

## Fenner, Kyle

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**From:** Wintz, Katelynn A  
**Sent:** Wednesday, February 22, 2023 10:05 AM  
**To:** officialelizabethstein  
**Subject:** RE: Wolf Ranch

Hi Elizabeth -

Thank you for your questions. I am unable to answer questions 2 and 3 but I believe these may be best answered by the developer directly.

I understand that the recreation center is intended for use by all residents of Wolf Ranch, not limited to just the new proposed development.

-----Original Message-----

From: officialelizabethstein <officialelizabethstein@gmail.com>  
Sent: Tuesday, February 21, 2023 7:41 PM  
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
Subject: Wolf Ranch

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Hi, Katelynn,

I am a resident of Wolf Ranch and I had some questions related to the development proposal.

1. Will the recreation center be available for use by everyone in the development or just the people in the apartments and townhomes near it?
2. Would it be possible to only have townhomes and not apartments? I am concerned about the increase in traffic on Briargate Parkway as a result of the high density housing, and I am also concerned about the impact that the apartments might have on the home values in the development. I was never told, nor did I ever imagine that apartments would be part of Wolf Ranch. To sum, I am adamantly opposed to apartments being built within Wolf Ranch.
3. What impact will this new recreation center have on our HOA dues?

Thank you,  
Elizabeth Stein  
10245 Sharon Springs Dr. 80924

## Fenner, Kyle

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**From:** officialelizabethstein <officialelizabethstein@gmail.com>  
**Sent:** Friday, March 10, 2023 10:21 AM  
**To:** Wintz, Katelynn A  
**Subject:** Wolf Ranch Lakeside Heights

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Hello, Ms. Wintz,

I have some concerns regarding the proposed Lakeside Heights development in Wolf Ranch.

It seems logical to me that the vast majority of the traffic will occur on Briargate Parkway. Since we are looking at 830 rental units, that translates to a minimum increase of 1600 vehicles on that road. When I asked Norwood about this at the February 22 information meeting, I was told that a traffic study had been done in 2019. I would like to see a copy of that and I would like to understand how that is relevant. Many new homes, including mine, have been built since 2019 and we use that street as well. Part of the problem would be traffic congestion, and the other part would be the noise impact. Another answer I received from Norwood was that Briargate Parkway had been designated as a "major artery". I would be interested in your thoughts on this issue.

Secondly, I am opposed to this high density addition, because of the potential impact on home values. I understand no one can predict how this will turn out but it is a concern.

Lastly, I don't recall ever being shown a master plan of Wolf Ranch at the time I purchased my lot. This is probably an issue I need to take up with my builder, but wondered what you thought I should do to pursue this. Had I been aware that this was coming I might have chosen a different location to build my home.

Although the new recreation center looks amazing, I do not plan to join unless my Medicare program, Silver Sneakers, will pay my monthly HOA membership.

Thanks in advance,  
Elizabeth Stein  
10245 Sharon Springs Dr.  
80924