

Thelen, Lonna

From: Powl Smith <smithpowl@aol.com>
Sent: Monday, December 19, 2016 8:54 PM
To: Thelen, Lonna
Subject: Archer Park retention pond issues

Ms. Thelen,

Hello I am Powl Smith, the owner of 220 Mayfield Lane. I have been away on business (overseas), and missed much of the discussion and meetings. However, my friends and neighbors on Mayfield and El Encanto have been keeping me apprised of the Archer Park plan and issues.

I must strongly concur with the concerns of Eric Ryan, Betty Wolfe, Fred Jones and others about the impact the Archer Park subdivision will have on our neighborhood. In particular, the storm water runoff plan with a retention pond is problematic in my view as an engineer, especially during the lengthy construction phase, when runoff will carry construction waste and debris onto our private street, resulting in our having to spend HOA money and effort cleaning up the mess. Furthermore, as has already been pointed out by Fred Jones (who lives next to one of the street storm gutters and observes its effectiveness), they are already insufficiently sited and sized to manage the existing flows. Additional flows from the 4+ acre tract, containing the inevitable construction debris and waste, will clog the system. This is, as others have said, unacceptable.

Storm water is only my primary concern. During the years required to build 8 homes, residents will be subjected to parking issues, impingement on our street by Archer Park construction workers (where else will they park?), and later, residents, construction equipment safety, noise and traffic on El Encanto, etc. These are equally unacceptable.

Please take and forward my comments to all appropriate parties and thank you for your consideration of our neighborhood rights.

Robert P. (Powl) Smith, Jr, and Johanna H. Smith
220 Mayfield Lane

Thelen, Lonna

From: BILL KOSAR <BILL_KOSAR@msn.com>
Sent: Sunday, December 18, 2016 11:39 PM
To: Thelen, Lonna
Cc: Diane Matsinger; basalbert1@gmail.com
Subject: Re: Comments on proposed Archer Park Development

Lonna,

Thank you for acknowledging receipt of my comments.

After I sent them to you I was given a copy of the "Final Drainage Report " dated September 24, 2016, from Altitude Land Consultants. This report shows plans for a 5,700 square ft detention pond at the entrance to the proposed development. I have several concerns with this latest plan/proposal.

1. The depth of the proposed pond is not clearly stated and its holding capacity is not clear.
2. The report states that the pond is expected to drain in 40 hours which means we will have a large pool of water for this period. This will clearly be a breeding ground for mosquitoes, etc. I really enjoy the summers in Colorado Springs because we have very few mosquitoes here in contrast to many other areas of the country.
3. It is not clear that the 40 hour drainage period is realistic, the soil in this area is classified as Besser sandy loam but I have found large amounts of clay within a foot of the surface in my yard and saw several feet of clay when my next door neighbor dug a window well next to his house's foundation. I think appropriate soil cores need to be extracted to validate that the pond can drain this quickly without affecting adjacent properties.
4. There are no plans shown for restricting access to this pond from a safety perspective. It which will be immediately adjacent to a number of residential properties and there are a number of young children who live relatively close to where the proposed pond will be.
5. The proposed development is 3.5 acres which is 152, 460 ft². If we get 1" of rain in 1 hour the volume of rainfall on this tract will be 12,705 cubic ft. If we assume 50% of this rainfall flows into the new streets then 6,300 cubic feet of water will flow into the pond. The proposed ponds area is .131 acres which is 5,706 square feet. In summary this means that each time we get a 1" rainfall in a 1 hour time period there will be an average depth of 1.1 feet across the entire pond, the actual depth in the center of the pond will probably be much higher because the it looks like the pond is supposed to be an irrigated grassy area which means there can be no abrupt sidewalls around it, ie: it must be a sloped basin.
6. The 1987 Broadmoor Northstar Drainage report states that in the event of a 100 year storm runoff the flow of water will extend 10 feet outside the right of way on El Encanto which sounds like it will be 10 feet into the yards of existing residences. The proposed development will further increase the flow of water by 6.22 cubic feet/second (from the developer's report) down El Encanto in a 100 year storm which makes it sound like there will be a river flowing down the street and through people's yards due to all of the runoff that would be present. If this large amount of runoff does not flow down the west leg of El Encanto and instead flows to the northeast, which is the natural slope of this region, some of this water will be flowing into the yards of residences on the east leg of El Encanto and west leg of Las Lomas.
7. While retention ponds may be required for new developments they should be placed in locations where their impact on all residents is minimal. This is not the case with this plan.
8. The proposed pond will clearly need frequent maintenance on an ongoing basis for debris removal and there will need to be strict, easily enforceable requirements that the landowners in this development pay to

maintain the pond. We cannot create a situation where the new landowners would have to be sued to maintain this pond.

In summary, while I obviously made some estimates about possible drainage quantities I continue to believe that there will be frequent storm water drainage problems associated with this high density development. I also think the proposed retention pond is very inappropriate for the neighborhood for the reasons I stated, I am not aware of any existing retention ponds in this general neighborhood.

Please consider these concerns when reviewing the latest proposal for this development.

Thank you,

Bill Kosar
13 El Encanto
Colorado Springs, Co 80906
bill_kosar@msn.com

From: Thelen, Lonna <Lthelen@springsgov.com>
Sent: Thursday, December 15, 2016 4:35 PM
To: BILL KOSAR
Subject: RE: Comments on proposed Archer Park Development

Bill,
Thanks for your comments. I will use your comments during my 2nd review and provide a copy to the applicant.
Lonna

Lonna Thelen, AICP, LEED AP
Principal Planner
P 719-385-5383

From: BILL KOSAR [mailto:BILL_KOSAR@msn.com]
Sent: Friday, December 09, 2016 7:00 PM
To: Thelen, Lonna
Cc: duncanct@comcast.net; steve@123betterlife.com; neill58@yahoo.com; ndrcolorado@msn.com; onebzbbee@aol.com; cckruse@comcast.net; bettywo1999@yahoo.com; smithbrenda@msn.com; bradlofton@gmail.com; cookiefudge@hotmail.com; dalsasot@hotmail.com; carriekav@usa.net; silviobonicelli@hotmail.com; gwaty4@yahoo.com; eryan@skrco.com; lryan3kids@comcast.net; cdtolley13@gmail.com; peb@pebjackson.com; ruthtepleyint@aol.com; bwallacecos@gmail.com; bill@billstcolrandal.com; mangotpepsi@comcast.net; frederickdjonesako@gmail.com; leliadavis1@yahoo.com; headholes@yahoo.com; njemoore@gmail.com; amywmoore@hotmail.com; rtepley4@aol.com; ed.baur@icloud.com; thesulliv@aol.com; dixie07@bresnan.net; kellysung10@yahoo.com; monicadobbin@comcast.net; tjbricker@gmail.com; amyetracy@icloud.com; russacuff@gmail.com; ftutt@comcast.net; javernich@yahoo.com; michellemajorbooks@gmail.com; dwdonner@comcast.net; aaylward6@aol.com; mbw2020@msn.com; wgalbraith@mac.com; donnamharmon@msn.com; jacksterling76@gmail.com; michael@frontrangecommercial.com; lbroslin@yahoo.com; danieljschnee@gmail.com; robs9780@aol.com; russellincolspgs@hotmail.com; pd22eckstein@comcast.net; basalbert1@gmail.com; Diane Matsinger
Subject: Comments on proposed Archer Park Development

To: Lonna Thelen

December 9, 2016

From: Bill Kosar

Subject: Proposed Archer Park development

I have several concerns about the proposed Archer Park development that I wanted to express to you.

I am very concerned that the proposed development will seriously aggravate a storm water drainage problem that already exists on El Encanto drive, especially on the eastern loop of it where it curves in front of our house at 13 El Encanto. When we get the summer rains (cloudbursts!) where the rainfall amounts are a half inch or more in about 15 minutes we currently have large amounts of water coming down the street and covering half of our sidewalk. This occurs because we are getting runoff from all of the existing driveways, roofs, etc. on Mayfield plus the run off from Mayfield itself plus the runoff from the south leg of El Encanto. If the runoff from eight more driveways, roofs, and proposed Archer Park streets is added to the existing runoff we will frequently have water flowing into our front yard and possibly up to our house because all of this land slopes down to the northeast. The current plan for this development does not have any storm water drains to collect runoff. The developer has proposed that the public parking area will be "grasspave" but this type of landscaping/paving cannot quickly absorb the cloudbursts that frequently occur in our neighborhood, it will effectively be an additional impervious surface. The proposed retention ponds are not a viable solution, they will contain stagnant water that allows mosquitoes to breed and the homeowners in the new development will probably remove them as soon as possible. A thorough storm water study needs to be done which assesses the runoff from on all of the streets and homes which either currently drain onto El Encanto or are proposed to drain on to it. In particular the full impact of the existing Mayfield development needs to be clearly assessed before any additional development occurs that will result in additional storm water flowing onto El Encanto. It does not look like any effort was made by the developer to abate the flow of storm water from Mayfield and this kind of lack of planning for storm water from new development must not occur again.

The developer has proposed that no sidewalks or curbs are needed to preserve a "rural" feel for this development. I don't see how this development can be called rural when it is immediately adjacent to the tightly packed structures on Mayfield and the very mature developed houses along El Encanto. This entire neighborhood is very mature, many of the homes in it are at least 60 years old. We have sidewalks on all of El Encanto and Mayfield and I think this type of street treatment should be maintained. There is no basis for the developer's statement that sidewalks are not needed because families with school aged children will be priced out of this development, it is located in district 12 which has very many expensive homes with school age children already in them. Currently many young children in this neighborhood walk on the sidewalks to Broadmoor Elementary each day.

The developer has stated that the required absence of on street parking can be accommodated by residents of the new development by allowing guests to park on their lots. This assumption seems very unrealistic, these will be expensive homes with expensive landscaping. The homeowners will not want guests to be parking on their front yards. It also seems like it will be impossible to prevent on street parking during the build-out phase of the development when numerous contractor vehicles will be at each residence.

The proposed street width of 20 feet may meet the requirements for a private street but it is not adequate for a street in a neighborhood where there is a high volume of delivery traffic from United Parcel Service and similar vehicles. These vehicles always park on the street while their drivers are delivering packages, they will not be pulling into people's driveways to maintain adequate emergency vehicle access. In addition, if a vehicle ever breaks down on the street an immediate access problem will exist.

I think this land can be developed in a way that works well for both its new residents and the large number of homes that will be affected by its development. Unfortunately the current proposal is only designed to place the maximum number of houses on the available land with no consideration for the adverse impact the development will have on existing homes on El Encanto. The Archer Park proposal is seriously flawed from multiple perspectives and needs to be completely reworked to address all of the issues I have listed.

Thank you,

Bill Kosar
13 El Encanto
Colorado Springs, Co 80906
bill_kosar@msn.com

Les Gruen

December 16, 2016

Ms. Lonna Thelen
Principal Planner, South Team
Land Use Review Division
City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80903



Re: Archer Park Preliminary and Final Plat Resubmittal

Dear Lonna:

I wrote to you on October 19, 2016 concerning the above referenced subject on behalf of the Albert's, owners of the contiguous property to the east (copy of letter attached). At that stage of the review process, the planning staff had indicated its predisposition to administratively approve this application subject to department review comments

From my perspective as a former planning commissioner and as indicated in my earlier letter, the proposed Archer Park project described in the application does not meet the various criteria that must be met for a project of this nature to be approved. In addition, this proposal has generated an extraordinary amount of concern from the surrounding neighborhood. Therefore, it was *requested that this item not be administratively approved, but sent to the City Planning Commission* for its consideration.

The applicant has responded to the city's initial review with a short letter, red-lined comments dated November 21, 2016 accompanied by a revised preliminary plat, final plat and drainage report. The new plan shows 7 instead of 8 lots and shows a new linear parking strip as well as a tract reserved for joint parking and storm water retention uses. *The resubmittal is both unresponsive and incomplete.* For this reason alone it is incomprehensible that this application would be considered for administrative approval.

General areas of concern include:

- The proposed project does not meet the standards of subdivision design, does not provide adequate and safe circulation and is inconsistent with key goals and policies of the City's Comprehensive Plan.
- A 20' road, not even allowable without special approval under the fire code because of its 780' length, is not consistent with neighborhood standards. The applicant neglected to explain why a 28' road would not work for the site, as requested by the planning staff. Could the planning staff and/or traffic staff prepare a map showing all 20' roads within a 2 mile radius for Planning Commission review?
- A revised Drainage Report was released to the public on Tuesday December 13th when comments were due three days later on Friday December 16th. The revised report was substantively different from the initial report and though there has not been sufficient time to properly analyze the new report, it appears that significant flow on to the subject property has not been considered as summarized in the attached comments pertaining to drainage. If this is the case, facilities that have been proposed would be insufficient to accommodate actual flows by a significant factor.

Letter to Ms. Lonna Thelen
December 16, 2016
Page Two

- No geologic hazard report was submitted with the initial submittal or with the resubmittal, as requested and required. In light of the geologic sensitivity of this part of the city, any consideration of a project such as what has been proposed must require a proper geo-hazard review to go forward.
- The applicant responded to a staff question that no fence around the property is currently proposed. If this project is ultimately approved, we ask that this be a condition of record based on representations that were made by the applicant in connection to the Marland Park development that were not honored.
- The lack of sidewalks and gutters internal to this plan are not only inconsistent with neighborhood standards, but suggest an overall cost-cutting approach versus developing infrastructure that is of similar standards and quality of the surrounding neighborhood. Staff had requested sidewalks, curb and gutter be shown on the revised plan.
- Any issues pertaining to access related to the shared easement between the applicant and my client must be addressed as conditions of record if any plat is ultimately approved. Initially a gate was proposed within the jointly owned easement that would have impeded access to property not owned by the applicant.
- Tracts A, B and C must be owned and maintained by an HOA responsible for perpetual ownership and maintenance. A condition of record, if this project is approved, should be that as long as the developer controls the HOA there must be a bond or letter of credit sufficient to guarantee perpetual maintenance.
- Applicant's Stakeholder and City Comment Response letter dated December 5, 2016 indicates that the applicant's research did not show any existing easement along the south property line. We invite you to research El Paso County Clerk and Recorder Reception #906743, Book 1397 Pages 217-219.

Even without all of the deficiencies of this preliminary and final plat application, this *proposal is controversial enough that administrative review should not be a consideration.* Administrative approval of a similar proposal by the same applicant, which the neighborhood believes was done improperly, has resulted in numerous problems since the approval was granted. A proposed project that is such a significant departure from surrounding uses requires Planning Commission review, in our opinion, and we urge staff to refer these items accordingly.

Sincerely,



Les Gruen

Att: October 19, 2016 Letter from Gruen to Thelen
Preliminary Drainage Report Comments

Les Gruen



October 19, 2016

Ms. Lonna Thelen
Principal Planner, South Team
Land Use Review Division
City of Colorado Springs
50 South Nevada Avenue, Suite 105
Colorado Springs, CO 80903

Re: Archer Park Preliminary and Final Plat Application

I represent the owner's of 9 and 12 El Encanto Drive in their opposition of the Archer Park subdivision plat that has been proposed for the 5.2 acres located adjacent to them. Based on project details presented at the applicant's office and last night's neighborhood meeting, this proposal clearly does not meet the standards of subdivision design, does not provide adequate and safe circulation, nor does it ensure the appropriate development of the community through the implementation of the goals and policies of the Comprehensive Plan, as required by the Subdivision Code of the City of Colorado Springs (7.7.102).

Elements of this application that are particularly problematic include: scale, fire safety and roadway design.

While the Subdivision Code provides for administrative review of preliminary and final plat applications, it also allows staff the discretion to refer for Planning Commission disposition (7.7.203 C and 7.7.302 C). This application begs for referral.

We request that this item be referred to the Planning Commission for the following reasons:

- The subject preliminary and final plat application for Archer Park clearly does not meet the criteria necessary for approval.
- Since administrative approval of this item would be appealed to the Planning Commission, it would be most efficient for everyone involved to refer the application for Planning Commission review.
- Questions pertaining to utility service/access on the southern portion of the subject property as well as the current status of the reported easement to Mariand Road on the west side of the property should be adequately addressed.

Please keep me informed of any actions that are taken by Land Use Review in connection with this application.

Sincerely,

cc: Muggen Eisenstein

e-Memo

FW File No. 3365.001

To: Les Gruen (urbanstrategies@msn.com)
Cc: James Albert (jalbert1@comcast.net)
Roland Obering (rgoowa@mindspring.com)
From: Bruce M. Wright
Date: December 16, 2016
Re: Archer Park Drainage Report

Here is a suggested section on the drainage report to include in your letter of comment to Lonna Thelen. Feel free to edit as you feel appropriate.

Please give me a call if you want to discuss.

Drainage

Although the drainage report is dated September 24, 2016 and had obviously been in the developer's possession since that time, we only received the drainage report two days ago (and it was only given to City Staff shortly before that). Consequently, we have not had time to properly review it; however, from our cursory review, it appears to have significant deficiencies.

- Ownership and Maintenance of Pond. Plat Note #9 on the proposed final plat states the detention pond is to be "privately owned and maintained by Deborah Enoch Davis, Ryan Scott Hale, David McKinley and Barton Lewis Enoch."

These are the prior owners who have now sold the property and have no further involvement with it. The developer should be required to form an HOA acceptable to Staff which must assume responsibility for ownership and maintenance of the detention pond, as well as the private streets and other common tracts.

- Offsite Flows. The City's FIMS database indicates a 15.3 acre contributing area of largely undeveloped land in this sub-basin upstream of this Project (see attached map). These flows have historically passed through this property onto Mayfield Road and El Encanto on the northeast corner of the site. Contrary to the statement in the drainage report that the 1987 Broadmoor Northstar Subdivision "accounted for these flows," they do not pass through that subdivision, although the Northstar Subdivision sized offsite outfall on El Encanto sufficient to handle them. No provision has been made for conveyance of these flows through the Project. In a 100-year storm, the historic flows entering the property from upstream using the runoff coefficient in the report would be 28.3 cfs. Adding the offsite flows to the 18.9 cfs generated onsite results in total flows through this Project of 47.2 cfs in the 100-year storm, or 2-1/2 times greater than what the proposed drainage improvements and detention pond are sized to handle. Thus, the proposed drainage improvements will be totally overwhelmed in any significant storm. They must be sized to handle existing upstream flows, as well as flows generated by the Project.

- Swales. As noted above, the proposed swales are insufficient to handle the upstream historic and onsite flows. Additionally, no provision has been made for how to maintain the functionality of the swales where driveways cross them.

- Lot 3. The drainage report excludes Lot 3 since it was previously platted, and the report states the detention pond was sized to provide detention for only the 3.5 acre unplatted portion of the site. This is inappropriate. Existing Lot 3 contemplated a single residence. It is being replatted for two home sites, the proposed access drive, and the detention pond, thus substantially increasing the impervious area over what was contemplated when Lot 3 was platted. The developed flows from this significant increase in impervious area must be accounted for, and the detention pond sized accordingly.

Pond Overflow. The report states that in the event of an overflow, the pond will overtop and convey flows toward El Encanto Drive. However, to get to El Encanto, the flows must first traverse Mayfield Lane, which is a private drive. Permission to convey developed flows over that private drive must be obtained from its owners, and adequate assurances for maintenance, debris removal, etc., must be provided for if that private property is to be utilized for overflows.

Impervious Area. We have not had time to confirm the size of impervious areas being added to this site which generate developed flows. But at first blush, it appears the impervious area assumed by the report may be significantly low. We request the right to supplement this letter after we have had an opportunity to review these calculations.

Curb and Gutter. Curb and gutter should be provided on the easterly edge of proposed Ridge View to prevent storm water from the street entering onto the adjoining property to the east.

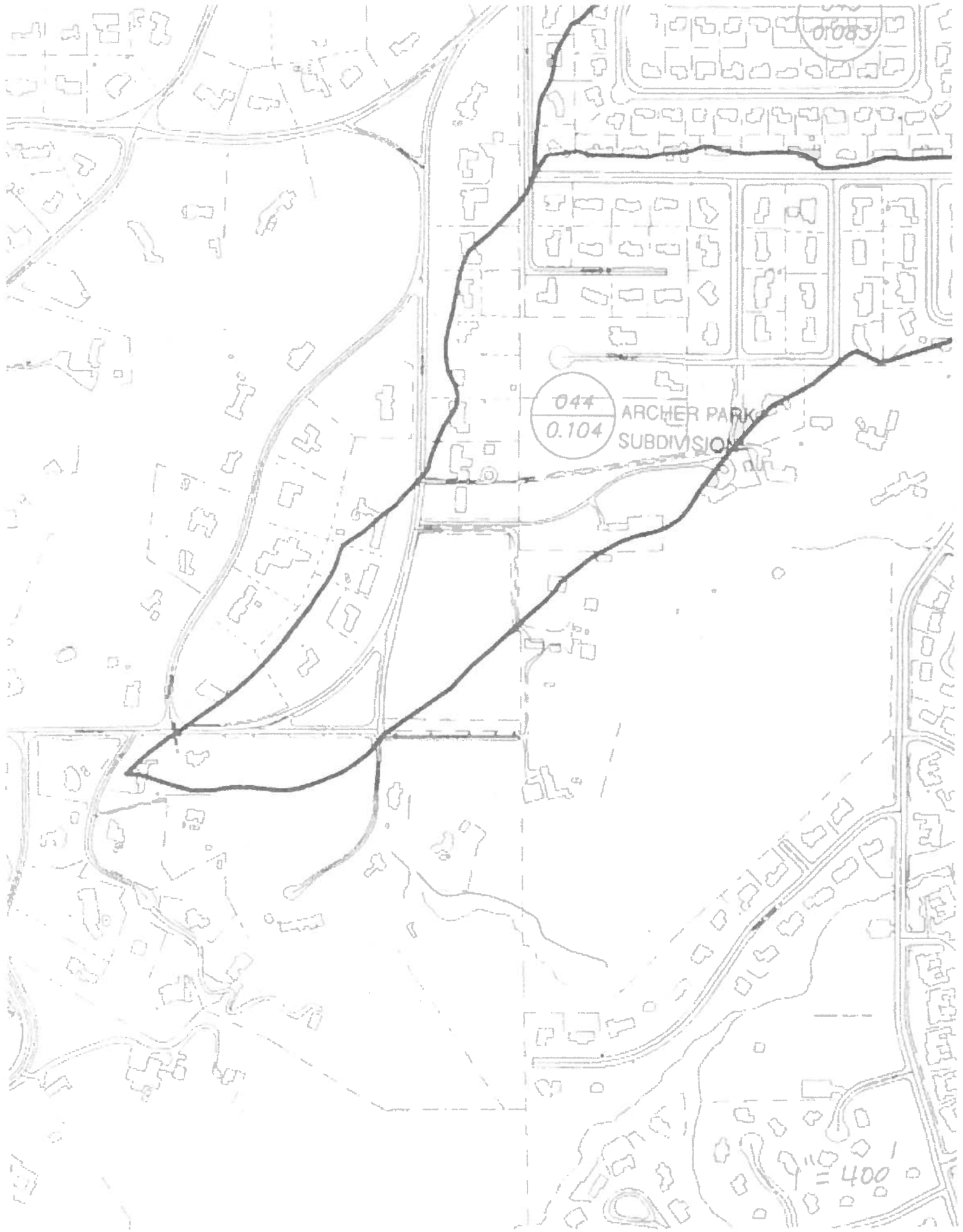


Figure 5 - 2nd Submittal Neighborhood Comments

Thelen, Lonna

From: Nancy Barber <lattegirl1@aol.com>
Sent: Friday, December 16, 2016 4:00 PM
To: Thelen, Lonna
Subject: Archer Park subdivision

Lonna,

My name is Nancy Barber and I am the owner to the south of the proposed Archer Park subdivision. I have been unable to attend any of the meetings. I contacted Dan Sexton back in July to have my name added to the email distribution list and received a confirmation from him, but have not received anything from the planning department, only forwarded information from a neighbor, hence my late response. I understand there are many comments coming to you about this subdivision. I have a number of concerns(traffic noise, bright lighting, density, building height, etc. the same concerns I had when Northstar subdivision was built and they have all come to fruition unfortunately) but none of them have to do with city planning approving or not approving this plat. It is empty land and empty land usually gets developed.

I do have a few questions though.

1. The utility lines for my house and some homes run along the south line of the proposed subdivision. Currently there is a small "road" along that utility easement that utility trucks have been able to drive on to service the utilities. Will that still be open when that becomes people's backyards?
2. I had heard that this was to be a walled and gated community but I don't see any mention of fence or wall on the plat. Is that still the developer's intent? If there is to be some sort of a solid border around the subdivision, what materials will it be and how high will it be?
3. I would assume that the fire department would have to give consent that the road was large enough for them to get fire trucks in there and be able to turn around. My driveway is only about 20 feet wide and it's not wide enough for a fire truck to turn around. I also think in a nice community like that that there will constantly be landscaping trucks and other types of service workers there who will ignore the fire lane signs because they won't want to walk all the way from the "parking lot" into the homes. Since it's a private road the residence won't be able to contact city police to enforce no fire lane parking. How will that work? This is a high wild fire danger area, despite all the mitigation we can do, so it is a concern.

Thank you for your time.
Nancy Barber

Compassion.com The opposite of poverty is not wealth, but rather, enough.

Thelen, Lonna

From: Eric Ryan <ERyan@skrco.com>
Sent: Friday, December 16, 2016 12:22 PM
To: Thelen, Lonna
Subject: Archer Park resubmittal

Dear Lonna:

My wife, Laurie, and I own one of the 8 homes on Mayfield Lane. Although we are equally concerned with the number of houses being proposed on the site, the unsuitability of the plan for our neighborhood, traffic, emergency vehicle access and other concerns already expressed by our neighbors, I am specifically writing to address the retention pond. I was the individual that raised the specific concern at the last meeting at Broadmoor Elementary School regarding the site drainage and stormwater issues.

I admit that I am not a stormwater expert, but my understanding is that retention ponds are designed to overflow on a regular basis. Per section 2.6.1 of the new drainage report, the second to last sentence states, "In case of an overflow event, the pond shall _____ and convey flows towards El Encanto Drive." Because the pond is located next to our street, Mayfield Lane, the reality is that this pond will overflow into our privately owned street thus causing the clean-up of the retained silt to be the responsibility of our homeowners association to clean and provide for any street repairs. I do not believe that the overflow can ever get to El Encanto without entering our street first. I believe I can speak for all 8 of our street homeowners that this is not appropriate or acceptable.

I trust you will forward my comments to all appropriate parties and thank you for your consideration of our neighborhood rights.

Sincerely,

Eric Ryan
230 Mayfield Lane

Eric T. Ryan, CPA
Tax Partner

Stockman Kast Ryan & Co. LLP
102 N. Cascade Ave. Suite 400
Colorado Springs CO 80903
Work: (719) 630-1186 ext 304
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Thelen, Lonna

From: Diane Matsinger <diane@matsingerlaw.com>
Sent: Thursday, December 15, 2016 2:21 PM
To: Thelen, Lonna
Cc: 'Les Gruen'; duncanct@comcast.net; steve@123betterlife.com; neill58@yahoo.com; ndrcolorado@msn.com; onebzbbee@aol.com; cckruse@comcast.net; bettywo1999@yahoo.com; smithbrenda@msn.com; bradlofton@gmail.com; cookiefudge@hotmail.com; dalsasot@hotmail.com; carriekav@usa.net; silviobonicelli@hotmail.com; gwaty4@yahoo.com; eryan@skrco.com; lryan3kids@comcast.net; cdtolley13@gmail.com; peb@pebjackson.com; ruthtepleyint@aol.com; bwallacecos@gmail.com; bill@billstcolrandal.com; mangotpepsi@comcast.net; frederickdjonesako@gmail.com; leliadavis1@yahoo.com; headholes@yahoo.com; njemoore@gmail.com; amywmoore@hotmail.com; rtepley4@aol.com; ed.baur@icloud.com; thesulliv@aol.com; dixie07@bresnan.net; kellysung10@yahoo.com; monicadobbin@comcast.net; tjbricker@gmail.com; amyetracy@icloud.com; russacuff@gmail.com; ftutt@comcast.net; javernich@yahoo.com; michellemajorbooks@gmail.com; dwdonner@comcast.net; aaylward6@aol.com; mbw2020@msn.com; wgalbraith@mac.com; donnamharmon@msn.com; jacksterling76@gmail.com; michael@frontrangecommercial.com; lbroslin@yahoo.com; danieljschnee@gmail.com; robs9780@aol.com; russellincolspgs@hotmail.com; pd22eckstein@comcast.net
Subject: Subdivision Proposal - Resubmission - 12 El Encanto Drive

Good afternoon, Lonna. Once again, I respectfully request that the City consider my neighborhood's concerns about this Project. I'm aware that some of the comments that follow are duplicative of my previous comments. However, the Applicant has not only failed to address most of the previous comments, the Applicant's resubmission creates even more problems.

There are many less than accurate statements in the response – suspect on their face and with no evidence cited to support them. There are also repeated statements that certain revisions are “per L. Thelen,” suggesting that the City has already approved the revisions.

In sum, the resubmission is not only incomplete, the Applicant's proposed project still does not comply with the City's Design Guidelines. The proposed project still increases the danger of fire, flood and accident in our neighborhood, and destroys our existing rural character (Rev. Criteria A). Most surprising is the applicant's blatant disregard of neighborhood character by using the lot most visible from El Encanto and Mayfield for a retention pond and parking.

I respectfully join in my neighbors' requests that your department exercise its discretion to send this project to the Planning Commission for review in the first instance.

REVIEW CRITERIA B, 1. PROMOTE STABLE NEIGHBORHOODS AND HEALTHY LIVING ENVIRONMENT.

The applicant's response to the neighborhood's concern about density does not resolve the issue. The question is not whether all of the lots meet the City's 20,000-ft. minimum lot size. The question is whether development of the intensity proposed is consistent with our neighborhood and its rural, residential ambiance. It is not consistent. The applicant's reliance on the fact that the project would provide “neighborhood green space” borders on ludicrous – because the applicant proposes to park cars on top of that green space. The applicant's reference to homes in the range of 17,296 and 19,765 sq. ft. (if that is actually the square footage – there is no evidence) omits the fact that those homes are most likely the homes on the 5 acre parcels to the east of the project site.

REVIEW CRITERIA B, 4 (PROVIDE STREETS WITH ADEQUATE CAPACITY AND WITH WHICH APPROPRIATE IMPROVEMENTS WILL HANDLE ANTICIPATED TRAFFIC FLOW), and

CRITERIA D, 1 AND 4 (MINIMIZE TRAFFIC HAZARDS THROUGH STREETS OF APPROPRIATE DESIGN . . . AND PROVIDE FOR SAFE AND CONVENIENT PEDESTRIAN AND VEHICULAR TRAFFIC CIRCULATION AND PROVIDE FOR SAFE AND CONVENIENT PEDESTRIAN ACCESS THROUGHOUT THE COMMUNITY, and

CRITERIA E, 3 (PROVIDE FOR ADEQUATE . . . FIRE PROTECTION FACILITIES.)

These three Review Criteria should be considered together because the proposed project impacts them in ways that overlap.

The 20-foot Road. The 20' foot road is not compatible with the character of the neighborhood – the existing streets are very wide. Moreover, the applicant has not responded to your request for an explanation of why a 28 foot road width is not possible. Instead, the applicant simply states: “Per discussion with Lonna Thelen, we are proposing to keep the drive aisle at 20' wide . . .” The suggestion that it was your idea is improper.

As you know from the comments, this proposed narrow road width causes serious neighborhood concern about safety, fire evacuation and parking. Your November, 2016 letter indicates that City Fire staff was aware of Chief Perran’s concerns about this road. The materials you forwarded did not indicate whether Chief Perran has logged his formal comments. If he has, could you please provide them.

The 20' Dead-End Culdesac.

Once again, the applicant relies on the fact that a 20' road is technically allowed. However, there is a significant difference between a 20' foot road with access at both ends and a 20' foot dead end culdesac. Any dead-end road presents fire safety issues if that one access is blocked by fire. Alternative access should be required.

In the Applicant’s December 5 letter, the applicant states that there “is no existing easement from this property to Marland Road which we would need to make the private street connect to Marland.” We have heard this before, but the applicant has still not offered any evidence to demonstrate that the historic easement to Marland has been either “abandoned” or “relinquished.” The applicant should be required to provide this evidence. Even if the applicant does so, the applicant should be required to negotiate with the property owners to the south – as you know, there is a very wide driveway to the south of the proposed development which could provide access to Marland.

Who Will Own the Roads and be Responsible for their Maintenance? The Final Plat also states that the Enoch heirs will own the road (General Note No. 11 re Tract C). As noted above, it appears that the the developer has purchased the project site. Thus, the Enoch heirs no longer have any ownership interest. Why is there no requirement that the developer establish a HOA to own the road as common area and to maintain it?

Traffic Study. Please also reconsider whether a traffic study should be required for this project. The applicant states that “Engineering . . . recommended” the alignment and that Engineering “treats the intersection of the new project with El Encanto and Mayfield as a 4-way intersection.” If that is true, where might we find that “recommendation” by Engineering? In addition, even if the statement were true, should this be a 4-way intersection without stop signs? And, we still have no answer to the question of which City Department is charged with determining whether this 4-way intersection (which as proposed would serve 2 culdesacs) will allow for safe evacuation in the event of a natural calamity (i.e., fire or flood).

Sidewalks, Curbs and Gutters. In your November 3, 2016 letter, you indicated that “[t]he sidewalk should be shown on at least one side of the street.” In the response, the applicant states, again as if it were your idea: “No sidewalk, curb or gutter is proposed per discussion with Lonna Thelen.” And, by simply stating that “curb and gutter” is not proposed, the Applicant has not responded to the comments by City Utilities (your November 3, 2016 letter, pp. 7-8).

The explanation for the lack of these recommended improvements is obvious – the applicant refuses to make room for them. In addition, the explanation in the applicant’s December 5 letter is not substantiated by any evidence. For example, the applicant states: “We wanted to keep the rural feel of this subdivision, and are not proposing curbs, gutters or sidewalks” and that sidewalks are also not proposed because it is “quite common and more rural.” Those statements are difficult to reconcile with the applicant’s proposal to create a parking lot on the most visible lot in the subdivision (see further discussion re Drainage and Parking, below). In any event, our neighborhood is rural because of the wide streets, low profile houses, and large setbacks between those houses. And, because no one previously pushed density over safety, the safety of our rural neighborhood is preserved by having curbs, gutters and sidewalks.

The applicant’s description of the curbs, gutters and sidewalks is also not accurate. For example, the applicant states that El Encanto and Loma Linda have only rolled curbs. El Encanto and Loma Linda have sidewalks and rolled curbs. Sierra Vista has sidewalks and a variety of types of curbs. In this immediate neighborhood, only Mayfield is without sidewalks – but as you know, Marland is a very wide street.

The applicant also states: “Vehicular studies prove that narrower, winding streets lead to slower car speeds, and a safer pedestrian environment.” The applicant offers no evidence to support that statement, and the proposed streets are not “winding.” The proposed access roads proceed straight into the property from El Encanto and then make a right turn. In addition, a 20’ road with no sidewalks cannot possibly contribute to a “safer pedestrian environment” -- because the pedestrians have nowhere to walk.

The applicant’s statements about the impact of traffic on the families with “school aged” children in the neighborhood is erroneously minimized. The applicant has offered no evidence to support the statement that “most families with school-aged children are priced out of this neighborhood.” In fact, the neighborhood is a very desirable neighborhood for families because of its proximity to Broadmoor Elementary School. There are at least 13 children under 10 years of age who live on Mayfield and El Encanto and scores more on Sequoia and Sierra Vista (i.e., between the proposed development and Broadmoor Elementary School).

Move below REVIEW CRITERIA C, 2. ENSURE ADEQUATE STORM DRAINAGE.

There was no discussion at either of the neighborhood meetings about the apparent dedication of a lot to “Drainage and Parking” and this proposal raises serious concerns. As noted above, these facilities are proposed for the lot most visible from El Encanto and Mayfield – and are utterly out of character with our neighborhood. I am unaware of any retention ponds in our neighborhood. However, if they do exist, they are not visible from the street.

The Drainage Plan also does not specify the required maintenance of this system. What is required? What are the risks if required maintenance is not done?

The recent submittals are very confusing with respect to who will maintain the retention pond and landscaping. General Notes 9-10 on the Final Plat indicate that the Enoch heirs will be responsible for maintaining Tracts A and B. Do the Enoch heirs still have any interest in the property? And, the Enoch heirs will not be around forever. Who will maintain this retention pond and landscaping in perpetuity.

The Drainage Plan is inconsistent with the General notes on the Final Plat. There are statements in the plan to the effect that (a) the owner shall have responsibility for maintaining the system and (b) the Owner will provide signed stormwater maintenance agreements at the time of permitting. “Permitting” would appear to refer to the permits for construction of the residences. However, the Owner has stated that he is not planning to build out the homes once the subdivision is approved. Whose responsibility will it be to maintain the pond while the lots are being sold and the houses constructed? When will the ultimate buyers of the homes take over the responsibility, i.e., when all of the lots are sold? Why is there no HOA, to whom the drainage and landscape tracts would be deeded as common areas to ensure their maintenance and to provide an entity who will be responsible for any damage caused by the failure of the system?

Even if the retention pond were approved, and conditions put in place to ensure its perpetual ownership and maintenance, will the applicant be required to record a covenant against the parcel so that it is permanently devoted to this use?

LARGER SCALE PLANS. In your November 3, 2016 letter, you asked the applicant to consider a “larger scale” to “ensure clarity and readability.” The applicant rejected that suggestion, claiming that a larger scale would create problems fitting the required info on the sheet. The concern should not be about fitting the required information on a sheet – certainly larger paper is available. The issue is whether the public, who has a right to comment on the project, can decipher what the applicant is proposing so that they can intelligently comment. The current size of the plats renders that task very difficult.

For all of these reasons, I respectfully request that this scattershot and controversial project be sent to the Planning Commission for its review and consideration.

Diane Matsinger

14 El Encanto Dr.

Colorado Springs, CO 80906

719-448-0055

Thelen, Lonna

From: Fredrick Jones <fdjones818@gmail.com>
Sent: Thursday, December 15, 2016 1:20 PM
To: Thelen, Lonna
Cc: diane@matsingerlaw.com; Betty Wolfe; JodyJHobson@aol.com; Linda Jones
Subject: Drainage for Archer Park Subdivision

Ms Thelen -

I am very concerned about the drainage from this development and most especially the retention pond. I live at 11 Sierra Vista Drive on the corner of Sierra Vista and El Encanto.

The city sewer system cannot currently handle the drainage at the T-intersection at the corner of Sierra Vista and El Encanto. That sewer intersection simply doesn't accommodate the drainage coming down Sierra Vista from Sequoyah, and the drainage coming down El Encanto from Mayfield during heavy rains. Two times since moving into our house in June of 2015, we have had water back up into our basement causing damage that I've had to repair. Adding the 7 houses to Archer Park as well as the retention pond will add additional waste flow to the already insufficient sewer junction at Sierra Vista and El Encanto.

The city must review the drainage capacity for this corner before any development proceeds. So in addition to increased vehicular traffic, construction traffic, lack of off street parking within the development and the lack of concern for the dramatic changes to our neighborhood, I think this development needs further consideration.

One question Lonna: has the final approval authority for this development been moved out of your office and into the City Planning Commission as you said you were going to recommend?

Thanks for your time and attention to the very real concerns of our neighborhood.

Sincerely,

Fred Jones
11 Sierra Vista Drive
Colorado Springs, CO 80906
fredrickdjonesako@gmail.com

Thelen, Lonna

From: Betty Wolfe <bettywo1999@yahoo.com>
Sent: Thursday, December 15, 2016 12:47 PM
To: Thelen, Lonna
Cc: Diane Matsinger; Nancy Giovanni; Eric Ryan; Laurie Ryan; David W. Donner; Michael Roslin; Bette Ann Albert; Brenda Smith; Fredrick Jones; Jody and Powl Smith; Jody Hobson Smith; Linda Bram-Winne; Jeanne Barta; Rick Holt; Tom Barta; Nancy Barber
Subject: El Encanto Proposal

Good Morning Lonna

I am very concerned that neighbors who are most affected by this development are not receiving your emails. Most of the people at the neighborhood meeting gave you their emails – and the list is in the materials you previously forwarded.

It seems that the applicant has no intention of proposing a project that is compatible with our neighborhood. I am shocked that anyone would consider a 20 space parking lot in this neighborhood!

I can't imagine why this developer is intent on creating a blight in our much loved and rural neighborhood. He is blatantly ignoring the character of our neighborhood and misrepresenting the makeup of the residents and their families. To say that families with children are "priced out" of this area is blatantly false. We have many children in the neighborhood, most of whom walk or ride their bikes to Broadmoor Elementary School.

I am hopeful that you will consider our concerns and send this matter to the Planning Commission for further review.

Thank you,
Betty Wolfe

PS

It appears that the applicant appears to use Mayfield, a private road, for drainage and spillover from the retention pond. I know that my HOA has not approved that use.

Thelen, Lonna

From: Bette Ann Albert <basalbert1@gmail.com>
Sent: Thursday, December 15, 2016 11:30 AM
To: Thelen, Lonna
Subject: ONE MORE CONCERN for 10 El Encanto Drive, WEST NILE

Hello Lonna,

We are also concerned about attracting West Nile to our community by installing this retaining pond and it being a potential breeding ground for mosquitoes. We have private and active horse pastures adjacent to this proposed development and pond and animals added to the mix with mosquitoes is a health hazard.

Respectfully Submitted,
Dr. and Mrs. James D. Albert

Thelen, Lonna

From: Paul Eckstein <p22eckstein@comcast.net>
Sent: Thursday, December 15, 2016 10:38 AM
To: Thelen, Lonna
Subject: RE: Archer Park - 7 lot subdivision

Dear Ms Thelen,

In regards to the proposed development of Archer Park, I wish to again register my opposition to current plans.

Creating high density housing which is incompatible to the surrounding community, and creating a drainage pond is just wrong for the community.

The area does not lend itself to the creation of a drainage pond. I lived in Florida where drainage ponds are created, but they percolate gradually into the underlying sand where they enter into the aquifer. Colorado Springs does not have that underlying base. An intermittent pond is a perfect magnet for insects, and is a danger to children and animals.

The reduction in the number of homes to 7 is a step in the right direction, but still inadequate.

Thank you for your consideration,

Paul F Eckstein, MD

From: Thelen, Lonna [<mailto:Lthelen@springsgov.com>]
Sent: Tuesday, December 13, 2016 9:49 AM
To: Bette Ann Albert; Dianne Allen; Les Gruen; Diane Matsinger; David W. Donner; Corna Gossage; Michael Roslin; Paul Eckstein; Betty Wolfe; Whitney Galbraith; Scott Nilsen; james albert; daniel_schnee@kindermorgan.com; Kelly Sung; Walt Harder; lorenemondo@comcast.net; Robert; Eric Ryan; Amy Moore; Ruth; Neill Erdossy; Norah Roscamp
Cc: Rick DeLesk (rdelesk@yahoo.com); Kristin Heggem (kristin@altitudelandco.com)
Subject: Archer Park - 7 lot subdivision

Good morning,

My last email to you incorrectly quoted that the subdivision was proposing 8 lots. In my haste to get the resubmittal out to the neighbors, I didn't carefully look at the plans to notice that the applicant has reduced their lots from **8 to 7 lots**. Please take a second look at the attached plans to see that the lot that was adjacent to the main entry drive has been removed and a drainage area created in its place.

I also wanted to point out that the drawing does propose parking in the form of grasspave. Please look at page 3 to see the hatched area along the north side of the street. This is a parking area that would accommodate 20 vehicles. The detail of the grasspave can be found on page 7.

If you have other questions or would like to provide revised comments, please let me know .

Thanks,

Lonna

Lonna Thelen, AICP, LEED AP
Principal Planner
P 719-385-5383

From: Thelen, Lonna

Sent: Tuesday, December 06, 2016 1:28 PM

To: 'Bette Ann Albert'; 'Dianne Allen'; 'Les Gruen'; 'Diane Matsinger'; 'David W. Donner'; 'Corna Gossage'; 'Michael Roslin'; 'Paul Eckstein'; 'Betty Wolfe'; 'Whitney Galbraith'; 'Scott Nilsen'; 'james albert'; 'daniel_schnee@kindermorgan.com'; 'Kelly Sung'; 'Walt Harder'; 'lorenemondo@comcast.net'; 'Robert'; 'Eric Ryan'; 'Amy Moore'; 'Ruth'; 'Neill Erdossy'; 'Norah Roscamp'

Subject: Archer Park resubmittal

Good afternoon,

I have received a resubmittal for the Archer Park preliminary and final plat to subdivide the property into 8 single-family lots. Attached is the response letter, the revised final plat and the revised preliminary plat. Please review the resubmittal and provide any new comments to me by December 16, 2016.

Thanks,
Lonna



Lonna Thelen, AICP
Principal Planner | South Team
Phone: (719) 385-5383
Email: lthelen@springsgov.com



Land Use Review Division
City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80901



Links:

[Planning & Community Development Home](#) | [Look At Applications Online](#) | [FAQ](#)
[Pre-Application Meeting Request](#) | [Applications and Checklists](#)

 Before printing, please consider the environment

Thelen, Lonna

From: Bette Ann Albert <basalbert1@gmail.com>
Sent: Thursday, December 15, 2016 8:44 AM
To: Thelen, Lonna
Subject: ZIKA: Dr. + Mrs. Albert: Please add this CRUCIAL response to the revisions to 10 El Encanto "revisions"

Hello Lonna,

ALERT: THIS RETAINING POND WILL BE A PUBLIC HEALTH HAZARD FOR ZIKA. As we continue our research on "retention ponds" we are finding all kinds of connections to standing water, mosquitos, retention ponds and ZIKA. Obviously this is the most important reason not to allow a retaining pond in our neighborhood or any neighborhood EVER.

Archer Park is officially being marketing now as BROADMOOR MEADOWS. "Exclusive Single Family Enclave." The developer and listing agent are marketing a retaining pond to families in addition to the children and child-age-bearing adults who live and visit our neighborhood, etc.

We cannot have a breeding ground for ZIKA in this enclave.

Respectfully Submitted,
Dr. James D. Albert
Bette Ann Albert

<http://blogs.cdc.gov/publicheathmatters/files/2016/03/Blog-Banner2.jpg>
http://www.cdc.gov/Dengue/entomologyEcology/m_habitats.html
<http://blog.cdc.gov/publicheathmatters/files/2016/03/PHIL-7029.jpg>
<http://blogs.cdc.gov/publicheathmatters/2016/03/zikaandwater/>
<http://downeytreesinc.com/blog/2016/zika-virus-and-detention-ponds-2>

12/14/16

Ms Thelen,

Mr. Delesk and Ms. Heggem have failed to in any way address the concerns the neighbors uniformly expressed at the neighborhood meeting in October. To restate our neighborhood concerns see below:

1) DENSITY: The size of the lots is not the issue. The ratio of house size to lot size, the space between homes, setback from the road, number of homes per acre, and absolute minimal size of the 20 foot road results in a plan far denser than anything surrounding this proposal on El Encanto, Sierra Vista, Marland or even Mayfield. This density is inconsistent with surrounding land uses and without precedent in the Broadmoor neighborhood. This problem is at the core of all problems that follow.

2) DRAINAGE PROBLEMS NOT REVEALED AT NEIGHBORHOOD MEETING:

The new map shows an area called Tract A in the Northeast corner that replaces one home. After finally receiving the drainage report yesterday and seeing it was completed on Sept. 26 by Altitude it became clear that the plan to build a large retention pond within 30 feet of a home not in the development was intentionally withheld from the neighbors at the Broadmoor elementary school meeting. Nothing was disclosed about the retention pond plan even though many neighbors expressed concerns about the drainage.

The attempt to place one large retention pond to drain 6 acres in a residential area directly adjacent to multiple homes is not consistent with what exists in the Broadmoor.

Removing this one home does not solve the high-density problem and adds this distasteful retention pond that appears to have its overflow on to Mayfield that is a PRIVATE ROAD and will be challenged by the owners of the private road. The developer learned during the planning process that he could not access the property from the private road and he will NOT be able to dump dirty pond water overflow onto a private road without the owner's permission. The easement to 12 El Encanto will not be changed to encompass ANY type of drainage pipe. The drainage report states the water will be "directed toward El Encanto" because the engineer knows there is NO direct drainage onto El Encanto. Although the drainage report was only obtained late yesterday, early independent analysis reveals that the storm water drainage is vastly under calculated in the report by ignoring certain lots and using criteria from the 1980's when Mayfield was built that are irrelevant today. A full report is being generated.

3) TRAFFIC: We are still waiting for an appropriate traffic analysis based on a reasonable number of to and from daily trips which were initially estimated low at 2 per day per home. We had hoped you were going to expedite that.

4) FIRE CODE: We are still waiting for comments from Chief Perran. CS has lost 1000 homes over the last 5 years with many of the inhabitant's lives shattered still dealing with inadequate insurance claims. 3 years ago CSFD adopted the IFC system that changed the minimum requirement for a residential road from 28 foot road with variance (33 foot without variance) to a 20 foot road without variance but no parking. The proposed development creates a situation where one illegally parked car on a street not patrolled by police could block fire equipment access creating a "fire trap". Additionally the proposed homes have minimal distance between them increasing the potential rate of rapid fire expansion. Additionally the North- South easement has 2 homes that could inhibit access to the Broadmoor bluff ridge that is considered "extreme fire danger". Minimal standards need to be adjusted to what creates maximum safety. There are no second chances with fires that result from poor fire prevention plans like that seen in mountain shadows and the black forest. The neighbors continue to object strongly and they are fearful that this absolute minimal road width in the face of maximum home density imposes a fire risk to their homes and lives. We request additional analysis from fireman who are familiar with the area and an official explanation of why the "high fire risk" designation of the Broadmoor is not taken into consideration when determining what size road is appropriate. The IFC regulations do not take environment into consideration and 20 feet is the minimum not necessarily what is appropriate for safety.

5) STORM DRAINAGE: There is nothing "rural" about this development as Ms. Heggem describes. If approved it would be the most urban dense development in the Broadmoor except the Broadmoor Hotel itself. There is no excuse not to install the appropriate curb, sidewalk, and gutter system with directed drainage into the storm drains on El Encanto that you previously ask them to do. The proposal of a retention pond is an initially inexpensive, unproven and potentially dangerous response to address the obvious drainage issue. The city should insist that curb and gutter be done and not expose the neighborhood to an unproven and unpredictable technique not usually used in residential neighborhoods. This includes confirming adequate drains and grading on both roads so east flow on the east-west road does not flood the intersection of the north-south easement and pour out onto the adjacent home at 9 El Encanto. The water must be safely and correctly directed north onto the easement and then directed via a drainage gutter or direct buried pipe down to the storm drain at the end of the street. As Mr. Kosar at 13 El Encanto described we already have a drainage problem in our neighborhood generated by drainage from 10 El Encanto BEFORE 85% IS covered in impermeable surfaces. When Mr. Delesk built Mayfield 30 years ago he built curb and gutter to direct the flow into the Sierra Vista storm system .He should be required to do the same on this project

6) PROPOSED RETENTION POND: As a physician (Cardiac Surgeon) I am aware that retention ponds usually used in commercial settings smell, collect rotting compost, collect fertilizer, heavy metals, carcinogens, asphalt fragments from road and roofs,

biohazards and attract geese that defecate everywhere around the pond and neighborhood. The development with many outside parked cars will produce oil, gas and hydrocarbons from the exterior surfaces and roofs of the homes. If gutters are not installed the asphalt road will chip away at its perimeter and drain into the pond. These ponds require significant maintenance at regular intervals that have yet to be defined. They essentially have to be completely rebuilt to clean them. This is a significant cost that Mr. Delesk has completely failed to identify who will pay for this. Additionally Mr. Delesk has minimal if any experience constructing these ponds. The exact production guidelines (size and depth) and maintenance protocols are unknown and none are even proposed to the neighbors. In addition if built or maintained incorrectly it will simply overflow and pour uncontrolled into a Private Road. He is simply taking a cost that should be his up front to address the problem permanently (curb and gutter) and place it in an unproven unreliable mechanism that will require significant cost down the road which he is obviously trying to pass off to a HOA that may not be formed for 7 -10 years. At this point Mr. Delesk has designated Mr. Bart Enoch on the plans to be responsible for maintenance of the retention pond. Mr. Enoch is the ex-owner and is not associated with the property anymore. This clearly demonstrates Mr. Delesk's lack of interest in taking responsible for maintenance of this eye sore.

7) PARKING: The creation of a commercial parking area in the North part of the development is outrageous and should only happen in an apartment complex. There is nothing like this in any of the surrounding neighborhoods and significantly impedes on the quiet enjoyment on the southern homes on Mayfield that will now have parked cars directly in front of their back porches. The basic design of the project is flawed because it does not provide the normal parking pattern of a home because of the 20-foot road. Normally few excess cars are parked in the homeowner's driveway and overflow parked on the street in front of the homeowner's house not in front of another homeowner's house. This is the way it works in all the surrounding neighborhoods and Mr. Delesk should not be able to define a new world order simply for his profit.

8) UTILITY EASEMENT: This southern easement is used many times per year to re-set circuit breakers on top of electrical poles. The bucket truck uses all 25 feet to maneuver and turn around since as Ms. Heggem noted there is no easement to Marland road for egress by the CS utility vehicle. Please do not allow them to remove this essential electrical easement.

9) SIDEWALKS: Pedestrians especially children negotiating a 20 foot road with bidirectional traffic without a sidewalk is dangerous and could lead to serious injury and potential liability since the design is so absurd and out of character with anything in the neighborhood. I can only speak for the easement to 12 El Encanto that now needs a sidewalk since Mr. Delesk has brought all of his traffic into this road that previously serviced ONE HOUSE and now will have the traffic from seven homes

10) GATES AND SHARED EASEMENT: The real reason the gate was removed has nothing to do with the CSFD. It was removed because the easement given to 12 El Encanto at closing states "The easement will remain as specified unless both parties (12 and 10 owners) mutually agree to any changes. There will never be a gate that could ever prevent pedestrians, delivery services and police monitoring services to access 12 El Encanto.

11) NEIGHBORHOOD PEDESTRIAN SAFETY: Any attempt to determine how many elementary school children will be walking to Broadmoor elementary from the surrounding Sierra Vista, El Encanto, Loma Linda, and Sequoia streets is absurd. Mr. Delesk admitted it could take 5-10 years to build these homes subjecting the neighborhood to constant construction and endangering many children who walk to school. The neighborhood is undergoing a generational change where older people are moving out and younger families are moving in. This remains a serious unresolved problem.

I hope you can see this plan is diffusely flawed in almost every area and hopefully will be rejected. The development is incompatible with the neighborhood and creates health and safety concerns and negatively impacts our quiet enjoyment and property values.

Please feel free to contact me at any time if you have any questions about my concerns.

James D. Albert, MD

December 14, 2016

Denise Eckstein
22 Cheyenne Mountain Blvd.
Colorado Springs, CO
7190-473-4991

Lona Thelen, AICP, LEED AP BD&C
Principle Planner
Land Use review
City Of Colorado Springs, CO

RE: Archer Park –ARPPF 160069
Re submittal

Dear Lona,

I have reviewed the revised proposal for the Archer Park Development that the Newport Company would like to build. Reading everything was a bit overwhelming since I am not a city planner or developer.

I understand that if the plans meet code the development will go through. However, I really see a safety concern even if the plans meet code.

I think a narrow road into the development with no parking allowed along the road will not be followed. I can see people parking on the road even though they are not allowed. This will create a big problem for fire trucks and EMS. I now see there is a parking lot at the entrance to the development but I do not think people will park there unless they are overnight guests.

Because of my safety concern I believe the only way to really rectify this issue is to decrease the number of houses being built on this property. If the number of houses was decreased to 3 or 4 houses then the street could be widened, and some parking allowed along the street. Also by decreasing the number of houses in the development making it less dense, the development would be more compatible with the surrounding neighborhood.

I urge you and your committee to consider this safety concern that I have brought up. Even if the plans meet code, I am VERY concerned for people who buy into this development and the surrounding neighborhood. I am very much against the development of Archer Park as the revised plans currently show. The plans do not seem to take safety into consideration. I believe sometimes common sense should override code. Maybe this one of those times.

Sincerely,

Denise Eckstein

RESPONSE TO DEVELOPER'S REVISIONS OF 10 El Encanto Drive
From BETTE ANN ALBERT

Hello Lonna, I have been urged to write one page otherwise City representatives will not read my concerns. I apologize but this situation is just too controversial and dangerous for me to condense my concerns without explanation. I hope that you will please read this multi-page response submitted with all due respect to you about the revisions that were submitted over 10 El Encanto Drive. Thank you so much!

1. MOST OF THESE ISSUES CAN BE RESOLVED. I believe that most of the neighborhood opposition to the proposed development will resolve itself if the developer significantly reduces the number of new homes and significantly widens the 20' road which is clearly a thorn in the development design. By doing so, most of the drainage issues should get resolved and there won't be the discussion of installation of a retention pond within a respectable neighborhood. These ponds are controversial because they have associations with health hazards. It is likely that these ponds are installed in new developed areas that are commercial development or installed VERY far away and OUT OF SITE from the actual homes in a neighborhood. I can see how a new neighborhood far out East in Colorado Springs would have plenty of land to safely separate the retaining pond from the homes. In this case, we are an old neighborhood with little room to install a retaining pond that will affect the surrounding neighborhood in some way or another. Those of us living next to this proposed development hope that the City will protect all of the citizens of the neighborhood from the known and unknown biohazards of a retention pond and it is unacceptable to build this threat in our backyards. I want to make sure this feature is permanently off the table.

The parking issue will be solved because the street will be wide enough to accommodate all visitors, service vehicles, construction trucks, delivery vehicles and not just the homeowners' vehicles. At this point, the developer has designed the highest density sites for homes in the Broadmoor and adjacent community that has naturally brought with it the highest level of stress and opposition from the neighbors. He can resolve most of these complaints himself by choosing to redesign his plan that is more reasonable in terms of home density and road width.

We believe that maximum profit is the main goal and there is likely no way to have a discussion with someone when maximum profit is his or her goal. There are other ways to make this development profitable but will take some creative thinking and deep heart from the developer to make happen. This developer can resell this property and make a significant profit. There are interested parties who want to purchase this property and he could sell it in a minute and make his profit. As it stands now, I will continue to express everything that I believe will become problems for all of us in the surrounding area.

2. CLOSED DOOR MEETING. One of the most disturbing activities that has happened around this potential development is the public announcement by the Senior Landscape Architect at our public neighborhood meeting that there was a “private and closed door meeting” between the City and the developer’s representatives. These City officials have the ability to make decisions that approved some of the development’s most controversial situations. It was implied that at this meeting, a City official signed off on not recommending a “traffic study.” We all believe that this City official low-balled the number of trips that this development will actively produce in and out of the development and throughout our entire neighborhood. In addition, it is disturbing that at this private meeting, someone from the City Fire Dept., “recommended” the 20’ road that is one way in and one way out. This 20’ road is the bottom most limit for a road or alley and some of the City codes for emergency vehicles have changed over time to make this absolute lowest width of a road approvable; however, this lowest width for a road is showing the citizens of Colorado Springs that our City will keep us safe at the very lowest limit of safety and not the highest. I would hope that our City officials would “always” caution on the most safe features for new construction within and near an already existing neighborhood and recommend that maximum road size for the safety of all neighborhoods in new development. To include any part of Colorado Springs within a national guideline for road width in the context of the fires that we have experienced and the potential for fires is truly not reasonable thinking. We are quite different from living areas that have no fire threats.

As we have expressed there will be major issues spilling out on our already existing neighborhood streets that will not be resolved by a

back lot parking lot either. Where are they going to put the huge construction trucks and other vehicles that are part of the demolition of this parcel and long-time construction of each house as they sell over time? Again, these controversial decisions were made in a private meeting without a representative from our neighborhood. This meeting has raised the eyebrows of all concerned. It appears unfair from those of us who have paid taxes for 25 years to Colorado Springs and have brought viable businesses to our City. It is a slap in the face for all of us who are responsible citizens and only creates the distrust among those of us who are trying to get this development to a more reasonable design with fewer negative effects on all of the Broadmoor-related neighborhoods that border it from the North, South, East and West.

3.CITY TRAFFIC STUDY MUST BE ORDERED. We urge that the City reverse the “no traffic study.” We don’t believe the low count of cars that was estimated by City officials coming in and out of this proposed development. This so called “intersection” is one of the most dangerous merging of roads in the Broadmoor area and will become more dangerous as another road will thread cars throughout this intersection and feeding streets. El Encanto is a continuous horseshoe with two entrances off Sierra Vista Drive. These two continuous loop directions also receive traffic from Mayfield Drive. The vehicles from 10 El Encanto will also merge onto this continue loop of El Encanto Drive. There are very serious BLIND SPOTS on El Encanto Drive entering from the North and also driving along from the East onto the West side of El Encanto Drive. If the current density of homes is allowed to stand, there will be heavy traffic from the proposed division emptying on to a four-way rolling-intersection with active blind corners from either side of El Encanto. How will this increase in traffic that will include construction and service vehicles as well as citizen cars protect the current walkers, bikers, dog walkers, pedestrians, baby-carriage strollers in this intersection as well as the current homeowner vehicles that loop around El Encanto Drive. I believe the addition of more cars spilling on to El Encanto will create a very unsafe and dangerous situation for everyone already using and driving on these streets. A traffic study is necessary to insure our safety concerns.

4.NOT SENIOR HOMES + SCHOOL AGE CHILDREN ARE ACTIVE IN OUR NEIGHBORHOOD: I disagree with the Senior Landscape Architect’s

description of our neighborhood as being mostly homes owned by seniors and all that being a senior implies in terms of not addressing proper safety features in and as a result of the proposed development. This so-called senior description is an excuse not to address serious safety concerns including children and other pedestrians. All of the seniors that I know on my neighboring streets are active seniors. This neighborhood is a vibrant and active neighborhood with peace and quiet at its core and a respect for privacy. I am aware of school children walking and playing, I am aware of children coming to our street to visit their friends. I am aware of two adults who use wheelchairs and have service dogs and walk DAILY through our streets. I am aware of teenagers and middle-school-age children who ride their bikes. I am aware of bikers who ride through our neighborhood because they like our wide streets and feel safe because there is not a lot of traffic on our wide streets and come from other neighborhoods. I know of skateboarders. I know of dog walkers. I know of walkers. I know of middle school children who walk around our streets trying to raise money for their elementary schools, girl scouts, boy scouts (of which the Senior Landscape Architect's young sons did exactly so as they grew up on our streets). These children come from Sierra Vista, Loma Linda, Mayfield, Sequoya, El Encanto Drive itself to learn how to be responsible citizens by selling raffle tickets, and supporting their schools and local youth chapters. Our neighborhood is a safe role model for families who want to raise responsible children. I am aware of a neighbor on Mayfield who has young grand children as well as new grandparents on El Encanto who have a grandbaby and stroll our streets. All of these people will feel the impact of cars, visitors, deliveries, construction and maintenance vehicles going in and out of 10 El Encanto Drive the way that it is planned at this time with its disturbing high density. Disturbing is a great word for that is what will happen to our neighborhood if it is allowed to continue as currently planned. The developer has expressed that he will build each home as it sells. We could be looking at construction interference on our streets for a very, very long time. Once the development is completely sold, then there will be continued maintenance, service and other vehicles and trucks as well as the cars themselves of the homeowners being active on our streets.

By reducing the number of homes and increasing the width of the one road, much of this likely safety effect will be controlled. In addition,

homeowners who live on Marland Road will have full visual access to this dense development as they travel down from the Cheyenne Zoo or the highest road heading north and east to get out of their neighborhood. This high-density development will be like a bad headline where you can't ignore it to the very aesthetic core of what our neighborhood looks like with visual disturbance from a dense collection of homes crammed on 6 acres. This type of development would be perfect for our downtown renaissance but not for our neighborhood as it currently is designed.

5. HOMES IN OUR NEIGHBORHOOD ARE DESIRED FOR YOUNG FAMILIES BECAUSE OF CLOSE SCHOOLS AND ALWAYS WILL BE. It is not true that families with school age children are priced out of this neighborhood. In fact, the last two homes that sold were to young families whose children attend Broadmoor Elementary. Young families move to our neighborhood precisely for our proximity to Broadmoor Elementary and the Colorado Springs School. It is my understanding that one of the houses that has been for sale on El Encanto Drive was just the other day rented to a family with three children who will be attending Broadmoor Elementary. Her argument for not including either a traffic study or other safety precautions in the proposed development is baseless. And as we all know with the cycle of life, the seniors who do live in our neighborhood will likely move to assisted living at some point within the duration of the construction of these homes and they will likely sell their homes to young families wanting the reputable Broadmoor Elementary and CSS. There is concern that this proposed development will interfere with the resale of our current homes for it is all an unknown but for those of us who are prescient, we can see what major safety issues are coming. Reducing the number of homes in the proposed development and increasing the 20' road width could reduce much of this potential for problems.

7. OUR HOMES ARE WORTH INVESTING IN. Our neighborhood has undertaken millions of dollars of investment in most of the homes on El Encanto Drive. There are at least 10 homes over the 20+ years that I have lived here that have spent money to remodel and the City of Colorado Springs has benefited immensely from these projects by providing local taxes and jobs, etc. We are very concerned that this proposed project

will interfere with the value of our neighborhood and individual homes because of all of the problems that its current density will create.

8.GRANDFATHERED UTILITIES EASEMENT NOT BEING PROPERLY ADDRESSED.In terms of myself, there are currently no homes that border the shared easement with this developer going in to 12 El Encanto Drive. As the homeowner of 12 El Encanto, I have active people going in and out of 12 El Encanto Drive some by truck and car and some on foot including myself frequently. I am very worried about cars backing out on to the shared easement from the two proposed homes that the developer wants to build along the shared easement. I believe that the proposed home that is the further south will interfere with the posse of emergency vehicles when responding to emergencies in the 12 El Encanto house and property as well as the Broadmoor Valley Ridgeline that is susceptible to a rapidly moving fire. This south home will also interfere with the City utilities vehicles that regularly maintain the power lines that run east west from Marland Road into 12 El Encanto Drive and have since 1954. There are at least four old homes that receive power from these power poles and every time we have a bad snow storm or thunderstorm where the power goes out, the City vehicles need unfettered access to these poles which will be blocked the way the current development is designed including this most southeast home. The Senior Land Planner has proposed a 7' utility easement to service four homes who receive utilities from this east west easement. How is it going to work with utility trucks getting access in and out to the existing utility poles?

9.F YOU BUILD IT THEY WILL COME. The most distressing of all are the issues around water drainage and stormwater. Having a retaining pond within a neighborhood like ours is unacceptable. There are health hazards associated with these ponds. Some include bird and duck poop in the neighborhood because they are attracted to these ponds. The geese will not just flock to the pond but will nest around all of our properties creating waste and noise on our yards. We have geese at the lake at the Broadmoor and Country Club of Colorado and they will surely find this retaining pond.

The worst is the possibility of a child drowning in this pond because it is in the neighborhood and too close to all of the cycle-of-life pedestrians that I previously described. This pond will be a petri dish for mosquitoes and other insects as well as wild life wanting water from it. If the developer decreases the number of homes, it is likely a retaining pond will no longer be necessary and other methods for water drainage can be installed safely. Of utmost concern is that this developer has listed Mr. Bart Enoch as the person who will be responsible for cleaning the retaining pond. Mr. Enoch sold this property to the developer and will not have any responsibilities with land that he no longer owns. He is also likely to be living out of state. Listing Mr. Enoch as having any part of the retaining pond is deceptive for those who do not know that he will have nothing to do with the development.

10.SAFETY FIRST IS NOT HAPPENING FOR A FALSE COMPARISON. The Senior Landscape Architect is being disingenuous when she describes the density issue as similar to surrounding lots. These surrounding lots are on MUCH larger streets and set back from the streets with more space in between in home. It is disingenuous to pick and chose a particular street when it helps to make her case why certain safety precautions and stormwater features will not be included. Mayfield, El Encanto, Sierra Vista and Marland Road all have different features but none of these streets are 20' wide. Most of the houses on these streets are set back more than the proposed 20' wide road and homes proposed. If one street is not, than that is not representative of all of the streets affected by this development design.

11. POTENTIAL PARKING LOT WILL LIKELY BE BUILT ON EVENTUALLY BY DEVELOPER. In terms of the parking and circulation, the Senior Landscape Architect is not being upfront about all of the construction vehicles that will be on site and near site for the duration of the project. Most civilized people do not park on their own lawns or have visitors park on their own lawns. If there is a grass parking lot at the north end of this development, no one trusts that the developer will not one day build an 8th home on it. Again, the homeowners on Mayfield do not want a parking lot behind their homes nor should we have a condominum style parking lot in the middle of our Broadmoor neighborhoods.

12. RESPECTABLE BUFFER INSTALLED BY THE DEVELOPER AROUND THE ENTIRE PROPOSED DEVELOPMENT. The Senior Landscape Architect knows that the two houses along the shared easement will likely interfere with emergency vehicles entering the shared easement to get in to 12 El Encanto. As it stands now, there are no houses hovering this shared easement. The past homeowners of 12 El Encanto Drive had NO interference in to 12 El Encanto Drive for as long as they lived there since the 1980s. I witnessed many emergency vehicles trying to get in to 12 El Encanto Drive as these older people started to fail. As it stands now, it was not easy for firetrucks and ambulances to get in to the house quickly. That is without any other structures around the driveway in to 12 El Encanto drive. Now by proposing two homes along the shared easement in to 12 El Encanto Drive, there will be structures that will slow down the response time in to 12 El Encanto Drive. The homeowners' own cars will be driving in and backing out on to the shared easement. To suggest that my husband and I have plenty of space via a 25' wide property purchased along the east side of this subdivision is being disingenuous. This Senior Landscape Architect knows that there are probably 30 or so mature trees on this piece of land. It is stunning that a landscape architect would even suggest cutting down mature trees in a neighborhood. It is also not a piece of land. It is land that was purchased to extend the property lines of 9 El Encanto Drive as a whole and is not a separate sliver of land to be used as the respectable buffer that the Senior Landscape Architect should actually be providing between the proposed development and 9 and 12 El Encanto Drive as well as the entire development on all four sides. She has created a so-called North side buffer for the homes that will border the development on Mayfield which is actually not long enough and should be extended further west to protect all of the homes on the south side of Mayfield. She totally ignores the professional buffer that should be installed to protect and separate this proposed high density development from 9 and 12 El Encanto Drive. As is, she is relying on a 20' shared easement which provides no privacy or separation for the homes and land of 9 and 12 El Encanto.

13. SIDEWALKS ARE OUR FIRST LINE OF DEFENSE AGAINST THE TRAFFIC THAT ALL OF THESE HOMES WILL PRODUCE OVER THE YEARS. To not propose sidewalks is also deceptive. The surrounding streets are much larger than 20' and they provide room for cars,

delivery trucks and pedestrians with the rolling curbs. This development should at least put a side walk on the North End of its footprint against El Encanto Drive and Mayfield Drive to insure the utmost safety for all pedestrians as there will be active numbers of vehicles entering and exiting this project. Again, this is what a traffic study should help make clearer.

14.NO ONE WANTS THIS DEVELOPMENT AS CURRENTLY DESIGNED. I am not aware of any homeowner in our neighborhood other than the Senior Landscape Architect who used to live near it and who currently owns two homes that she rents who is supporting this monstrosity of a development being imposed on our neighborhood.

15. OH YEAH--SNOW REMOVAL AND STORAGE. We want to make sure that since there is limited free space in this project as designed that snow removal will not be stored on either the shared easement with 12 El Encanto or dumped on to El Encanto or Mayfield. Currently, we cannot identify any plans to manage snow removal.

Thelen, Lonna

From: Duncan Tenney <duncanct@comcast.net>
Sent: Saturday, December 10, 2016 1:03 PM
To: Thelen, Lonna
Subject: Delesk property/proposed development,.....

I am still opposed to the number of proposed homes . The width of the road is still too narrow, which is equivalent to the width of an alley and the interior dimension of my garage. I am also concerned that tract A will be turned into a parking lot , which I find highly offensive. The revised proposal has not adequately addressed the neighborhood concerns related to ingress/egress or circulation and spill over into the existing El Encanto neighborhood, especially given the proposal to cram in eight homes . It is too dense for the site and is not a fair and balanced plan .

Several of us will be going through this with a fine tooth comb. But I seem to remember some Engineers in the group, and your analysis and comments will be much appreciated as well. Thanks – Virginia & Duncan Tenney of 26 W. Cheyenne Mtn. Blvd. 80906

*in addition, I never received the notice you stated that I would receive while at the B'moor elementary school

Thelen, Lonna

From: BILL KOSAR <BILL_KOSAR@msn.com>
Sent: Friday, December 09, 2016 7:00 PM
To: Thelen, Lonna
Cc: duncanct@comcast.net; steve@123betterlife.com; neill58@yahoo.com; ndrcolorado@msn.com; onebzbbee@aol.com; cckruse@comcast.net; bettywo1999@yahoo.com; smithbrenda@msn.com; bradlofton@gmail.com; cookiefudge@hotmail.com; dalsasot@hotmail.com; carriekav@usa.net; silviobonicelli@hotmail.com; gwyty4@yahoo.com; eryan@skrco.com; lryan3kids@comcast.net; cdtolley13@gmail.com; peb@pebjackson.com; ruthtepleyint@aol.com; bwallacecos@gmail.com; bill@billstcolrandal.com; mangotpepsi@comcast.net; frederickdjonesako@gmail.com; leliadavis1@yahoo.com; headholes@yahoo.com; njemoore@gmail.com; amywmoore@hotmail.com; rtepley4@aol.com; ed.baur@icloud.com; thesulliv@aol.com; dixie07@bresnan.net; kellysung10@yahoo.com; monicadobbin@comcast.net; tjbricker@gmail.com; amyetracy@icloud.com; russacuff@gmail.com; ftutt@comcast.net; javernich@yahoo.com; michellemajorbooks@gmail.com; dwdonner@comcast.net; aaylward6@aol.com; mbw2020@msn.com; wgalbraith@mac.com; donnamharmon@msn.com; jacksterling76@gmail.com; michael@frontrangecommercial.com; lbroslin@yahoo.com; danieljschnee@gmail.com; robs9780@aol.com; russellincolspgs@hotmail.com; pd22eckstein@comcast.net; basalbert1@gmail.com; Diane Matsinger
Subject: Comments on proposed Archer Park Development

To: Lonna Thelen

December 9, 2016

From: Bill Kosar

Subject: Proposed Archer Park development

I have several concerns about the proposed Archer Park development that I wanted to express to you.

I am very concerned that the proposed development will seriously aggravate a storm water drainage problem that already exists on El Encanto drive, especially on the eastern loop of it where it curves in front of our house at 13 El Encanto. When we get the summer rains (cloudbursts!) where the rainfall amounts are a half inch or more in about 15 minutes we currently have large amounts of water coming down the street and covering half of our sidewalk. This occurs because we are getting runoff from all of the existing driveways, roofs, etc. on Mayfield plus the run off from Mayfield itself plus the runoff from the south leg of El Encanto. If the runoff from eight more driveways, roofs, and proposed Archer Park streets is added to the existing runoff we will frequently have water flowing into our front yard and possibly up to our house because all of this land slopes down to the northeast. The current plan for this development does not have any storm water drains to collect runoff. The developer has proposed that the public parking area will be "grasspave" but this type of landscaping/paving cannot quickly absorb the cloudbursts that frequently occur in our neighborhood, it will effectively be an additional impervious surface. The proposed retention ponds are not a viable solution, they will contain stagnant water that allows mosquitoes to breed and the homeowners in the new development will probably remove them as soon as possible. A thorough storm water study needs to be done which assesses the runoff from on all of the streets and homes which either currently drain onto El Encanto or are

proposed to drain on to it. In particular the full impact of the existing Mayfield development needs to be clearly assessed before any additional development occurs that will result in additional storm water flowing onto El Encanto. It does not look like any effort was made by the developer to abate the flow of storm water from Mayfield and this kind of lack of planning for storm water from new development must not occur again.

The developer has proposed that no sidewalks or curbs are needed to preserve a "rural" feel for this development. I don't see how this development can be called rural when it is immediately adjacent to the tightly packed structures on Mayfield and the very mature developed houses along El Encanto. This entire neighborhood is very mature, many of the homes in it are at least 60 years old. We have sidewalks on all of El Encanto and Mayfield and I think this type of street treatment should be maintained. There is no basis for the developer's statement that sidewalks are not needed because families with school aged children will be priced out of this development, it is located in district 12 which has very many expensive homes with school age children already in them. Currently many young children in this neighborhood walk on the sidewalks to Broadmoor Elementary each day.

The developer has stated that the required absence of on street parking can be accommodated by residents of the new development by allowing guests to park on their lots. This assumption seems very unrealistic, these will be expensive homes with expensive landscaping. The homeowners will not want guests to be parking on their front yards. It also seems like it will be impossible to prevent on street parking during the build-out phase of the development when numerous contractor vehicles will be at each residence.

The proposed street width of 20 feet may meet the requirements for a private street but it is not adequate for a street in a neighborhood where there is a high volume of delivery traffic from United Parcel Service and similar vehicles. These vehicles always park on the street while their drivers are delivering packages, they will not be pulling into people's driveways to maintain adequate emergency vehicle access. In addition, if a vehicle ever breaks down on the street an immediate access problem will exist.

I think this land can be developed in a way that works well for both its new residents and the large number of homes that will be affected by its development. Unfortunately the current proposal is only designed to place the maximum number of houses on the available land with no consideration for the adverse impact the development will have on existing homes on El Encanto. The Archer Park proposal is seriously flawed from multiple perspectives and needs to be completely reworked to address all of the issues I have listed.

Thank you,

Bill Kosar
13 El Encanto
Colorado Springs, Co 80906
bill_kosar@msn.com

Thelen, Lonna

From: Michael Roslin <michael@frontrangecommercial.com>
Sent: Thursday, December 08, 2016 5:07 PM
To: Thelen, Lonna
Subject: Re: Archer Park resubmittal

Thank you. No one is saying that Mr. Delesk can't build. However, his proposal is not thoughtful . There is no balance or deference to the existing neighborhood relative to his desire to build and profit. He can certainly profit from building 4 homes , given what he paid for the property . Building four homes would allow for a fair compromise and I believe allow him to meet the neighborhood concerns. Building a 20 ft road with out curb and gutter or sidewalks is ridiculous and the only reason this is being proposed is because without these necessary safety items , his lots would not meet code. Frankly, even though we have a country like setting, this neighborhood is not in the country , where you have dirt roads and no sidewalks. It is a fallacious argument that is being made to promote this development plan that sidewalks, etc are not needed. Lastly, Lot A is being contemplated as a parking lot which is very offensive. Really is wrong. This entire project is ill conceived squeezing 8 homes into a site that is just too tight.

Michael

Sent from my iPhone

On Dec 8, 2016, at 4:30 PM, Thelen, Lonna <Lthelen@springsgov.com> wrote:

Michael,

Thanks for taking the time to provide additional comments. I will provide these comments on to the applicant and use them during my 2nd review. I will keep you updated on the next steps in the process.

Thanks,
Lonna

Lonna Thelen, AICP, LEED AP
Principal Planner
P 719-385-5383

From: Michael Roslin [<mailto:michael@frontrangecommercial.com>]
Sent: Tuesday, December 06, 2016 2:51 PM
To: Thelen, Lonna
Cc: Bette Ann Albert; Dianne Allen; Les Gruen; Diane Matsinger; David W. Donner; Corna Gossage; Paul Eckstein; Betty Wolfe; Whitney Galbraith; Scott Nilsen; james albert; daniel_schnee@kindermorgan.com; Kelly Sung; Walt Harder; lorenemondo@comcast.net; Robert; Eric Ryan; Amy Moore; Ruth; Neill Erdossy; Norah Roscamp
Subject: Re: Archer Park resubmittal

I am still opposed to the number of proposed homes . The width of the road is still too narrow, which is equivalent to the width of an alley and the interior dimension of my garage. I am also concerned that tract A will be turned into a parking lot , which I find highly offensive. The revised proposal has not adequately addressed the neighborhood concerns related to ingress/egress or circulation and spill over into the existing El Encanto neighborhood, especially given the proposal to cram in eight homes . It is too dense for the site and is not a fair and balanced plan .

Sincerely,

Michael A Roslin
7 El Encanto Drive
351-1328

Sent from my iPhone

On Dec 6, 2016, at 1:27 PM, Thelen, Lonna <Lthelen@springsgov.com> wrote:

Good afternoon,

I have received a resubmittal for the Archer Park preliminary and final plat to subdivide the property into 8 single-family lots. Attached is the response letter, the revised final plat and the revised preliminary plat. Please review the resubmittal and provide any new comments to me by December 16, 2016.

Thanks,
Lonna

<image001.png>

Lonna Thelen, AICP

<image002.png>Principal
Planner | South Team
Phone: (719) 385-5383
Email: lthelen@springsgov.com

Land Use Review Division

City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80901

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<Final Plat resubmittal.pdf>

<Preliminary Plat resubmittal.pdf>

Thelen, Lonna

From: Dianne Allen <dallen5419@yahoo.com>
Sent: Thursday, December 08, 2016 1:47 PM
To: Thelen, Lonna
Cc: Bette Ann Albert; Les Gruen; Diane Matsinger; David W. Donner; Corna Gossage; Michael Roslin; Paul Eckstein; Betty Wolfe; Whitney Galbraith; Scott Nilsen; james albert; daniel_schnee@kindermorgan.com; Kelly Sung; lorenemondo@comcast.net; Robert; Eric Ryan; Amy Moore; Ruth; Neill Erdossy; Norah Roscamp; Walt Harder
Subject: Re: Archer Park resubmittal

Lonna, thank you for your update. My husband and I continue to be concerned about the ingress and egress issues, traffic increase, fire protection and emergency vehicle response and accessibility. I do not see that any of these issues have been adequately addressed in the developer's resubmittal of plats based upon the following:

This dead end single ingress and egress project will compound traffic flow and congestion to an unacceptable level on El Encanto. Mayfield is already a dead end street off of El Encanto. As proposed, Archer Park will be the second dead end street within less than 50 yards from Mayfield. A second dead end street with such close proximity to Mayfield will create an unacceptable funneling of heavy traffic onto the small street of El Encanto and could easily create a bottle neck situation in times of emergency. This scenario will also place a heavy burden on the homeowners on El Encanto from the standpoint of daily heavy traffic flow with the inevitable consequence of lower property values.

There is a very reasonable solution to the inappropriate traffic burden shouldered, at this point, solely by El Encanto and its residents. There is more than ample property on the southern border of the development which would allow the developer to contact the current owner and propose a shared easement onto Marland for use by the residents of Archer Park. That shared ingress/egress would also provide fire and emergency personnel and vehicles additional access to the development. The result would be a shared burden of the increased traffic by the residents of El Encanto and Marland.

The Land Use Review Division's primary consideration should be to ensure the safety and well being of residents of proposed developments such as Archer Park through appropriate and reasonable ingress and egress access for traffic especially emergency vehicles. Allowing two dead end street developments with single access points within 50 yards of each other does not, in our opinion, provide that margin of safety.

Sincerely,
Dianne and Randy Allen
21 El Encanto Dr.

Sent from my iPad

On Dec 8, 2016, at 6:57 AM, Walt Harder <walt@waltharder.com> wrote:

Lonna,

The overall density being added to this neighborhood continues to be a concern. I realize the proposed density is within zone requirements - but we would rather see density come closer to that of the Marland Road type than Mayfield or some combination of both.

The intended parking area at the entrance is certainly not desirable. If parking requirements cannot be met internally then density should be adjusted accordingly. Please don't allow such an eyesore for the neighborhood. If density cannot be sacrificed then developer should put his parking lot well inside the development and out of view of neighbors. This borders on a commercial use and would certainly devalue neighboring sites.

The lack of curb and gutter will make drainage management challenging and I find it surprising that code doesn't simply require it. I can't imagine Mr. Delesk is looking for a 'cheap' look but this is certainly one way to achieve it.

Sincerely, Walt.

Walt Harder

Harder-Diesslin Development Group
Re/Max Mountain River, Broker/Owner
112 F Street, Salida, CO 81201
(719) 221.5000 cell (719) 539.6060 office



On Tue, Dec 6, 2016 at 1:27 PM, Thelen, Lonna <Lthelen@springsgov.com> wrote:

Good afternoon,

I have received a resubmittal for the Archer Park preliminary and final plat to subdivide the property into 8 single-family lots. Attached is the response letter, the revised final plat and the revised preliminary plat. Please review the resubmittal and provide any new comments to me by December 16, 2016.

Thanks,

Lonna



Lonna Thelen, AICP
Principal Planner | South Team



Land Use Review Division

City of Colorado Springs

Phone: [\(719\) 385-5383](tel:(719)385-5383)

30 South Nevada Avenue, Suite 105

Email: lthelen@springsgov.com

Colorado Springs, CO 80901

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Thelen, Lonna

From: Neill Erdossy <neill.erdossy@winslowbmw.com>
Sent: Thursday, December 08, 2016 1:25 PM
To: Thelen, Lonna
Subject: RE: Archer Park resubmittal

Lonna,

I am also concerned about the overall density of Archer Park. The fact that one of the lots is proposed to being used for over flow parking is proof that the plan is too dense. The home owners association does not allow us to park on the street or in our driveways. I can't imagine a parking lot is welcome even if it does look like people are parking in a green lawn.

I am also concerned about the time line of the project. The developer said he would build as he sold. This could drag out for years. I have children that walk to Broadmoor elementary most every day of the school year. I would have more concern for their safety with large construction trucks going up and down Spring Meadow Dr.

Neill Erdossy
3023 Springmeadow Dr.

From: Thelen, Lonna [<mailto:Lthelen@springsgov.com>]
Sent: Tuesday, December 06, 2016 1:28 PM
To: Bette Ann Albert; Dianne Allen; Les Gruen; Diane Matsinger; David W. Donner; Corna Gossage; Michael Roslin; Paul Eckstein; Betty Wolfe; Whitney Galbraith; Scott Nilsen; james albert; daniel_schnee@kindermorgan.com; Kelly Sung; Walt Harder; lorenemondo@comcast.net; Robert; Eric Ryan; Amy Moore; Ruth; Neill Erdossy; Norah Roscamp
Subject: Archer Park resubmittal

Good afternoon,

I have received a resubmittal for the Archer Park preliminary and final plat to subdivide the property into 8 single-family lots. Attached is the response letter, the revised final plat and the revised preliminary plat. Please review the resubmittal and provide any new comments to me by December 16, 2016.

Thanks,
Lonna



Lonna Thelen, AICP
Principal Planner | South Team
Phone: (719) 385-5383
Email: lthelen@springsgov.com



Land Use Review Division
City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80901



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Thelen, Lonna

From: Carrie Dunn Clarke <cdunnclarke@gmail.com>
Sent: Thursday, December 08, 2016 11:02 AM
To: Thelen, Lonna
Subject: Archer Park/El Encanto comment

Dear Lonna,

As a neighbor of the Archer Park/El Encanto land I am writing to express my concern for having 8 houses built in that area. Not only will the additional traffic and construction devalue the neighborhood and increase traffic (with no sidewalks for children's safety), I have an even greater concern for the impact on the nearby Broadmoor Elementary School. Currently Broadmoor Elementary is "Full" capacity for almost every grade (even if a family moves into the neighborhood and Broadmoor is their homeschool they will not be able to attend as the school). Given the age/structure of the school there are not any options for expanding or offering additional classes. Therefore currently families are being turned away to attend other elementary schools in the district. If these 8 proposed homes were built and inhabited by young families where would those children go to school?

I strongly urge you to deny the right to build 8 homes that has not considered the impact on the school nor has the proposed plan addressed the neighbors concerns regarding the width of the roads or ingress/egress affects of having so many homes in that space.

Please do not hesitate to contact me directly with any concerns.

Best,
Carrie D. Clarke

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Carrie D. Clarke

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Thelen, Lonna

From: Walt Harder <walt@waltharder.com>
Sent: Thursday, December 08, 2016 6:58 AM
To: Thelen, Lonna
Cc: Bette Ann Albert; Dianne Allen; Les Gruen; Diane Matsinger; David W. Donner; Corna Gossage; Michael Roslin; Paul Eckstein; Betty Wolfe; Whitney Galbraith; Scott Nilsen; james albert; daniel_schnee@kindermorgan.com; Kelly Sung; lorenemondo@comcast.net; Robert; Eric Ryan; Amy Moore; Ruth; Neill Erdossy; Norah Roscamp
Subject: Re: Archer Park resubmittal

Lonna,

The overall density being added to this neighborhood continues to be a concern. I realize the proposed density is within zone requirements - but we would rather see density come closer to that of the Marland Road type than Mayfield or some combination of both.

The intended parking area at the entrance is certainly not desirable. If parking requirements cannot be met internally then density should be adjusted accordingly. Please don't allow such an eyesore for the neighborhood. If density cannot be sacrificed then developer should put his parking lot well inside the development and out of view of neighbors. This borders on a commercial use and would certainly devalue neighboring sites.

The lack of curb and gutter will make drainage management challenging and I find it surprising that code doesn't simply require it. I can't imagine Mr. Delesk is looking for a 'cheap' look but this is certainly one way to achieve it.

Sincerely, Walt.

Walt Harder

Harder-Diesslin Development Group
Re/Max Mountain River, Broker/Owner
112 F Street, Salida, CO 81201
(719) 221.5000 cell (719) 539.6060 office



On Tue, Dec 6, 2016 at 1:27 PM, Thelen, Lonna <Lthelen@springsgov.com> wrote:

Good afternoon,

I have received a resubmittal for the Archer Park preliminary and final plat to subdivide the property into 8 single-family lots. Attached is the response letter, the revised final plat and the revised preliminary plat. Please review the resubmittal and provide any new comments to me by December 16, 2016.

Thanks,

Lonna



Lonna Thelen, AICP
Principal Planner | South Team



Phone: [\(719\) 385-5383](tel:7193855383)

Email: lthelen@springsgov.com

Land Use Review Division

City of Colorado Springs

30 South Nevada Avenue, Suite 105

Colorado Springs, CO 80901

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Thelen, Lonna

From: Michael Roslin <michael@frontrangecommercial.com>
Sent: Tuesday, December 06, 2016 2:51 PM
To: Thelen, Lonna
Cc: Bette Ann Albert; Dianne Allen; Les Gruen; Diane Matsinger; David W. Donner; Corna Gossage; Paul Eckstein; Betty Wolfe; Whitney Galbraith; Scott Nilsen; james albert; daniel_schnee@kindermorgan.com; Kelly Sung; Walt Harder; lorenemondo@comcast.net; Robert; Eric Ryan; Amy Moore; Ruth; Neill Erdossy; Norah Roscamp
Subject: Re: Archer Park resubmittal

I am still opposed to the number of proposed homes . The width of the road is still too narrow, which is equivalent to the width of an alley and the interior dimension of my garage. I am also concerned that tract A will be turned into a parking lot , which I find highly offensive. The revised proposal has not adequately addressed the neighborhood concerns related to ingress/egress or circulation and spill over into the existing El Encanto neighborhood, especially given the proposal to cram in eight homes . It is too dense for the site and is not a fair and balanced plan .

Sincerely,

Michael A Roslin
7 El Encanto Drive
351-1328

Sent from my iPhone

On Dec 6, 2016, at 1:27 PM, Thelen, Lonna <Lthelen@springsgov.com> wrote:

Good afternoon,

I have received a resubmittal for the Archer Park preliminary and final plat to subdivide the property into 8 single-family lots. Attached is the response letter, the revised final plat and the revised preliminary plat. Please review the resubmittal and provide any new comments to me by December 16, 2016.

Thanks,
Lonna

<image001.png>

Lonna Thelen, AICP

<image002.png>Principal
Planner | South Team
Phone: (719) 385-5383
Email: lthelen@springsgov.com

Land Use Review Division

City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80901

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<Response letter.pdf>

<Final Plat resubmittal.pdf>