two points to raise as I will be unable to attend the planned meeting on 09 OCT 2019.

First, the project notice sent to the property owners in the area is inconsistent with the proposed planned unit development documents submitted and found under the aforementioned file numbers. The proposed Flying Horse Palermo 3,4,5 filing ends with Black Squirrel Creek open space to the south. The notice sent by the land review division (green notification) sent to the property owners extends this "Project Site" past the Creek area and all the way to New Life Drive to the south.

Is the developer requesting to change the zoned Agricultural Space between Black Squirrel Creek and New Life Drive to PUD? If so, the documentation provided and available online does not request this, nor is their a drainage plan or drawings to cover this Area.

The second point, The project description dated July 2019 states the Habitat Conservation Plan has not been approved, The re-zoning should not be under consideration until resolved.

Please let me know on the Project Notice/ Project Plan Discrepancy.

Respectfully,

Kyle P. Santarelli
2293 Shady Aspen Dr.
Colorado Springs, CO 80921

303 905 9550

kyle.p.santarelli@gmail.com

kyle.p.santarelli.mil@mail.mil

Van Nimwegen, Hannah

From: Michael & Robin Thorne <mnrthorne@gmail.com>
Sent: Tuesday, August 13, 2019 10:06 AM
To: Van Nimwegen, Hannah
Subject: Development Proposal CPC PUZ 19-00095/96

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Ms Van Nimwegen,

I am writing to request additional information on the Flying Horse Palermo 3, 4 & 5 Development Proposal. I previously emailed objections prior to the August 9th request for input. Can you please share when the decision regarding the proposal is to be made? Is there a public hearing scheduled on this matter?

Thank you,

Robin Thorne

Van Nimwegen, Hannah

From: Mr. and Mrs. Hendricks <mrandsrshendricks@yahoo.com>
Sent: Friday, August 9, 2019 6:37 PM
To: Van Nimwegen, Hannah
Subject: Deer Creek Rising Traffic Along Ridgeline Drive Concerns

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Good day,

To begin, we just want to say thank-you for what you do for the numerous communities within Colorado Springs as we can imagine how challenging your job must be.

On another note, the expansion of Flying Horse- as it connects to Deer Creek via Ridgeline Drive, has become a serious nightmare as the traffic has doubled in size. Moreover, the fact that we live in a residential area that has a posted 25 MPH speed limit sign- which seems to be ignored as huge tractor trailers and semi's fly through our neighborhood as if they are on a racetrack, really worries us.

We are begging the powers to be to consider adding some tangible safety measures so that it doesn't take an accident of some sort to occur before more is done. There are quite a # of children, pets, senior citizens, etc. that live here.

Thanks for your time and we will continue praying for a breakthrough.

Respectfully,

Mike Hendricks and Family
2011 Fieldcrest Drive

[Sent from Yahoo Mail on Android](#)

Van Nimwegen, Hannah

From: R McLain <rkmclain@rmi.net>
Sent: Friday, August 9, 2019 4:56 PM
To: Van Nimwegen, Hannah
Subject: comments on Flying Horse Palermo 3, 4, 5

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Dear Ms VanNimwegen:

I believe insufficient weight has been given the impact of the proposed construction on the adjoining neighborhood of Deer Creek, off to the west of the subject development. With the through-street connectivity at Silver Creek/Black Creek Drives, Misty Meadows Drive will become a major thoroughfare for anyone wishing to access the development from the west. Misty Meadows Dr is not designed for and cannot accommodate the heavy traffic burden that will inevitably be experienced when the development is built out. Already, the Flying Horse construction traffic through Misty Meadows Dr is not only becoming heavy, it is also often going through at speeds well in excess of the 25 mph speed limit that is supposedly mandatory in uncontrolled residential neighborhoods.

I believe some additional accommodations must be made in either Deer Creek and/or Flying Horse in order to ensure the health and safety of Deer Creek residents. One or more of the following proposals could be implemented:

- a. Create cul-de-sacs in Flying Horse at the continuations of Silver Creek Dr and Black Creek Dr to prevent through traffic .
 - b. Block off both Silver Creek Dr and Black Creek Dr at the Deer Creek/Flying Horse boundaries.
 - c. Create 4-way stops to slow traffic at strategic locations along Misty Meadows Dr.
 - d. Create speed bumps along Misty Meadows Dr. These can be made with cut-outs on both sides of the street to accommodate fire equipment that should not be impeded. The addition of street lane marking and signage will prevent most drivers from straddling the middle of the bump while allowing fire fighters to drive through without slowing down.
 - e. At the very least, conspicuous signs along the right-of-way announcing the 25 mph speed limit should be put up.
- I implore you to help prevent Misty Meadows Dr from becoming a highway through Deer Creek.

Very respectfully,
Ralph McLain, Lt Col, USAF (Ret)
719-331-8638
1851 Snowflake Dr

Van Nimwegen, Hannah

From: Sharon Wood <sawood2002@att.net>
Sent: Friday, August 9, 2019 1:00 PM
To: Van Nimwegen, Hannah
Subject: RE: Flying Horse Palermo 3, 4 and 5 Development.
Attachments: Development.docx

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Please accept the attached as my response to the above-referenced proposal. Thank you.

Sent from [Mail](#) for Windows 10

RE: Flying Horse Palermo 3, 4 & 5 Development Proposal

Dear Ms. Van Nimwegen:

I am writing in response to the proposed rezoning and development of the areas indicated in the Development Proposal referenced above. As a homeowner in the Deer Creek area, I strongly object to this proposal.

My home is located at the corner of Silver Creek Drive and Black Creek Drive. Both of these streets were intended at the time of the Deer Creek development to be stub streets providing access to a development of small luxury duplexes, similar to those built in University Park. The change in zoning to add 200+ homes to the areas accessed by Snowflake, Silver Creek and Black Creek is objectionable for reasons related to traffic flow and the property values of the homeowners in the Deer Creek subdivision.

I can find no record of any viable traffic study which would support the contention that these roads can absorb the volume of traffic that would be created by making Snowflake, Silver Creek or Black Creek into major access roads. The streets are wide enough at this point to the direct neighborhood traffic only, and would not be able to support the additional construction vehicles and cars that would purportedly be using these streets as major access points for the proposed development. As it is now, the construction traffic back and forth on Snowflake and Silver Creek has created safety hazards for homeowners and children. Additional traffic flow can only make this worse.

In addition, adding additional traffic flow through the intersection at Ridgeline and Voyager would only cause congestion and traffic frustrations. Traffic has become extremely heavy on Voyager, and impatient drivers are jumping or running the light at Ridgeline to shorten their wait. Given the hills and poor visibility accessing the Ridgeline/Voyage intersection, the number of serious accidents will only increase. As it is, there have been multiple accidents and one fatality there.

It is my understanding that the Deer Creek HOA has contacted the City Traffic Office to try to deal with the traffic associated with the new construction in Flying Horse. Recently there has been a significant increase in vehicles speeding

through the Deer Creek subdivision without regard to the residential aspects of the area.

It seems that the proposed rezoning and development is intended to make maximum use of existing roads without considering other options. Other streets could be potential access points to the proposed areas via New Life Rd. or Highway 83. It does not appear that these streets have been considered as possible options, including a bridge access over the environmentally protected areas that currently exist so that the areas can be accessed from other directions. The developer seems to be taking the path of least cost, rather than exploring the options that would protect the property values and homeowners in the Deer Creek area. The developer has options that could work if it chooses to consider them.

It is my strong hope that you will consider these objections and do the appropriate due diligence to explore the other options available. Deer Creek roads were never intended to be major access roads to a development as large as the one being proposed. It is clear that some impact to Deer Creek is inevitable. Hopefully, it can be one that does not require that we put ourselves, our children, and our property at risk in order to accomplish a satisfactory resolution for the City and the developer. That would be a major disservice to the residents of Deer Creek. Serious consideration of all available options, regardless of cost to the developer, should be required.

Respectfully submitted,

Sharon Wood

Van Nimwegen, Hannah

From: MICHAEL J ESTES <mestes3@msn.com>
Sent: Friday, August 9, 2019 12:28 PM
To: Van Nimwegen, Hannah
Subject: CPCPUZ19-00095

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Ms. Nimwegen,

We are writing in firm objection of the Flying Horse Palermo sub-division using our long-established Deer Creek neighborhood as their access point into their new development. Since the early 2000's we have never experienced so much traffic speeding through our streets and past our children. This is only talking about present day traffic with just a fraction of the homes currently constructed creating an immediate impact on the volume of cars using Ridgeline Dr.

The impact of the amount of proposed housing would cause an unbearable amount of traffic for our neighbors on Silver Creek Dr. The thought of a fire or other emergency evacuation situations would cause a life-threatening bottleneck on our small streets. Classic Homes needs to construct an alternate route to handle this traffic without encroaching and using the current resources of the Deer Creek sub-division.

Yesterday's weather showed how unprepared and inadequate the stormwater system is to handle additional runoff brought on by this hillside neighborhood. Deep, rushing water created a river running down Ridgeline drive and swept down Blueridge Dr. taking people's landscapes and creating a pile of rocks and mud down to Snowflake Dr. Thankfully there were no injuries or worse caused by this flood. Even the record breaking storms of September 2013 did not cause damage like we saw yesterday.

Please consider what we are saying here. A mega developer like Classic Homes has the resources to build this project in a proper way without causing havoc on our beloved neighborhood.

Michael & Gail Estes
2005 Coldstone Way

719-310-4544

Van Nimwegen, Hannah

From: Jacquelyn Hagan <jacsh126@gmail.com>
Sent: Friday, August 9, 2019 9:59 AM
To: Van Nimwegen, Hannah; dbrownhill@gmail.com
Subject: Palermo/Deer Creek objection

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Hi Hannah,

Please accept this email in regards to our opposition of the development of Palermo phase three joining Deer Creek.

When we moved in the neighborhood in 2017, we loved the small, quiet community feeling, with great views. There wasn't a lot of traffic, and we felt our children could safely play outside.

All of these changes do not preserve the neighborhood quality of life. The real reason we fell in love with our home. The current housing development being built is taking away our views of the mountains, devaluing our homes, and Palermo phase three will continue to do the same.

We reside on Fieldcrest and the Flying Horse development going on behind us, along with all the additional traffic is overwhelming our small quiet neighborhood. There is a significant amount of more noise and traffic that speed through our neighborhood and we do not like it. I have attempted to take my children and dog for a walk several times, and once while attempting to cross the street to another by a bend, almost got hit by a Flyng Horse resident. The development of Flyng Horse is not more important than putting in safety measures beforehand, if this ridiculous monstrosity of a neighborhood goes through. Safety measures such as roundabouts, not stop signs are needed along with speed bumps at bends.

Not to mention, our neighborhood has more yardage, and the houses do not look like they are on top of each other. Flying horse community is not the same. It is very unsightly, leaving them to look like one big monstrosity. It is not at all appealing to look at.

Lastly, what is in it for the Deer Creek community, other than taking away the neighborhood quality of life, views, and putting our children's lives at risk?

We are very much against this development!

Regards,
Jacquelyn and David Brownhill

Van Nimwegen, Hannah

From: Michael & Robin Thorne <mnrthorne@gmail.com>
Sent: Friday, August 9, 2019 7:48 AM
To: Van Nimwegen, Hannah
Subject: CPC PUZ 19-00095

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Ms Van Nimwegen,

Having previously filed my objection, I will not repeat my list of concerns with Flying Horse continued development. I would like to refer you to the following videos posted on KKTV of flooding in the Deer Creek neighborhood yesterday.

The rushing waters and mud came directly from the current expansion area of Flying Horse at the extension of Ridgeline Drive north of Fieldcrest. The rapidly moving water and mud closed off the street for quite some time and placed neighborhood children at risk of being swept off their feet with the potential for drowning or being rushed into storm drains.

To me, this represents massive overdevelopment of the Flying Horse area and is clear evidence of failure to consider their impact on surrounding neighborhoods.

Robin Thorne
1839 Snowflake Dr

<https://burst.com/86g7843a>
<https://burst.com/4w4784ad>

Van Nimwegen, Hannah

From: Dwink2 <dwink2@aol.com>
Sent: Thursday, August 8, 2019 9:09 PM
To: Van Nimwegen, Hannah
Subject: CPC PUZ 19-00095

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Dear Ms. Vannimwegen, I am responding with my objection filing number is:
CPC PUZ 19-00095.

It is very clear that the builders have not taken proper consideration to the traffic situation in Deer Creek. The city seems to be beholden to the builders who consistently rezone. Wildwood 2 was supposed to be 2 story commercial and then it was rezoned right next door to is in Deer Creek. My daughter was in a car accident at the entrance to WW2 on Ridgeline. It just seems to never end. Why cant they just stick to the masterplan which we based our home purchase on. I hope you can put yourself in our situation. We are not against growth, we just ask that the original plans be honored. We cannot even get the builders in Flying Horse to deal with their runoff of water and mud into deer creek. Today again it was a river. They even board up the drains because their catch basin is too small and it will soon fill up and overflow. The Local News was even out today to film this ridiculous situation. Do you really think they care about traffic concerns?

Thank you for your time.

Douglas Winkler
1991 Fieldcrest Drive
Colo Spgs, CO 80921

Sent from AOL Mobile Mail

Van Nimwegen, Hannah

From: mgasper teampci.com <mgasper@teampci.com>
Sent: Thursday, August 8, 2019 5:10 PM
To: Van Nimwegen, Hannah
Subject: Flying Horse Palermo 3,4,5

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Hannah-

I have called multiple times and sent multiple emails to receive information on this.

The picture that is on our mailer is not clear on the North end of the 60 acres. Is this going to go through Flying Horse specifically Veneto Way? If so, my comments are the concern of the increase in traffic in our neighborhood.

I have looked at the File Numbers and it does not address this specifically.

Can someone please either email or call me and let me know?

Marcia Gasper
Executive Recruiter
Food and Beverage Industry

ProConcepts International, Inc.

www.teampci.com

mgasper@teampci.com

719-761-4893

An Inc.500 Recipient in 2007 and 2008

Van Nimwegen, Hannah

From: Jim Tiedemann <jteeds@comcast.net>
Sent: Thursday, August 8, 2019 12:27 PM
To: Van Nimwegen, Hannah
Subject: Flying Horse Development Proposal

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August 8, 2019

Dear Hannah,

I am an original homeowner at 2005 Silver Creek Drive in the Deer Creek subdivision, and I was the first to build in this subdivision closing my home in March, 2012. I am also a real estate appraiser and am eminently familiar with the lowering of property values due to excessive development in and around existing developments. I am writing to register my strong objection to the rezoning and development of the area indicated in the subject Development proposal.

My home is located at the corner of Snowflake Dr. and Silver Creek Dr. which is along the proposed access route to over two hundred single-family homes to be added in the new development. While the documents on file indicate there is to be little traffic impact in the Deer Creek subdivision, I wholly disagree. The report references the road stubs on Silver Creek, added at the time of Deer Creek development, which were originally intended for access to a small (60 unit) luxury duplex community. Additionally, there is absolutely no evidence that any legitimate traffic "study" was actually completed and comments in the Flying Horse proposal are pure conjecture on the part of the developer.

The new proposal suggests Snowflake Dr and Silver Creek Dr are capable of handling traffic to the entire new development and were intended as major access roads. Physical setup of both roads would dispute this assertion. Both Snowflake and Silver Creek are lined with homes which means occasional street parking depending on the time of day. When there are cars parked on either side, traffic must slow to pass oncoming vehicles safely. Construction traffic would force oncoming traffic to the curb to alternate passing as there is not sufficient room to pass larger vehicles. Furthermore, the increase in traffic from Flying Horse along Ridgeline Dr is contributing to long backups throughout the day at the traffic light on Voyager Dr. This intersection and traffic light is not capable of handling even more traffic from 200+ additional homes (400+ vehicles daily?) and congestion will increase further causing some drivers to act recklessly to jump/run the light to shorten their wait. There is already evidence of driver impatience and resulting risky behavior leading to several accidents including a recent traffic fatality at that particular light.

It is my belief that the developers of Flying Horse have not taken fully into account the impact on the residents and property values of Deer Creek. Their mission is to garner the greatest profit from the proposed site at the lowest cost to them by utilizing the easiest access point without regard for the impact on the neighboring community. While I understand there is a potential environmental impact to surrounding protected areas, I do not believe there has been due diligence in exploring other options for access to include from New Life Rd, Running Waters Dr, Shady Aspen Dr, or

Hwy 83 which are all located adjacent to the proposed development. In fact, previous versions of Flying Horse plans included access to the development via a bridge over protected areas thereby eliminating, or at least reducing traffic impact on the Deer Creek neighborhood. Why was the bridge plan abandoned? Perhaps the financial cost to the developer was too great and it is far less costly for them to access through Deer Creek. I would ask...what dollar value do we place on public safety when an alternate solution exists?

I urge you to consider the impact on the streets and residents of Deer Creek subdivision and to not simply rubber stamp approval without careful consideration. Our roads were not laid out as major access roads which Snowflake and Silver Creek will become with the proposed development of this area. In fact, our HOA Board is currently in contact with the City Traffic Planning office for traffic calming measures to address the already increasing volume of traffic and excessive speed of drivers since the opening of Ridgeline Dr into the Flying Horse area. Continued strain on the roads in this neighborhood places our residents, especially the large number of young children, at significant risk of traffic related injury and death.

There may be increased traffic through Deer Creek as one of several access points to this area, but I'm convinced this will be best managed if the developer is forced to identify and provide those additional access points from areas outside of the Deer Creek neighborhood. Please do not allow profits for a large developer to override resident safety and diminish taxpayer property values.

Respectfully,

Jim Tiedemann

2005 Silver Creek Dr.

Colorado Springs, CO 80921

719-488-4336

Van Nimwegen, Hannah

From: Dale Giebink <djgiebink@outlook.com>
Sent: Thursday, August 8, 2019 9:11 AM
To: Van Nimwegen, Hannah
Subject: Flying Horse Development Proposal

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Dear Hannah,

I am a homeowner at 2017 Silver Creek Dr. in the Deer Creek subdivision of Colorado Springs. I recently received your notice from the Planning and Community Development office to homeowners who will be impacted by the proposed Flying Horse development around our community. The proposed Flying Horse Palermo project includes development to the south and east of the Deer Creek neighborhood as well as a narrow parcel of land behind my home and adjacent to the Black Squirrel Creek. The Black Squirrel Creek, running right through the middle of the proposed development, provides an important watershed, natural environment and green space as it runs west of Hwy 83, just south of the Deer Creek subdivision, continuing down to join Monument Creek. Previous development near the creek has already significantly impacted the watershed, its marshlands, and its green spaces. The creek and its adjoining watershed is the home for abundant wildlife, including fox, coyote, deer, beaver, bobcats, ducks, geese, various songbirds as well as the Preble Jumping Mouse. Much of the proposed development by Flying Horse as it wraps around the south and east side of the Deer Creek community would significantly infringe upon the creek and its watershed, significantly impacting the green space and the wildlife that inhabits it.

Not only does development in this area impact the existing green space, creek and marshland, and its wildlife, but also the community that lives around it. We are experiencing a huge amount of development in the surrounding area, especially at the intersection of Voyager and Interquest, with multiple 300+unit apartment complexes (with more on the way), as well as retail stores and hotels. It is very important for quality of life and a sense of well being to preserve some of the natural areas and open spaces that still exist in the midst of all the development.

The Palermo development would also force much of its traffic onto Silver Creek, Snowflake and Ridgeline roads with apparently few other options for Palermo homeowners to take. Congestion, safety, home values, and again quality of life are significant concerns for the current residents of Deer Creek with this proposed development. Many developers, especially those who do not live in the area, only see dollar signs with any available land, but it often comes at the expense of the residents who already call this their home.

Flying Horse and Classic Homes are known for building tasteful homes and communities. We would hope that they, as well as the Colorado Springs Community Development Department, would do their best to ensure quality of life for residents of Deer Creek and preserve some of the last remaining open spaces and natural areas that still exist by minimizing, as much as possible, the number of dwelling units per acre in this proposed development, especially along the portions adjoining Black Squirrel Creek.

Thank you very much for taking these concerns into consideration.

Dale & Joyce Giebink

Van Nimwegen, Hannah

From: James VanHousen <jvanhousenco@gmail.com>
Sent: Wednesday, August 7, 2019 8:28 PM
To: Van Nimwegen, Hannah; Geislinger, David
Subject: Flying Horse Palermo 3, 4 & 5 Development Proposal

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Re: CPC PUZ 19-00095/CPC PUZ 19-00096

Ms Van Nimwegan,

I am writing to register my strong objection to the rezoning and development of the area indicated in the subject Development proposal.

My home is located on Snowflake Dr in the Deer Creek subdivision which is along the proposed access route to over two hundred single-family homes to be added in the new development. While the documents on file indicate there is to be little traffic impact in the Deer Creek subdivision, I wholly disagree. The report references the road stubs on Silver Creek, added at the time of Deer Creek development, which were originally intended for access to a small (60 unit) luxury duplex community. Additionally, there is absolutely no evidence that any legitimate traffic "study" was actually completed and comments in the Flying Horse proposal are pure conjecture on the part of the developer.

The new proposal suggests Snowflake Dr and Silver Creek Dr are capable of handling traffic to the entire new development and were intended as major access roads. Physical setup of both roads would dispute this assertion. Both Snowflake and Silver Creek are lined with homes which means occasional street parking depending on the time of day. When there are cars parked on either side, traffic must slow to pass oncoming vehicles safely. Construction traffic would force oncoming traffic to the curb to alternate passing as there is not sufficient room to pass larger vehicles. Furthermore, the increase in traffic from Flying Horse along Ridgeline Dr is contributing to long backups throughout the day at the traffic light on Voyager Dr. This intersection and traffic light are not capable of handling even more traffic from 200+ additional homes (400+ vehicles daily?) and congestion will increase further causing some drivers to act recklessly to jump/run the light to shorten their wait. There is already evidence of driver impatience and resulting risky behavior leading to several accidents including a recent traffic fatality at that particular light.

It is my belief that the developers of Flying Horse have not taken fully into account the impact on the residents and property values of Deer Creek. Their mission is to garner the greatest profit from the proposed site at the lowest cost to them by utilizing the easiest access point without regard for the impact on the neighboring community. While I understand there is a potential environmental impact to surrounding protected areas, I do not believe there has been due diligence in exploring other options for access to include from New Life Rd, Running Waters Dr, Shady Aspen Dr, or Hwy 83 which are all located adjacent to the proposed development. In fact, previous versions of Flying Horse plans included access to the development via a bridge over protected areas thereby eliminating, or at least reducing traffic impact on the Deer Creek neighborhood. Why was the bridge plan abandoned? Perhaps the financial cost to the developer

was too great and it is far less costly for them to access through Deer Creek. I would ask...what dollar value do we place on public safety when an alternate solution exists?

I urge you to consider the impact on the streets and residents of Deer Creek subdivision and to not simply rubber stamp approval without careful consideration. Our roads were not laid out as major access roads which Snowflake and Silver Creek will become with the proposed development of this area. In fact, our HOA Board is currently in contact with the City Traffic Planning office for traffic calming measures to address the already increasing volume of traffic and excessive speed of drivers since the opening of Ridgeline Dr into the Flying Horse area. Continued strain on the roads in this neighborhood places our residents, especially the large number of young children, at significant risk of traffic related injury and death.

There may be increased traffic through Deer Creek as one of several access points to this area, but I'm convinced this will be best managed if the developer is forced to identify and provide those additional access points from areas outside of the Deer Creek neighborhood. Please do not allow profits for a large developer to override resident safety and diminish taxpayer property values.

Respectfully,

James Van Housen
1838 Snowflake Dr
Colorado Springs, CO 80921
406-780-1266

Van Nimwegen, Hannah

From: Ed <edkraag@gmail.com>
Sent: Wednesday, August 7, 2019 3:35 PM
To: Van Nimwegen, Hannah; Geislinger, David
Subject: RE: CPC PUZ 19-00095/CPC PUZ 19-00096

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Ms Van Nimwegen,

I am writing to register my strong objection to the development of the area indicated in the subject Development proposal.

My family, which includes two young children, live in the Deer Creek subdivision alongside the proposed Flying Horse new development. My concern is the access routes into and out of the proposed development. As the proposed development stands in regards to the access routes, the result will be an increase in traffic through the Deer Creek subdivision that will surely bring enormous safety issues and traffic congestion that is unsustainable. These issues will in turn diminish property values as families will choose not to live or relocate into Deer Creek.

I personally have two young children and there are numerous young families throughout Deer Creek. The children all play outside in the streets because we have remained a safe place for families to gather and commune. With the major increase in traffic due to the proposed development with access routes through Deer Creek, resident's and children's safety will be of such a grave concern that residents will be unable to allow children out to play and the community atmosphere we live in will be all but gone. Worst case scenario is that a child's life will be lost or seriously maimed because as we all know, sitting in traffic increases stress, frustration, and pushes good people to take unnecessary risks and reckless behavior which always results in innocent lives being injured and families being affected forever. This has already become a reality since the opening of the Flying Horse access route on Ridgeline Dr. To top it off, the intersection of Ridgeline Dr. and Snowflake Dr. (which happens to be the main gathering location for all the proposed access routes) is a school bus stop location where numerous children gather in the morning to be bussed to school.

You can clearly see the deadly safety issues that will be present if other access routes for the proposed development are not taken in consideration. How much is a child's life worth?

Respectfully,

Edward Kraag
2065 Coldstone Way
Colorado Springs, CO 80921
C: 310-308-6351

Van Nimwegen, Hannah

From: Sarah Fulton <sarah56637@yahoo.com>
Sent: Wednesday, August 7, 2019 6:32 AM
To: Van Nimwegen, Hannah
Cc: Geislinger, David
Subject: Flying Horse Palermo 3, 4 & 5 Development Proposal

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Good morning, Ms Van Nimwegan,

We are residents of the Deer Creek subdivision, and have received the the subject development proposal regarding the rezoning and development of the area indicated in the proposal.

Using Snowflake Drive, Silver Creek Drive as the access to over 200 single-family homes in the newly developed area will have an enormous impact on the Deer Creek subdivision, bringing at least 400 additional vehicles a day through residential streets that were not designed for this level of traffic. Our subdivision is home to many families with young children, and we are already experiencing traffic issues through the neighborhood due to the extension of Ridgeline Drive into the Flying Horse subdivision.

Original plans for the development of the subject area were for significantly fewer homes, and included access in addition to the proposed access through Deer Creek. There are alternatives to access to the new homes in lieu of routing all the traffic through Snowflake and Silver Creek, and although these alternatives may be more costly to the Flying Horse developers, we request that you carefully consider the impact to the residents of the existing Deer Creek subdivision before approving this proposal.

Best regards,
Steve & Sarah Fulton
2411 Coldstone Way
Colorado Springs, CO 80921
719-339-3557

Van Nimwegen, Hannah

From: Katy Brooks VanHousen <katybrooksvh@comcast.net>
Sent: Tuesday, August 6, 2019 8:55 PM
To: Van Nimwegen, Hannah; Geislinger, David
Subject: Re: CPC PUZ 19-00095/CPC PUZ 19-00096

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Re: CPC PUZ 19-00095/CPC PUZ 19-00096

Ms Van Nimwegen,

I am writing to register my strong objection to the rezoning and development of the area indicated in the subject Development proposal.

My home is located on Snowflake Dr in the Deer Creek subdivision which is along the proposed access route to over two hundred single-family homes to be added in the new development. While the documents on file indicate there is to be little traffic impact in the Deer Creek subdivision, I wholly disagree. The report references the road stubs on Silver Creek, added at the time of Deer Creek development, which were originally intended for access to a small (60 unit) luxury duplex community. Additionally, there is absolutely no evidence that any legitimate traffic "study" was actually completed and comments in the Flying Horse proposal are pure conjecture on the part of the developer.

The new proposal suggests Snowflake Dr and Silver Creek Dr are capable of handling traffic to the entire new development and were intended as major access roads. Physical setup of both roads would dispute this assertion. Both Snowflake and Silver Creek are lined with homes which means occasional street parking depending on the time of day. When there are cars parked on either side, traffic must slow to pass oncoming vehicles safely. Construction traffic would force oncoming traffic to the curb to alternate passing as there is not sufficient room to pass larger vehicles. Furthermore, the increase in traffic from Flying Horse along Ridgeline Dr is contributing to long backups throughout the day at the traffic light on Voyager Dr. This intersection and traffic light is not capable of handling even more traffic from 200+ additional homes (400+ vehicles daily?) and congestion will increase further causing some drivers to act recklessly to jump/run the light to shorten their wait. There is already evidence of driver impatience and resulting risky behavior leading to several accidents including a recent traffic fatality at that particular light.

It is my belief that the developers of Flying Horse have not taken fully into account the impact on the residents and property values of Deer Creek. Their mission is to garner the greatest profit from the proposed site at the lowest cost to them by utilizing the easiest access point without regard for the impact on the neighboring community. While I understand there is a potential environmental impact to surrounding protected areas, I do not believe there has been due diligence in exploring other options for access to include from New Life Rd, Running Waters Dr, Shady Aspen Dr, or Hwy 83 which are all located adjacent to the proposed development. In fact, previous versions of Flying Horse plans included access to the development via a bridge over protected areas thereby eliminating, or at least reducing traffic impact on the Deer Creek neighborhood. Why was the bridge plan abandoned? Perhaps the financial cost to the developer was too great

and it is far less costly for them to access through Deer Creek. I would ask...what dollar value do we place on public safety when an alternate solution exists? Also, is it fair for traffic to cut through Deer Creek and thus, lower property values along Snowflake Drive and Silver creek as these roads are already fairly busy, but will become significantly more busy if an alternate route is not planned.

I urge you to consider the impact on the streets and residents of Deer Creek subdivision and to not simply rubber stamp approval without **careful** consideration. *Our roads were not laid out as major access roads which Snowflake and Silver Creek will become with the proposed development of this area.* In fact, our HOA Board is currently in contact with the City Traffic Planning office for traffic calming measures to address the already increasing volume of traffic and excessive speed of drivers since the opening of Ridgeline Dr into the Flying Horse area. Continued strain on the roads in this neighborhood places our residents, especially the large number of young children, at significant risk of traffic related injury and death.

There may be increased traffic through Deer Creek as one of several access points to this area, but I'm convinced this will be best managed if the developer is forced to identify and provide those additional access points from areas outside of the Deer Creek neighborhood. Please do not allow profits for a large developer to override resident safety and diminish taxpayer property values.

Thank You for your consideration.

Katherine VanHousen
1838 Snowflake Drive
Colorado Springs, CO 80921 719-352-6154

Van Nimwegen, Hannah

From: JOHN COFFIN <cofcor@comcast.net>
Sent: Tuesday, August 6, 2019 6:12 PM
To: Van Nimwegen, Hannah
Subject: Re: Flying Horse Palermo 3, 4 & 5 Development Proposal

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I would like to voice a concern regarding the Flying Horse Palermo development. I am a resident of the Deer Creek subdivision and have experienced an marked increase in construction traffic, due to the latest Flying Horse development. Additional construction traffic into the Deer Creek subdivision, will prove to be disruptive and dangerous to our residents and damaging to our streets.

I would like to propose that construction traffic for the Flying Horse Palermo project be limited to the Hawkstone Drive access point. This is a Flying Horse project and not affiliated with Deer Creek. Deer Creek residents should not be subjected to the increased noise, traffic, inconvenience and danger that additional construction traffic would bring to our neighborhood.

Sincerely,

John and Bonita Coffin

1815 Snowflake Drive

Van Nimwegen, Hannah

From: Michael & Robin Thorne <mnrthorne@gmail.com>
Sent: Tuesday, August 6, 2019 2:54 PM
To: Van Nimwegen, Hannah
Cc: Geislinger, David
Subject: Flying Horse Palermo 3, 4 & 5 Development Proposal

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Re: CPC PUZ 19-00095/CPC PUZ 19-00096

Ms Van Nimwegen,

I am writing to register my strong objection to the rezoning and development of the area indicated in the subject Development proposal.

My home is located on Snowflake Dr in the Deer Creek subdivision which is along the proposed access route to over two hundred single-family homes to be added in the new development. While the documents on file indicate there is to be little traffic impact in the Deer Creek subdivision, I wholly disagree. The report references the road stubs on Silver Creek, added at the time of Deer Creek development, which were originally intended for access to a small (60 unit) luxury duplex community. Additionally, there is absolutely no evidence that any legitimate traffic "study" was actually completed and comments in the Flying Horse proposal are pure conjecture on the part of the developer.

The new proposal suggests Snowflake Dr and Silver Creek Dr are capable of handling traffic to the entire new development and were intended as major access roads. Physical setup of both roads would dispute this assertion. Both Snowflake and Silver Creek are lined with homes which means occasional street parking depending on the time of day. When there are cars parked on either side, traffic must slow to pass oncoming vehicles safely. Construction traffic would force oncoming traffic to the curb to alternate passing as there is not sufficient room to pass larger vehicles. Furthermore, the increase in traffic from Flying Horse along Ridgeline Dr is contributing to long backups throughout the day at the traffic light on Voyager Dr. This intersection and traffic light is not capable of handling even more traffic from 200+ additional homes (400+ vehicles daily?) and congestion will increase further causing some drivers to act recklessly to jump/run the light to shorten their wait. There is already evidence of driver impatience and resulting risky behavior leading to several accidents including a recent traffic fatality at that particular light.

It is my belief that the developers of Flying Horse have not taken fully into account the impact on the residents and property values of Deer Creek. Their mission is to garner the greatest profit from the proposed site at the lowest cost to them by utilizing the easiest access point without regard for the impact on the neighboring community. While I understand there is a potential environmental impact to surrounding protected areas, I do not believe there has been due diligence in exploring other options for access to include from New Life Rd, Running Waters Dr, Shady Aspen Dr, or Hwy 83 which are all located adjacent to the proposed development. In fact, previous versions of Flying Horse plans included access to the development via a bridge over protected areas thereby eliminating, or at least reducing traffic impact on the Deer Creek neighborhood. Why was the bridge plan abandoned? Perhaps the financial cost to the developer was too great and it is far less costly for them to access through Deer Creek. I would ask...what dollar value do we place on public safety when an alternate solution exists?

I urge you to consider the impact on the streets and residents of Deer Creek subdivision and to not simply rubber stamp approval without careful consideration. Our roads were not laid out as major access roads which Snowflake and Silver Creek will become with the proposed development of this area. In fact, our HOA Board is currently in contact with the City Traffic Planning office for traffic calming measures to address the already increasing volume of traffic and excessive speed of drivers since the opening of Ridgeline Dr into the Flying Horse area. Continued strain on the roads in this neighborhood places our residents, especially the large number of young children, at significant risk of traffic related injury and death.

There may be increased traffic through Deer Creek as one of several access points to this area, but I'm convinced this will be best managed if the developer is forced to identify and provide those additional access points from areas outside of the Deer Creek neighborhood. Please do not allow profits for a large developer to override resident safety and diminish taxpayer property values.

Respectfully,

Robin Thorne
1839 Snowflake Dr
Colorado Springs, CO 80921
719-963-3999

Van Nimwegen, Hannah

From: rwhite3572@gmail.com
Sent: Tuesday, August 6, 2019 1:07 PM
To: Van Nimwegen, Hannah; Geislinger, David
Cc: 'Richard White'; Sara Foxley Smith; mnrthorne@gmail.com; 'Mike Hendricks'; dwink2@aol.com
Subject: re: Flying Horse Palermo

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Ms. VanNimwegen –

I am writing to register my objection to the Flying Horse Palermo Application, CPC PUZ 19-00095. In their application, under “Zone Change Criteria”, the Developer grossly underestimates the impact of this change to local public safety. Already, the Deer Creek community has to contend with Flying Horse construction traffic along Ridgeline Dr., bisecting our community at Fieldcrest. Traffic begins at 6:00 am daily, sometimes earlier, at least six days a week, and sometimes Sundays too. Trucks and trailers rumble loudly through the neighborhood, a disproportionate number with illegally loud mufflers, rudely awakening residents during City posted quiet hours. Inevitably, every day, those late for work speed through our neighborhood in reckless disregard for the posted limits. Similarly careless drivers spill their loads across our streets as they blatantly choose not to close their tarps, or indifferently tie down their loads in overstuffed beds. It’s bad enough all this is happening on Ridgeline, which except for its transit across Fieldcrest, is mostly a non-residential thoroughfare. But now you want to place this same traffic onto residential streets as well? Snowflake and Silver Creek are established residential neighborhoods busy with young children and school traffic. Now you want to fill them with construction traffic for the next five years? Tell me how this doesn’t represent a significant threat to local safety? Yes, residents have known there would eventually be construction at the end of Silver Creek. But the Palermo application triples the size of construction, tripling the size of all the attendant problems with which we currently contend. Furthermore, the Flying Horse Master Plans are a joke. There have been at least 15 modifications over 16 years. How can anybody plan in the face of constant change? The one plan our neighborhood did make anticipated linking up to the Black Squirrel Creek trail and bridge that were listed on the 2017 Master Plan (Change #14). Now the Palermo plan eliminates that! I understand we can’t stand in the way of progress, but I am asking that you delay it until the Developer comes up with a practical plan that realistically takes into account the safety of Deer Creek residents. Thank you.

Respectfully,

Rick White
1827 Snowflake Dr.
Treasurer, Deer Creek HOA
rwhite3572@gmail.com
719.360.3805

Van Nimwegen, Hannah

From: C W <Char816@hotmail.com>
Sent: Monday, August 5, 2019 1:58 PM
To: Van Nimwegen, Hannah
Cc: tomhawk80907@yahoo.com
Subject: Flying Horse Palermo 3, 4 and 5

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Dear Ms. Van Nimwegen,

As a residents of Flying Horse Cortona (Lot 47 Flying Horse #3 Cortona Filing #10), we received the notice about the potential development of Flying Horse Palermo 3, 4 and 5. We appreciated having the opportunity to review the file numbers. The southern part of our property is immediately adjacent to this new proposed development.

We do have an concern. When we purchased our new home in March, 2019, we understood that there was going to be a residential street running parallel to the fence behind our home. We had specifically asked about any roads that would dead-end or curve behind our home as we did not want to be blinded and spotlighted by headlights while in our own home or on our patio as well as street lights at intersections. Our broker posed this question to Classic after we had voiced concerns and was told that this would not be the case.

It appears from file number CPC PUD 19-00096 that Cabernet Ct. will indeed end at Hawkstone Dr. immediately behind our home. Drivers leaving Cabernet Ct. will be facing north approaching Hawkstone Dr. then will turn right or left. The back of our home is at that intersection and headlights will be directed right into our home and patio. We vehemently protest this especially as we were purposeful about assessing the location of the house at the time of purchase, asked the questions and were assured traffic facing into our home would not be a concern.

We would like to know what the developers propose to do to eliminate this concern and impact to our home.

Respectfully,

Charlotte Waters (719.649.2284) and Tom Smith (719.321.6514)
2043 Zenato Ct., 80921
Lot 47 Flying Horse #3 CortonaFiling #10

Van Nimwegen, Hannah

From: Brian Dapper <bdapper1@gmail.com>
Sent: Saturday, August 3, 2019 11:43 AM
To: Van Nimwegen, Hannah
Subject: Palermo

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Hannah:

I am following up on the email my wife, Elizabeth, sent earlier today.

As she said, we currently own the house on the southeast corner of Black Creek and Silver Creek. In the near future, Flying Horse will be building out Phase 3 of Palermo. As you probably know the majority of the homes in the Deer Creek subdivision, north of Phase 3, are 2 story homes. There are few 1 story ranch homes. Our home is a rancher as are 2 homes to the east of us and 2 to the west of us. All of us now have an unobstructed view of Pikes Peak, the reason for purchasing our homes.

I understand progress is inevitable and homes are a better alternative than an apartment building that was originally planned for the area. We have planted over 25 trees on the back of our lot knowing that homes would come at some point. We are just asking some consideration that the growth directly behind us and on the 1 lot on the southwest corner of Black Creek and Silver Creek be limited to 1 story homes. Is this possible?

Any consideration would be greatly appreciated.

--

-Brian

Van Nimwegen, Hannah

From: Elizabeth Dapper <edapper@greystar.com>
Sent: Saturday, August 3, 2019 11:01 AM
To: Van Nimwegen, Hannah
Subject: Fwd: Palermo

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Good morning,

I am writing to ask that consideration be given to Deer Creek resident current views. I live on the corner of Black Creek and Silver Creek. Our view is in the below pic. Development is going to happen, but if the homes could be ranchers and not two-story, it would preserve hopefully most of the view for us. Please take this into consideration for us.

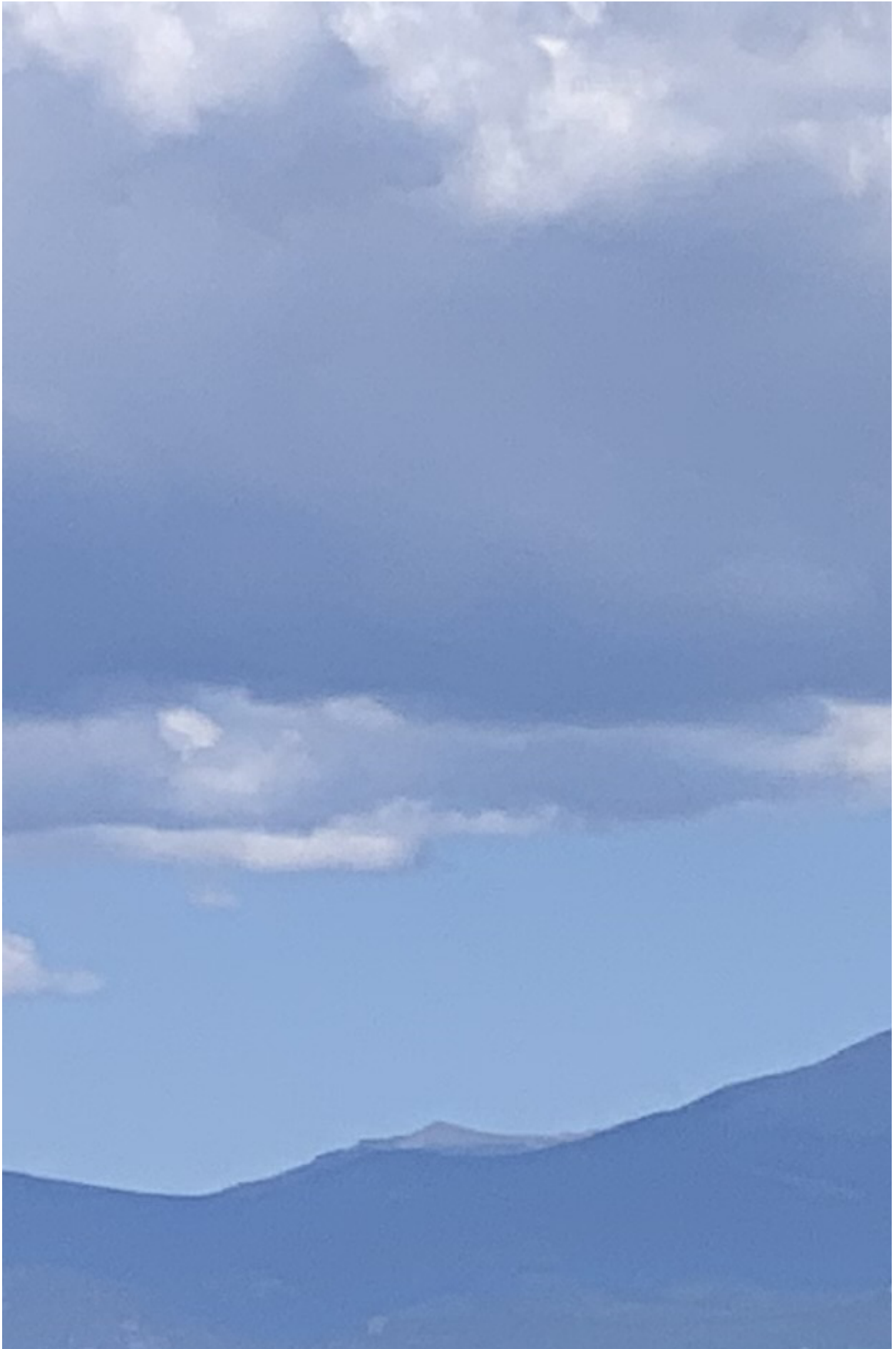


FIGURE 3

Elizabeth Dapper CPM
Managing Director, Client Services, Greystar
719-243-1002

Sent from my iPhone

Van Nimwegen, Hannah

From: Sarah Fulton <sarah56637@yahoo.com>
Sent: Wednesday, October 9, 2019 4:26 PM
To: Van Nimwegen, Hannah
Subject: Flying Horse Palermo 3,4,&5

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Good afternoon, Ms. Van Nimwegen,
We are residents of the Deer Creek subdivision, and we are greatly concerned about the request to increase the number of homes in the subject development. It is our understanding that the original plan was for a much less dense development (less than half of the current plan). We also understand that the original plan included additional access into the development. The current plan is for many more homes, and the only access is via residential streets in Deer Creek (Snowflake and Silver Creek).

Deer Creek is a family neighborhood with many young children. The increased traffic on streets that are currently used only by Deer Creek residents will result in danger to neighborhood children, decrease in quality of life in the neighborhood, and reduced property values.

We strongly urge that the number of homes be reduced in the subject development, and that additional access to the development vial Interquest or Voyager be added to the plan.

Sincerely,
Steve & Sarah Fulton
2144 Coldstone Way
Colorado Springs, CO 80921
719-339-3557

Van Nimwegen, Hannah

From: Michael Thorne <mthorne@stellarsolutions.com>
Sent: Wednesday, October 9, 2019 6:34 PM
To: Van Nimwegen, Hannah
Subject: Polermo Filing

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Hannah,

I am the one who asked about the Traffic Criteria Manual and the city standard of no more than 500 cars per day. As a reminder as planned, with the new development there would be an average of 700+ cars per day which well exceeds the city criteria. Based on the math, Classic could build up to 53 homes vs 151.

As planned, the light at the intersection of Ridgeline and Voyager can't support the current traffic, especially now with Ridgeline extending to Flying Horse, let alone this new proposal.

Respectfully,
Mike Thorne
719-487-3278

Sent from my iPhone

Van Nimwegen, Hannah

From: John Dobbs <jdobbs2024@yahoo.com>
Sent: Friday, October 11, 2019 5:49 PM
To: Van Nimwegen, Hannah
Subject: Flying Horse Palermo Filings 3, 4 and 5 Proposed Rezoning

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 Ms. Van Nimwegen,

For the following reasons, the proposed rezoning of Flying Horse Palermo Filings 3, 4 and 5 should be denied:

1. There are currently approximately 1,400 to more than 2,100 since-family residential properties for sale on the market in the City of Colorado Springs! With that huge amount of inventory, there certainly is no logical reason to add more new homes to an already densely populated area!
2. Traffic in the entire area has increased dramatically, especially with the completion of Ridgeline Drive through Palermo 1, creating an urgent need for a 4-Way Stop sign at Ridgeline and Hawk Stone Drives. A formal Traffic Study of the entire area including Highway 83 should be conducted before any future rezoning or development is allowed.
3. There is currently a significant lack of city services in the area! I have lived in the Cortona neighborhood of Flying Horse for approximately one and one-half years and recently for the first time observed a City of Colorado Springs Police vehicle in the area on Ruffino Drive investigating a collision between a semi-trailer truck delivering construction supplies and a private motor vehicle.
4. There is a significant lack of full-service grocery stores and other retail shopping centers in the Flying Horse area. We need somewhere to conveniently shop and not additional housing development at this time!
5. The current construction activity in Palermo 1 development and the developer's inability to properly manage both stormwater runoff and dust control have resulted in flooding of existing neighborhoods and almost daily inundation by dust of the neighborhoods adjacent to the ongoing Palermo development. The use of outdoor living spaces in these neighborhoods has become virtually unusable! Therefore, adding any future developments would only make this situation even worse for years to come!

In conclusion, I strongly encourage the City Planning Commission and City Council to not be hasty to approve this proposed rezoning without due consideration of the above comments and those of other stakeholders living in this area! If you have any questions, please let me know. Thank you in advance for your consideration.

Best regards,
John Dobbs
2024 Ruffino Drive
Colorado Springs, Colorado 80921
262-977-0787 Cell Phone

Van Nimwegen, Hannah

From: dmdart@juno.com
Sent: Friday, October 11, 2019 8:33 PM
To: Van Nimwegen, Hannah
Subject: Deer Creek traffic

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Hannah,

I was a little upset that I did not find the meeting at the collage.

The change of location with just a few hours show me that the home builders did not want people to attended. I live on the corner of ridgeline and snowflake this traffic that is proposed to come through here is absurd. Ridgeline can be open to 83 and another access road should be included in the plans. As it is now 5:30 am to 11:30 at night trucks and metal banging on the trailers keeps my family up those hours. Not a nice place to live any more.

The speeding traffic is also a problem, I have had two cars and 1 trailer truck in my yard. This is unsafe when you can put a speed bump in at the top of the hill by the road that was called cypress simi. Maybe the builders and the city should build a 10 ft wall to protect my property and cut down the noise. It looks like I will need to move who is going to pay that cost. it should not be me.

There should be another meeting scheduled to discuss this bad plan. And do not forget about the protected mouse that fish and game state any building must be at 150 meters from the creek. Plans look as buildings will be back up to creek. Please help my community with this issues.

Regards,
Dean Mattes

Van Nimwegen, Hannah

From: Jim Tiedemann <jteeds@comcast.net>
Sent: Monday, October 14, 2019 4:51 PM
To: Van Nimwegen, Hannah
Subject: Deer Creek

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Hannah Van Nimwegen, AICP

Senior Planner, Planning & Community Development, Land Use Review

City of Colorado Springs

Dear Hannah,

I was at the Neighborhood Meeting Oct. 9th for Flying Horse Palermo 3, 4 & 5, and I am following up with this letter. 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.

First of all, 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.

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. I gather there will be more before this area is completely built-out.

I have my daughter's family living with me: three grandchildren ages 9 and under. They have friends their ages in the neighborhood who ride their bicycles on both Snowflake and Silver Creek. With the proposed development and associated traffic flow, it poses a danger to our children. This is similar to what residents on Fieldcrest Drive expressed at the 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.

Granted, Hawk Stone Drive on the eastern edge of Palermo is one access street, however it goes only north. Most residents of these new phases of Palermo will opt for Silver Creek and Snowflake to obtain access to Voyager Pkwy. Voyager leads to the I-25 Freeway as well as Powers Blvd. and Highway 83 quickly, the latter two via New Life Drive. Residents will prefer this route to get to I-25 and Powers if you are going points south where most of our city lies.

To summarize, a lot of the complaints you heard the night of the meeting would be alleviated if another access road to either Highway 83, New Life Drive or even the extension of Powers Blvd. would be part of the development plan. As an example, a direct access to Powers Blvd. via a service road could be done and has: Prominent Pt. between Briargate Pkwy. and Union Blvd. flows directly into Powers northwest of Union. If the Preble mouse is a concern by a bridge fording Black Squirrel Creek to the south in order to access New Life Drive, 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 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, yet the city remains adamant in not entertaining the idea. 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?

I have spoken with my fellow residents in the neighborhood as well as at the meeting, and we wonder why, other than because a public hearing is mandated, that a meeting is held at all if opposing points of view are not entertained. One Deer Creek resident didn't attend the meeting because he felt that the city had its mind made up based on his attempts to voice his concerns in the recent past. Several years ago, I voiced the above concern at a city planning meeting, and I had the same feeling: they would consider it but the answer that came back was ultimately "No."

For the sake of our established residential subdivision which was here before Flying Horse was formulated, I implore upon you to consider the above. Thank you.

Respectfully,

Jim Tiedemann

2005 Silver Creek Drive

Van Nimwegen, Hannah

From: Sharon Wood <sawood2002@att.net>
Sent: Tuesday, October 15, 2019 9:52 AM
To: Van Nimwegen, Hannah
Cc: mrandmrshendricks@yahoo.com; jacsh126@gmail.com; rwhite3572@gmail.com; Michael & Robin Thorne; brittanyh@diversifiedprop.com
Subject: Deer Creek subdivision; Flying Horse Palermo 3, 4, & 5
Attachments: HOA - ltr to City.docx

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Hannah:

Attached is a summary I prepared from the meeting between homeowners and Classic Homes on October 9, 2019. Please review the suggestions and requests for information and respond at your first convenience. Thank you!

Sharon Wood

Sent from [Mail](#) for Windows 10

October 15, 2019

Hannah Van Nimwegan
City of Colorado
Planning and Community Development Dept.

RE: Flying Horse Palermo 3,4, & 5 (Deer Creek)

Hannah:

I am writing as Vice-President of the Deer Creek Homeowners' Assn., and as a resident of Deer Creek. I was in attendance at the meeting on October 9th with representatives from Classic Homes. As I'm sure you're aware, the attendees at that meeting expressed a number of concerns, and I would like to recap the items you said you would follow up on to provide us with further information.

There were several concerns expressed concerning the drainage from Flying Horse into the Deer Creek neighborhood, but I did not hear any reasonable mitigation being proposed. I have a lot of trouble understanding why, if the drains are in place in Flying Horse, they cannot be opened so that this kind of resulting property damage is avoided. The City has said that they cannot force Classic Homes to open these drains until all construction is completed. I do understand that Classic has been prompt in addressing the damages and making repairs, but I do not understand why they would balk at avoiding this situation in the future by opening the drains when needed. It seems that proactive measures would save a lot of time and money. Otherwise, the affected homeowners simply have to stand by and wait for their properties to flood again.

Most of the concerns I heard expressed had to do with the traffic effects on our neighborhood. Those concerns included the following:

1. We requested a new traffic study for the flow of traffic on Ridgeline to and from the Flying Horse development. It is my understanding that the City said this had already been reviewed and there was no problem. I would encourage the Traffic Dept. to place some sort of monitoring equipment on Ridgeline to independently confirm that there is not a problem with volume or speeding.
2. We talked about a review of the adequacy of the stop light at Ridgeline and Voyage for handling even current traffic, much less the additional flow once the proposed development is in progress and completes. This is the only signal light for ingress and egress from the south end of Flying Horse and the entire Deer Creek neighborhood. As bad as the traffic at this intersection is presently, it is unimaginable what it will be like when all the proposed development is done.
3. We requested at least a 2-way stop sign where Ridgeline leaves the Deer Creek property and enters Flying Horse. There is serious need to slow traffic coming to and from Flying Horse along Ridgeline because that street is also heavily trafficked with pedestrians throughout the day. It is understood that Ridgeline is considered a "collector" street by the City Traffic Dept. However, it was mentioned at the meeting that even on collector streets, there should be stops of some sort every mile. These obviously do not exist, but would vastly reduce the amount of speeding that is now occurring on Ridgeline.
4. We were concerned that the speed limit sign posted on southbound Ridgeline just past the first intersection with Fieldcrest is in a very ineffective spot. As an HOA, we will be addressing the trees and bushes along Ridgeline that block the driver's view or the sidewalks. However, the sign needs to be moved to a spot that is clearly visible by southbound traffic at the beginning of where Ridgeline enters the north edge of Deer Creek. It would also be extremely helpful to have a second sign put in place a block or so south of the first.
5. We asked for consideration of an alternate route for bringing construction traffic in and out of the Flying Horse area during development. Access could be achieved from New Life Drive via an already-established dirt road and would eliminate the need for heavy equipment to be routed through the

Deer Creek neighborhood. Access is already available from the intersection of Flying Horse and Highway 83, but there are already problems with the volume of traffic there.

6. We would like to know, if it is not possible to use the dirt road that is noted above, whether another access could be established from Highway 83 to avoid the heavy construction traffic coming through Deer Creek and Flying Horse on existing residential roads that were not intended for this level of traffic?
7. We asked if there is a plan to put Ridgeline through to connect to Shoup Road at Highway 83. It was mentioned that the residents around the Shoup intersection have the same traffic concerns as we do in Deer Creek. However, the difference is that any residential traffic coming out of Flying Horse at the Shoup Road intersection will likely be turning either north or south, using Highway 83 rather than going straight ahead onto Shoup. This is an entirely different scenario than using Silver Creek and Snowflake as main access streets for all the traffic created by the new housing proposed in the Palermo 3, 4, & 5 developments. Highway 83 is intended for much heavier traffic. Silver Creek and Snowflake are not.
8. We asked that the Traffic Dept. consider putting in a round-about at the east end of Silver Creek, just inside the Flying Horse development, to slow traffic and create a safer environment for the children and pedestrians in that area. This area is very heavily populated, especially during the summer. The round-about could be done as an amendment to the existing plan since there are no homes in that area yet.
9. I request that you send me a copy of the original traffic study done for the Deer Creek neighborhood (2001 or 2002?).
10. I also request that you send me the contact information for the City Traffic Dept. so I can address these same concerns with them.

I know there was a lot of emotion and confusion at the meeting, and some of that is likely to continue throughout this process. The point that I heard quite often is that the residents are concerned that their property values are being, or will be,

damaged by the proposed traffic plans and that their families and children are at high risk from a traffic standpoint. We are honestly seeking to protect the safety of our neighborhood and preserve the values that we have put so much into for the past 16+ years. Thank you for any assistance or suggestions you can provide.

Sincerely,

Sharon A. Wood
2089 Silver Creek Dr.
598-3786

cc: HOA Board of Directors
Brittany Hampson, Diversified Mgmt.

Van Nimwegen, Hannah

From: rwhite3572@gmail.com
Sent: Friday, January 10, 2020 3:22 PM
To: Van Nimwegen, Hannah
Cc: Geislinger, David; 'Richard White'; mnrthorne@gmail.com; 'Mr. and Mrs. Hendricks'; 'Sharon Wood'; jacsh126@gmail.com; 'L'; stewcrew77@gmail.com
Subject: RE: Update on Development - Palermo Filings 3, 4, and 5
Attachments: 2019_12_v1_0.pdf

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Ms. VanNimwegen –

The answers below our not much better than the ones we received 21 Nov 19. There is discontinuity between responses and they confuse three different issues: 1) Flooding from Flying Horse, 2) Speeding on Ridgeline, and 3) Traffic Volume from Palermo (see attached December newsletter). Moreover, the dismissive answers together with burying important announcements at the end indicate that our concerns are not being properly respected as residents, citizens, and taxpayers of this community. Deer Creek deserves better and would appreciate prompt answers to the questions written in red below. I will see they are published in our newsletter. To assist in this effort, I am copying our city representative on this email. I look forward to hearing from you soon.

Rick White
Treasurer
Deer Creek at Northgate
rwhite3572@gmail.com
719.360.3805

From: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Sent: Friday, January 10, 2020 1:33 PM
To: Undisclosed recipients:
Subject: Update on Development - Palermo Filings 3, 4, and 5

Hello all,

You are receiving this email because you have expressed interest in the proposed Palermo subdivision to the east of the Deer Creek neighborhood. I'm hoping to update this group on a few things that have been discussed in emails and at the neighborhood meeting which was held on October 9, 2019.

1. Many expressed concern about the drainage of the area and the flooding of others. These issues have been explored and it was found that an emergency drainage way had been mistakenly filled in and was blocked. I was told that this resulted in flooding in some areas. This blockage has since been cleared. Also, it was explained to me that as the area develops, additional gutters and drainage systems will come on-line, and the full drainage design will be realized.

Issue: Flooding from Flying Horse. What blocked drain? Please identify precisely, because the "emergency drain" that was deepened at Snowflake may stop future pooling, but it won't stop the water and mud from entering Deer Creek. It will only help if the cleared drain was on Flying Horse. Was it? Please identify.

2. Many were also concerned about the existing traffic speeds, the construction traffic, and the increase in traffic by the additional homes.
 - a. Stop signs: City Traffic Engineering, myself, and Classic Homes met to discuss potential stop sign locations. City Traffic Engineering expressed their policy is to not measure traffic counts for further assessment (beyond what is projected in their traffic modeling) until construction of an area is complete. They expressed that counts taken during construction would not reflect what's experienced at build-out which could result in actions that don't fully address or resolve an issue. They mentioned they'd be happy to assess Ridgeline Drive specifically when the full scope of the issue can be assessed.

Issue: Speeding on Ridgeline. Is the City renegeing on its previous promise? "Additionally, as the average speeds east of Cypress Semi Dr. are approaching our threshold, and with the continuing development in the area, I will be revisiting the area on September of 2020 to collect follow-up data. Should conditions prove to have worsened at that time, we will look into the installation of an all-way stop or two to alleviate the situation." Erin Purcell, Engineering Technician II, 3 Oct 19
 - b. Speeding: Until additional measures are taken, we'd recommend that residents continue to report speeding traffic in a neighborhood to the Police Department. Classic Homes has reiterated to their contractors to respect the speed limits of neighborhoods and to stick to designated construction traffic routes.

Issue: Speeding on Ridgeline. We already know this is an insufficient measure. CSPD already has a full plate. This answer was an expedient, not a solution. It was dismissive.
 - c. Additional vehicles: Silver Creek Drive is classified as a residential street that allows traffic capacity of 1500 vehicles per day. City Traffic Engineering is modeling that the existing homes generate about 150 vehicle trips per day on Silver Creek Road. The proposed new development is expected to generate about 1300 vehicles/day. This will maintain Silver Creek to be within the threshold of this road classification and allowed capacity.

Issue: Traffic Volume from Palermo. This is an incomplete and evasive answer. It is evasive because we asked at the 9 Oct 19 meeting if a traffic count had been done, and the answer was an unequivocal "no". The answer is still "no" because City Traffic Engineering is relying on a "model". Models only approximate reality, they are not the same as measurements. Models are often wrong because they are packed with assumptions. Take the measurements; on a budgetary scale, it costs practically nothing. The answer is also incomplete, because Silver Creek doesn't connect with Ridgeline, the nearest collector road. The ADT must include both Silver Creek and Snowflake, because that is how Palermo will connect to Ridgeline. If Palermo generates 1300 vehicles/day, then the combined traffic with Silver Creek and Snowflake seem highly likely to exceed 1500 vehicles/day as stipulated in the City Traffic Criteria Manual. Again, this answer was dismissive.

It is important to note, that Silver Creek Drive was always intended to be extended into future development. The Deer Creek at Northgate Subdivision was zoned for residential use in 2000. The initial site design illustrates Silver Creek Drive in its current configuration leading into the property then known as "Neilson." Shortly before this action to approve Deer Creek, Classic Homes filed a petition to annex the property known as "Flying Horse" which was completed and approved in 2003. In documents prepared by the applicants and reports written by City staff, it was clear that Classic Homes was in the process of acquiring the Neilson property. Around this same timeframe, most of the homes on Silver Creek Drive were being constructed. It wasn't until 2006, that Classic amended the Flying Horse Master Plan to include the Neilson property and designated the parcel for residential land uses at a density of 2-3.5 dwelling units per acre. The proposed Palermo subdivision is proposing a density of 2.5 dwelling units per acre which is in compliance with the master plan approved in 2006.

Issue: Traffic Volume from Palermo. The second half of this answer is only half true. It omits the fact that until last year, the Flying Horse Master Plan designated Neilson for a small set of apartments, not a full-blow neighborhood the same size as Deer Creek. Palermo essentially makes Deer Creek a door mat. It is also the latest in a long succession of changes that prove master plans are irrelevant. Palermo is a significant deviation with serious consequences for those of us who chose Deer Creek as our home.

- d. Access onto Highway 83: Unfortunately, this is not within the City’s purview and lies with the Colorado Department of Transportation. They have been resistant to requests for additional access in the past.

Issue: Traffic Volume from Palermo. Instead of pursuing the right solution and investing the extra few weeks necessary to bring CDOT around to opening a new road, the City is pursuing an expedient solution and condemning a peaceful neighborhood to decades of problems? This answer is undignified and insulting, and suggests inappropriate collusion. I am quoting this to the Council.

LASTLY, this email is to notify you that the applicant has requested that this item is heard at the February City Planning Commission meeting. This meeting will occur on Thursday, February 20th, at 8:30 a.m. in the City Hall Council Chambers. Formal notification will be posted and mailed once that date is finalized.

Why was this buried? Should have been up front, first sentence.

This email is just an early heads up! We encourage any who would like to voice their opinions and concerns to the City Planning Commission to attend this meeting. All emails sent to me before January 30, 2020 will be included in the staff report to the Planning Commission.

This too. Up front, second sentence.

Any emails received after that date, will be passed out to the Commission directly. Representatives from the Traffic Engineering Department will be present at this meeting as well. It is possible that this item may not be ready for the February meeting, and may be pushed to the March Planning Commission meeting. I will update this group if that occurs!

We will be there, whenever it is.

Please let me know if you have any questions or if I can help answer any additional questions,



Hannah E. Van Nimwegen, AICP

Senior Comprehensive Planner

Phone: (719) 385-5365

Email: Hannah.VanNimwegen@coloradosprings.gov

Comprehensive Planning

City of Colorado Springs

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AS OF DECEMBER 23RD ALL PLANNING OFFICES WILL BE LOCATED IN SUITE 700